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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/04/2024/008417/2306107

26/10-246-RYBS

Date: 26.04.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Proposed Building On Plot No. 05, Ground + Fifth Floor, Survey No. 2224/ P, Nagar Parishad Milkat No. 8045, Behind Panchwad Ganesh Mandir, Vijay Nagar, Devali Mala, Old Janori Road, Village – Ozar, Taluka - Niphad, District - Nashik, PIN Code - 422 006, State - Maharashtra, Country - India. Belongs to Name of Owner: **Sau. Pratibha Tushar Shejwal Kale.**

Boundaries of the property.

Boundaries of the property		Plot
North	:	Open Plot
South	:	Road
East	:	Open Plot
West	:	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 and for **Fair Market Value** purpose at:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land and Building	₹ 1,54,64,290/-	₹ 1,46,91,076/-	₹ 1,23,71,432/-	₹ 1,03,47,670/-

As per Site Inspection **Work Yet Not Started** on Site.

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.04.26 16:11:10 +05'30'

Auth. Sign.



Handwritten signature of Abhishek Ali in blue ink.



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