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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: BOB / Regional Office / Mr. Shubham Ashok Pawar (008740/2306331)

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Vastu/Nashik/05/2024/008740/2306331
18/6-191-CCBS
Date: 18.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.24,Fourth Floor, " **Shah S Sadguru Residency Phase II** ",Survey No.18/9B,18/10C, 18/10D/1 2,18/9C, 18/10E,Plot No.2, Opp.Hanuman Mandir, Hanuman Chowk, Chehedi Pumping Road,Village – Chehadi Budruk, Taluka- Nashik, District - Nashik, PIN Code – 422 101, State – Maharashtra, Country – India belongs to **Mr.Shubham Ashok Pawar**.

Boundaries of the property.

Boundaries	Building	Flat
North	Building No.1	Flat No.23
South	Open Space	Flat No.25
East	Row House	Marginal Space & Adjoining Property
West	Road	Entrance Lobby & Staircase

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 ₹ **20,52,000.00 (Rupees Twenty Lakh Fifty-Two Thousand Only)**. As per Site Inspection **76% 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
Reg. No. IBB/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: 2024.05.16 14:30:17 +05'30'

Auth. Sign.



Seshant Ugale



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