



MSME Reg No: UDYAM-MH-15-005590
 An ISO 9001 : 2015 Certified Company
 CIN: U74120MH2011PTC207865

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: BOB / Hingoli Branch / Sau. Swati Gautam Khadase (0010191/ 2307431) Page 2 of 28

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Vastu/Nashik/07/2024/0010191/2307431
 26/12-435-PPBS
 Date: 26.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 7, Ground Floor + First Floor, "Shree Mangal Murty Row-Houses", Survey No. 908/ 2/ 1/ 30, Plot No. 30 + 31, Near Police Headquarter Ground, Mauli Nagari, Dnyaneshwar Nagar, Pathardi Phata, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 010, State - Maharashtra, Country - India belongs to Shri. Sandip Gajanan Shukla & Sau. Shweta Sandip Shukla. Name of Proposed Purchaser: Sau. Swati Gautam Khadase.

Boundaries of the property.

Boundaries	Plot	Row House
North	Plot No. 32	Row House No. 6
South	Survey No. 908/ 3	Marginal Space & Compound
East	7.50 M. Wide Road	Marginal Space
West	Survey No. 908/ 2/ 2	Road

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 ₹ 53,53,920.00 (Rupees Fifty-Three Lakh Fifty-Three Thousand Nine Hundred Twenty 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.

Sharadkumar
 Chalikwar
 Director

Sharadkumar B. Chalikwar
 Govt. Reg. Valuer
 Chartered Engineer (India)
 Reg. No. (N) CCIT/1-14/52/2008-09
 Encl: Valuation report.

Digitally signed by Sharadkumar Chalikwar
 DN: cn=Sharadkumar Chalikwar,
 ou=Vastukala Consultants (I) Pvt. Ltd.,
 ou=Mumbai, email=cm@vastukala.com,
 c=IN
 Date: 2024.07.26 15:11:37 +05'30'

Auth. Sign.



[Handwritten signature]

Nashik: 4, 1st Floor, Madhukesh Estate, Yashwantrao Wagle, Jatro-Nandur Naka Link Road,
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