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MSME Reg No: UDYAM-MH-18-008361 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/11/2024/012405/2309077

15/23-162-CHBS Date: 15.11.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and House on Plot No.20, Ground Floor, Neighborhood Chaitra, Sector C-1, Opposite Shree Gopinath Munde Garden, Hedgewar Village - CIDCO, Taluka - Nashik, District - Nashik, Pin Code - 422 008, State - Maharashtra, Country -India belongs Smt.Abeda Kadar Shaikh & Other Three Name of Proposed Purchaser: Javed Alhibaksh Chaudhari & Afrin Javed Chaudhari.

Boundaries of the property.

North

9.00-Meter-Wide Road

South East

Wall & Nala Plot No.19

West

Wall & Nala

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 is ₹ 32,10,239.00 (Rupees Thirty-Two Lakh Ten Thousand Two Hundred Thirty-Nine 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.

Manoi Chalikwar Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoi@vastukala.org, c=IN Date: 2024.11.15 17:55:49 +05'30'

Director

Auth. Sian.

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

Encl: Valuation Report

Swaroop Sonacoane

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