

Vastukala Consultants (I) Pvt. Ltd.

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CIN: U74120MH2010PTC207869

Vastu/Nashik/10/2024/011745/2308591 11/2-131-CCBS

MSME REG NO: UDYAM-MH-18-008361 An ISO 9001: 2015 Certified Company

Date: 11.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2nd Floor, "Ashirwad Heights", Opp.Saundarya Beauty Parlor , Plot No. 04, Dhruv Nagar, Right Canal Road, Village - Gangapur, Taluka - Nashik, District - Nashik, 422222, State - Maharashtra, India belongs to Shri.Sampat Santu Chumbhale. Name of Proposed Purchaser is Shri.Rahul Bapu Nikam & Sau.Yogita Rahul Nikam .

| Boundaries | : | Building | Flat |
|------------|---|----------------------|---------------------------------|
| North | : | 25.00 Ft Colony Road | Staircase, Lift and Flat No.202 |
| South | | S.No.59 | Open to Sky |
| East | | Plot No.3 | Open to Sky |
| West | : | Plot No.5 | Open to Sky |

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 ₹ 35,67,000.00 (Rupees Thirty Five Lakh Sixty Seven Thousand 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: 2024.10.11 15:04:16 +05'30'

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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

Encl.: Valuation report

Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA

Email: nashik@vastukala..co.in| Tel : +91 253 4068262/98903 80564

Our Pan India Presence at: Nanded

Mumbai

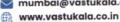
Nashik Raikot

Raipur Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai:400072, (M.S), India



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