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MSME Reg No: UDYAM-MH-18  
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CIN: U74120MH2010PT

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: BOI/ Shivaji Udyan Branch / Sau.Swapana Ambrish Gupte (0010072 /2307347)

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Vastu/Nashik/07/2024/0010072/2307347  
22/24-351-CHBS  
Date: 22.07.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Building on Plot No.19, Survey No.230/1 to 5/1, Behind Kalibari Temple , Buddha Vihar, Ekta Green Villa Road, Pathardi Phata, Village - Pathardi ,PIN Code – 422 010, Taluka- Nashik, District – Nashik, State – Maharashtra, Country – India belongs to Sau.Swapana Ambrish Gupte & Shri.Mihir Ambrish Gupte.

Boundaries of the property.

North	:	Plot No.20
South	:	7.50 Meter Colony Road
East	:	12.00 Meter Colony Road
West	:	Plot No.18

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 ₹ 1,72,90,494.00 (Rupees One Crore Seventy Two Lakh Ninety Thousand Four Hundred Ninety Four Only) As per Site Inspection 20% 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

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Empanelment No.: MNZ-C&IC:VAL19-20

Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
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