

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: SBI/ Ozar Branch / Shri, Girijakant Deoram Walve (0010011/2307346) Page 2 of 24

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Vastu/Nashik/07/2024/0010011/2307346 22/23-350-RPBS Date: 22.07.2024

MSME Reg No: UDYAM MINI

An ISO 9001: 2015 Certified Company

CIN: U74120MH2010PTC207869

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 02, Ground Floor, Wing-A, "R. K. Building-A", Gut No. 181 Part to 184, Plot No. 25 & 30, Near RK Memorial Hospital, Deola Nashik Road, Viman Nagar, Village - Ozar, Taluka - Niphad, Taluka & District - Nashik, PIN Code - 422 207, State - Maharashtra, Country - India belongs to Shri. Girijakant Deoram Walve.

Boundaries of the property:

ies of the broberty.	Duilding	Flat
	Building	Parking & Road
North	Road	Marginal Space
South	Building	Flat No. 01
East	Road	
West	Road	Marginal Space

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 specifications ₹ 22,06,440.00 (Rupees Twenty-Two Lakh Six Thousand Four Hundred Forty 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.

Chalikwar

Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN

Date: 2024.07.22 18:10:26 +05'30'

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

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