An 150 9001. Zuis Ceitined Johnson. CIN: U74120MH2010PTC207869



Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 26

Vastu/Nashik/01/2025/013500/2309942 06/3-61-RVBS Date: 06.01.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 102, 1st Floor, "Saideep Apartment", Behind Thulja Bhavani Mandir, Near Rajmata Jijau Udyan, Shramik Nagar, Plot No. 12, Gangapur - Satpur Link Road, Village -Pimpalgaon Bahula, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 011, State - Maharashtra, Country -India belongs to Shri. Shubham Pradeep Girase. Name of Proposed Purchaser is Sau. Amita Ajaykumar Mishra

Boundaries	Building	Flat
North	Plot No. 13	Flat No. 103
South	Adj. Gat No. 206	Side Margin
East	7.46 Mtr. (Proposed 9.00 Mtr) Wide Colony Road	Lobby, Lift & Flat No. 101
West	Plot No. 22 & 23	Side Margin

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 ₹ 24,37,800.00 (Rupees Twenty Four Lakh Thirty Seven Thousand Eight 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.

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: 2025.01.06 15:37:18 +05'30'

Auth. Sign.

Crail Recoon

Manoj Chalikwar

Govt. Reg. Valuer Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Q Mumbol

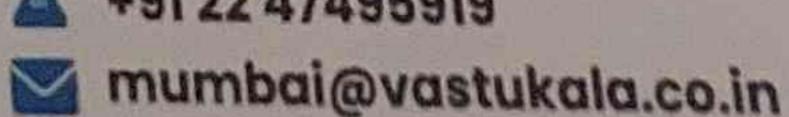
Bank Of Baroda Empanelment No.: ZO:MZ:ADV:46:941

Encl.: Valuation report

Regd. Office

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

+91 22 47495919



ATTACAMENT VEROTILE COLOR

Our Pan India Presence at: Thane Ahmedabad Delhi NCR Nanded

Q Nashik Rajkot

Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road,

9 Jaipur

Raipur