

CIN: U74120MH2010PTC207865 Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/01/2025/013557/2309972 08/7-91-RUPSP Date: 08.01.2025

MSME Reg No: UDYAM-MH-18-00856

MSME Reg No: UDYAM-MH-18-UU856

An ISO 9001: 2015 Certified Compan!

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 303, 3rd Floor, "SHREEDHAM APARTMENT", Near Saptashrungi Mata Mandir, Awasthi Niwas, Plot No. 1 & 2, Maratha Nagar, Canal Road, Village - Dasak Shiwar, Taluka - Nashik, District - Nashik, Nashik, 422101, State - Maharashtra, India belongs to Mr. Ashok Radhakisan Dhavale & Mrs. Ganga Ashok Dhavale.

| Boundaries | Building | Flat |
|------------|--------------|-----------|
| North | Flat No. 304 | Row House |
| South | Lift | Road |
| East | Flat No. 302 | Row House |
| West | Duct & Lobby | Road |

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 ₹ 23,40,800.00 (Rupees Twenty Three Lakh Forty 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

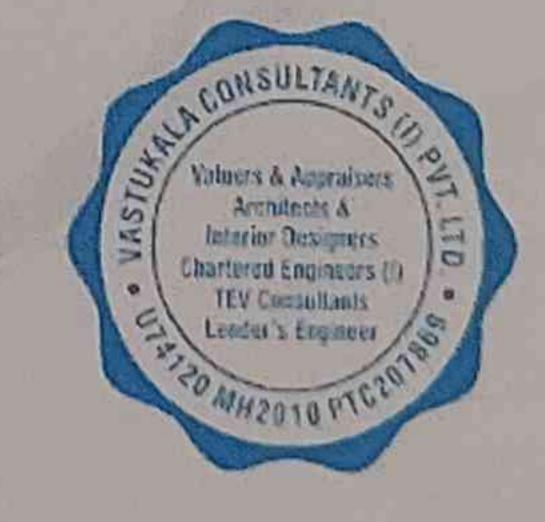
For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2025.01.08 16:16:30 +05'30' Director

Digitally signed by Manoj Chalikwar

Auth. Sigh



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



Receiver