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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/08/2024/010974/2307978
31/15-456-RVBS
Date: 31.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 8, 1st Floor, "Parvati Sankul - A", Near Bharat Petroleum Petrol Pump, Kalpataru Nagar, Plot No. 1, Nashik - Pune Road, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, Pin Code - 422 101, State - Maharashtra, India belongs to Shri. Mahesh Sahebrao Deshmukh. Name of Proposed Purchaser is Shri. Krishna Santosh Walzade.

| Boundaries | : | Building | Flat |
|------------|---|----------------------------------|----------------|
| North | : | Gopal Saw Mill | Staircase |
| South | : | Survey No. 853/ 1 & Canal | Canal |
| East | : | Nashik - Pune Road & Plot No. 02 | Flat No. 7 |
| West | : | Survey No. 853/ 1 | Marginal Space |

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 23,02,320.00 (Rupees Twenty Three Lakh Two Thousand Three 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.31 15:34:36 +05'30'

Auth. Sign.



Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

End.: Valuation report

1/9/24

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