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Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/04/2024/008315/2306024
20/1-163-RYBS
Date: 20.04.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 15, Fourth Floor, " **Balaji Vihar C-1 Co - Op. Housing Society Ltd. Nashik** ", Survey No. 669/ 3, Plot No. 1+2, CTS No. 6217 to 6226, Final Plot No. 119, TPS - I, Near Ashok Stambh, Shivaji Nagar, Gangapur Road, Village - Nashik, Taluka & District - Nashik, PIN Code - 422 002, State - Maharashtra, Country - India. belongs to **Name of Owner: Shri. Sumit Kailas Pawar & Sau. Sunita Kailas Pawar.**

Boundaries of the property.

Boundaries	Building	Flat
North	Open Plot	Side Margin
South	Open Plot	Staircase
East	Road	Side Margin
West	Road	Flat No. 14

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 ₹ **61,37,400.00 (Rupees Sixty-One Lakh Thirty-Seven Thousand Four 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Manoj Chalikwar

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Date: 2024.04.20 14:43:55 +05'30'

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Manoj
22/04/2024

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