

Vastukala Consultants (I) Pvt. Ltd.

www.vastukala.co.in

Page 2 of 22

Vastu/Nashik/08/2024/10900/2307920
29/03-398-CHV
Date: 29.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 5, Third Floor, Building-C, "Anmol's Nayantara Estate", Survey No. 744/A/2/1+2/1, Final Plot No. 530, TP Scheme No. II, Near City Centre Mall, Forest Colony, Parijat Nagar, Untwadi Road, Village- Nashik, Taluka - Nashik, District - Nashik, Pin - 422 005, State - Maharashtra, Country - India belongs to **Mr. Sanjay Manakchand Kotecha.**

Boundaries of the property

Boundaries	Building	Flat
North	Road	Marginal Space
South	Road	Marginal Space
East	Building -B, Other Building and Road	Flat No. C/6
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 and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at ₹ **1,26,99,040.00 (Rupees One Crore Twenty Six Lakh Ninety Nine Thousand Forty Only)**

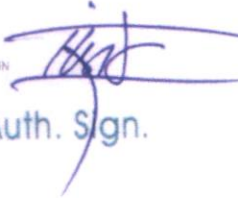
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

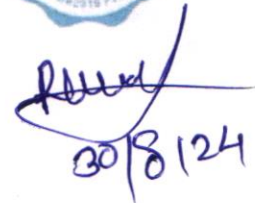
For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.08.29 12:29:51 +05'30'



Auth. Sgn.

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