CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617

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Valuation Report Prepared For: BOB / R.O. Nashik Road Branch / Mr. Nitin Bhikan Patil (005701/2304025)

Vastu/Nashik/12/2023/005701/2304025 18/8-254-RYBS Date: 18.12.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 02, Still Floor, " Suvarna Varsha Apartment ". Survey No. 535/1/1, Plot No. 20, Near Uddhav Memorial Cancer Hospital, Sagar Nagar, Mumbai - Agra National Highway, Jatra Hotel, Village - Adgaon, Taluka & District - Nashik, PIN Code - 422004, State - Maharashtra, Country - India. belongs to Name of Proposed Purchaser: Sau. Sunita Vasudev Sharma, Name of Owner:

Boundaries of the property.

Shri. Valmik Daulat Rode

Boundaries	Building	Flat
North	Plot No. 15 To 19	Passage
South	Government Space	Marginal Space
East	7.50 M. Wide Road	Flat No. 03
West	Plot No. 12	Flat No. 01

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹19,22,380.00 (Rupees Nineteen Lakh Twenty-Two Thousand Three Hundred Eighty Only).

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (1) PVT-LTD vate. Cre

MANOJ BABURAO CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation report.

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Waibhow | churade

Nashik: 4, 1" Floor, Madhusha Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.) E-mail: nashik@vastukala.org, Tel.: +91 253 4068262 / 9890380564

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