



An ISO 9001: 2015 Certified Company CIN. U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 26 Vastu/Nashik/09/2024/011049/2308052 05/6-58-CC8S Date: 05.09.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on Survey No.136/2/1 Part, Shivneri Farm, Near Patil Poultry Farm, Shivaji Nagar, Satpur Colony, Village -Gangapur, Taluka - Nashik, District Nashik, PIN Code - 422 222, State - Maharashtra, Country - India. belongs to Shri.Gokul Shivaji Patil.

Boundaries of the property.

Boundaries	Survey No.136/2/1 Part
North	Survey No.136/1
South	9.00 Meter Road and Pazar Talay
East	Survey No.136/2/1 Part
West	Survey No.137/2+3A/2

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 Fair Market Value for this particular purpose at ₹ 3,65,91,450.00 (Rupees Three Crore Sixty-Five Lakh Ninety-One Thousand Four Hundred Fifty 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.

Digitally signed by Manoj Chalikwar

Manoj

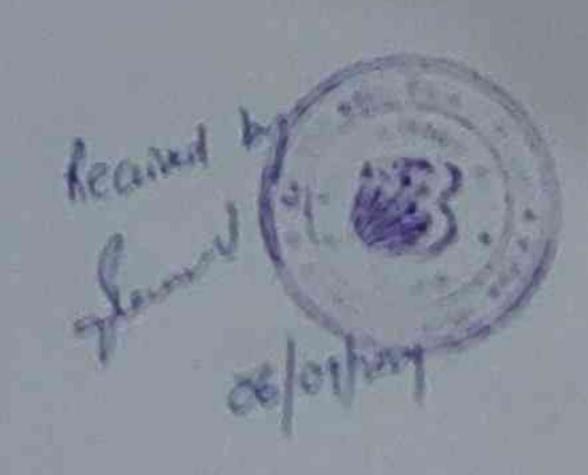
Otic co-Manoj Challewar. g=Vastukala Consultants (I) Pvt. Ltd., Chalikwar email-manopevanskala.org, c=04 Date: 2024.09.05 12:41:13 +05/307

Director

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

Reg. No. IBBI/RV/07/2018/10366 BOB Empanelment No.: ZO:MZ:ADV:46:941

End: Valuation Report



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