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CIN: U74120MH2010PTC207869

### Vastukala Consultants (I) Pvt. Ltd.

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Vastu/SBI/Mumbai/05/2024/8440/2306164  
04/04-24-SSPPY  
Date: 04.05.2024

#### 1. VALUATION OPINION REPORT

This is to certify that the Residential Bungalow located on Plot No 42, Survey No. 8 (P), Police Colony, Near Aayyapa Mandir, Village - Savedi, Taluka & District - Ahmednagar. State - Maharashtra, Country - India belongs **Mrs. Sunita Dinesh Agarwal**.  
Boundaries of the property,

- North : Bungalow
- South : Road
- East : Bungalow No. 41
- West : Bungalow No. 43

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 and Fair Market Value for this particular purpose at **₹ 1,06,26,406.00 (Rupees One Crore Six Lakh Twenty Six Thousand Four Hundred Six 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.  
**Manoj Chalikwar**  
Director

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
Encl: Valuation Report

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.05.04 13:06:22 +05'30'

Auth. Sign.



*Manoj*  
06.05.24



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