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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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VastuNashik/05/2024/8530/2306163

04/03-23-CCV

Date 04.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2, Ground Floor, B-1 Type, "Sai Srushti Phase-1", Survey No. 87/8,87/9,87/11, Vadner Dumala Road, Vadner Dumala, Deolali Cantonment Board, Village – Deolali, Taluka & District - Nashik, PIN Code – 422 401, State – Maharashtra, Country – India belongs to M/s. Harak Patil Developers. Name of Proposed Purchaser: Mr. Bijay Prakash Pandey.

Boundaries of the property:

Boundaries	Building	Flat
North	Hissa No.5	Flat No.1
South	Survey No. 87/15+21	Flat No.3
East	Village Road	Compound Wall
West	Artillery Center Deolali Road	Parking Space & Pathway

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 valued for this particular purpose at ₹ 25,11,000.00 (Rupees Twenty Five 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.

Sharadkumar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.05.04 11:15:06 +05'30'

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

Auth. Sign.



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