

Mame Heg No: ULIYAM-MH-IB-U An ISO 9001: 2015 Certified Con CIN: U74120MH2010PTC20

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/07/2024/009735/2307090 05/8-94-0085 Date: 04,07,2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 4, First Floor, "Mangalmurti Apartment B", Survey No.230/A,B,C,D/1, Plot No. 13, Opp.Tulja Bhavani Mandir, Krishna Nagar, Ambad Kamathwada Link Road Village - Ambad, Taluka & District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India belongs to Mr. Yuvraj Chandrakant Nirmal Name of Proposed Purchaser. Mr. Ajay Kisan Patil & Mrs. Nayana Ajay Patil

Boundaries of the property.

	THE RESERVE	As per Site	As per Site
North		Survey No.228 & 229	Staircase of Building
South		Colony Road	Open Space of Building
East		Plot No. 14	Flat No. 3
West		Plot No. 12	Open Space of Building

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 valued for this particular purpose at ₹ 20,22,300.00 (Rupees Twenty Lakh Twenty-Two Thousand Three 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.

Auth. Sign.

Hence certified

FOI VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar

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Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09 PNB Empanelment No. ZO:SAMD:1138

Encl: Valuation report.

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