

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 28

Vastu/Nashik/02/2025/014178/2310434

MONE Keg NO: UDYAM-MH-18-UU8301 An ISO 9001: 2015 Certified Compan

> 07/3-84-RUPSP Date: 07.02.2025

CIN: U74120MH2010PTC20786

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 602, 6th Floor, Wing - A, "Geeta Gokulam Apartment", Near Ramleela Mangal Karyalay & Lawns, Jatra - Nandur Link Road , Village - Adgaon, Taluka -Nashik, District - Nashik, Nashik, 422003, State - Maharashtra, India belongs to Smt. Hiraben Mavjibhai Patel & 5 Others. Name of Proposed Purchaser is Mr. Santosh Dharamaraj Chavan & Mrs. Tejaswi Dharamaraj Chavan .

Boundaries	* :	Building	Flat
North	:	Open Plot & Building	By Flat No. B-602
South		Road	By Flat No. B-603 & Duct
East		Road	By Marginal Space
West	:	Radhakrushna Wedding lawns	By Flat No. B-601, Lift, Duct & Passage

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 ₹ 34,88,800.00 (Rupees Thirty Four Lakh Eighty Eight 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

Digitally signed by Manoj Chalikwar

DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbal,
email=manoj@vastukala.org, c=IN
Date: 2025.02.07 16:31:10 +05'30'

Director

Auth. Sig



Manoj Chalikwar

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

State Bank of India Empanelment No.: NZO /CR/22-23/39

Encl.: Valuation report

Vished Pujan

Nashik: 4, 1st Floor, Madhusha Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA

Email: nashik@vastukala..co.in| Tel: +91 253 4068262/98903 80564

Our Pan India Presence at:

Mumbai Aurangabad Pune

Nashik Rajkot

Indore

♀Thane ♀Ahmedabad ♀Delhi NCR Raipur Q Jaipur

Regd. Office

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

A +91 22 47495919

mumbai@vastukala.co.in www.vastukala.co.in