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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/05/2024/008658/2306285
11/12-145 -RPBS
Date: 11.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential **Row House on Plot No. 40**, Ground + First Floor, Survey No.213/1, Behind State Bank of India, Jaswant Nagar, Shramik Nagar, Gangapur Satpur Link Road, Village - Pimpalgaon Bahula, Taluka & District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India belongs to **M/s.Nirmiti Builders and Developers** Name of Proposed Purchaser: **Shri. Suresh Rawji Mahyavanshi & Sau. Heena Suresh Mahyavanshi.**

Boundaries of the property.

	Plot
North	Plot No.39
South	Plot No.41
East	9.00 Meter Road
West	Open Space of Plot No.33

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 **₹ 42,77,000.00 (Rupees Forty-Two Lakh Seventy-Seven 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

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,
email=manoj@vastukala.org, c=IN
Date: 2024.05.11 17:13:28 +05'30'

Auth. Sign.



Received by
SSE Sanket Chitambar

Sanket

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Our Pan India Presence at :

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