

MISME KEG NO: UDYAM-MH-18-UU8361 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: BOB / Regional Office / Shri.Pramod Jagannath Sonar (12871/2309406) Page 2 of 26

Vastu/Nashik/12/2024/12871/2309406 06/08-104-CHV Date: 06.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 38/2, Ground Floor + First Floor, "Matoshree Row Houses", Survey No.311/1A/312/3/13, Plot No. 38, C.T.S No.1339, Near Hotel Swaranjali, Balaji Nagar, Damodar Nagar Road, Pathardi Phata, Village- Pathardi, Taluka & District - Nashik, PIN Code -422 010, State - Maharashtra, Country - India belongs to Shri. Pramod Jagannath Sonar & Sau. Sharada Pramod Sonar.

Boundaries of the property.

VASTUKALA

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| Boundaries | Row House |
|------------|-------------------|
| North | Row House No.39/1 |
| South | Row House No.38/1 |
| East | Side Margin |
| West | Side Margin |

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 for this particular purpose at ₹ 44,30,000.00 (Rupees Forty Four Lakh Only) Thirty Thousand

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.

Sharadkumar Chalikwar

Digitally signed by Sharadkumar Chalikwar DN: cn=Sharadkumar Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=cmd@vastukala.org

Date: 2024.12.06 13:54:23 +05*30*

Sharadkumar B. Chalikwar

Govt. Reg. Valuer Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.



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