CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company

Valuation Report Prepared For: BOB / R.O. Nashik Road Branch / Shri. Subhash Sawaldas Vaishnav (5801/2304116) Page 2 of 28

Vastu/Nashik/12/2023/5801/2304116 21/23-345-PASH Date: 21.12.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Houses No. 01, "Bhagya Mangalam Row House". Survey No. 206 / A / 3 / 2, Plot No. 50, Off Dindori Road, Sneha Nagar, Village - Mhasarul, Taluka & District -Nashik, PIN Code - 422 004, State - Maharashtra, Country - India. belongs to Shri. Subhash Sawaldas Vaishnav & Smt. Priyanka Subhash Vaishnav.

Boundaries of the property.

Boundaries	Plot	Row House
North	Open Plot	Compound Wall
South	Building	Row House No. 2
East	Row House	Compound Wall
West	Road	Road

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 ₹ 59,00,700.00 (Rupees Fifty Nine Lakh Seven Hundred 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 (I) PVT. LTD

Sharadkumar Chalikwar

DN: cn=Sharadkumar Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd.,

Date: 2023.12.22 11:15:36 +05'30

Director

Auth. Sian.

Sharadkumar B. Chalikwar Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.



Nashik: 4, 1st 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

Our Pan India Presence at:

Nashik

Mumbai Thane

Delhi NCR

Aurangabad Pune Nanded

Rajkot Raipur Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24

Ahmedabad 9 Jaipur