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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/12/2024/012959/2309507 10/1-205-CCRJ

MSME Reg No: UDYAM-MH-18-UU8561 An ISO 9001: 2015 Certified Company

Date: 10.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 5, 2nd Floor, "Rajashree Sadan Apartment", Behind Hotel Triton, Plot No. 70, Mumbai-Agra Road, Village - Nashik, Taluka - Nashik, District - Nashik, 422003, State -Maharashtra, India belongs to Shri.Pravin Haribhai Patel. Name of Proposed Purchaser is Sau.Rakshaben Bechar Ravriya.

Boundaries	:	Building	Flat
North	:	Adjoining Plot	Passage & Staircase
South	. :	Adjoining Plot	Margin Space
East		Adjoining Plot	Margin Space
West	:	12.00 M Wide Road	Flat No.6

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 ₹ 23,17,520.00 (Rupees Twenty Three Lakh Seventeen Thousand Five Hundred Twenty 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.

Director

Manoj Chalikwar Distrandoj Chalikwar Obi: cra-Manoj Chalikwar Obi: cra-Date: 2024.12.10 11:35:30 +05'30'

Auth. Sign.



Manoj Chalikwar

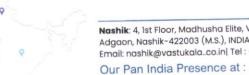
Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366

Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

Encl.: Valuation report



Received 11/12/2026



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