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CIN: U74120MH2010PTC207869 Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/10/2024/011846/2308661 17/10-201-RUPBS Date: 17.10,2024

MSME REG NO: UDYAM-MH-18-UU8561 An ISO 9001: 2015 Certified Compan

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 304, 3rd Floor, Wing - B, "Shubham Apartment". Behind Shiv Mallhar Mandir, Plot No. 45 to 48, Canal Road, Hirawadi,, Village - Nashik, Taluka - Nashik, District -Nashik, Nashik, 422003, State - Maharashtra, India belongs to Sau. Gauri Amar Sonawane & Shri. Amar Suresh Sonawane.

Boundaries	:	Building	Flat
North	:'	Row Houses	Flat No. 301 Wing-A
South	:	Road	Staircase
East		Building	Side Margin
West	:	Road	Flat No. 303 Wing-B

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 ₹ 25,93,500.00 (Rupees Twenty Five Lakh Ninety Three Thousand Five Hundred 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.

Sharadkumar Chalikwar

Digitally signed by Sharadkurnar Chaliko DN: cn=Sharadkurnar Chalikovar, o=Vastul Consultants (I) PVt. Ltd., ou=Murnbat, email=cm@vastukala.org, c=IN Date: 2024.10.17 15:36:54 =05'30'

Director



Sharadkumar Chalikwar

Govt. Reg. Valuer Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Union Bank of India Empanelment No.: RO/CR/30129/ 2020-21

Encl.: Valuation report



Our Pan India Presence at:

Nanded Mumbai

Nashik Rajkot

Raipur Jaipur Regd. Office

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





