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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Vastu/Nashik/04/2024/008191/2305942

11/17-81-RYBS

Date: 12.02.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 13, Fifth Floor, " **Avaneesh Harmony Apartment** ", Survey No. 86/ 4/ 20+21, Plot No. 20+21, Near Vitthal Rukhmani Hall, Janata Raja Chowk, Makhmalabad Road, Village - Nashik, Taluka & District - Nashik, PIN Code – 422003, State – Maharashtra, Country – India, belongs to Name of Owner: **Mr. Sanjay Kisan Hile.**

Boundaries of the property.

Boundaries	Building	Flat
North	Property of Adj. Hissa No.3	Lift, Staircase & Flat No.14
South	25. Ft. Wide Colony Road	Side Margin & Colony Road
East	Plot No. 17,18,19	Side Margin & Adj. Plot
West	30.00 Mtrs. Wide D.P Road	Side Margin & Road

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 **₹ 62,11,000.00 (Rupees Sixty-Two Lakh Eleven Thousand 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 valuation 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: 2024.04.11 17:46:15 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

BOB Empanelment No.: ZO:MZ:ADV:46:941

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