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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOB / R.O Nashik Branch / Mr. Samir Nashir Shaikh & others (009820/2307159)

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Vastu/Nashik/07/2024/009820/2307159 10/15-183-RYES Date: 10.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 301, Third Floor, " Arfat Heights ", Survey No. 9/1 to 9/ 10, Plot No. 36+37, Behind Ashoka Universal School, Near Nisarga Park, Tirumla Nagar, Pakhal Road, Village - Wadala, Taluka & District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India, belongs to Name of Owner: Mr. Samir Nashir Shaikh & Mrs. Jubeda Nashir Shaikh.

Boundaries of the property.

| Boundaries | Building | Flat |
|------------|------------------------|---------------------|
| North | Adj. Survey No. 9/1P | Open to Sky |
| South | 9.00 Meter Colony Road | Duct & Flat No. 302 |
| East | Plot No. 38 | Open to Sky |
| West | Adj. Survey No. 9/1P | Staircase & Duct |

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 ₹ 19,06,200.00 (Rupees Nineteen Lakh Six Thousand Two Hundred Only), As per Site Inspection 52% Construction Work is Completed

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

FOI VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar Digitally signed by Marcol Chalikwar Dis con-Manoj Chaldrawy, pr-Vastukala-Consultants Its Pvt. Ltd., numbburnist. emailmentopressukala.org. c=th Date: 2024.07.11 10:20:45 +05'30'

Director

Auth. Sign. Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India)

Reg. No. CAT-F-1763 Reg. No. IBBURV/07/2018/10366

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

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