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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/04/2024/008385/2306069

24/10-208-RYBS

Date: 24.04.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House On Plot No. 04, " **Sai Bhakti Row House** ", Survey No. 248/ 2, Near At Pawar Ashram Shala, Renuka Nagar, Mhasrul Link Road, Village – Mhasrul, Taluka & District – Nashik, PIN – 422 004, State – Maharashtra, Country – India Name of Proposed Purchaser : **Shri. Kameshwar Vasant Jopale**. Name of Owner: **Sau. Bhargiben Kirankumar Patel**.

Boundaries of the property:

Boundaries	Plot No. 04
North	Adj. Plot No. 05
South	Adj. Plot No. 15 & 16
East	Adj. Plot No. 07
West	Adj. 9.00 M. Colony 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 **₹ 46,72,000.00 (Rupees Forty-Six Lakh Seventy-Two Thousand Only)**. As per Site Inspection 79% Construction Work is Completed.

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

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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