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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/05/2024/005757/2306341
16/16-201-RYBS
Date: 16.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row House No. 01, Ground + First Floor, " Vrindavan Luxury B - Wing Row Houses ", Gat No. 158, Plot No. 05, Near Lasalgaon Agricultural Produced Market, Balaji Nagar, Kotamgaon Road, At - Lasalgaon, Taluka - Niphad & District - Nashik, PIN Code - 422 306, State - Maharashtra, Country - India. belongs Name of Proposed Purchaser : **Shri. Anup Suresh Rathi**. Name of Owner : **M/s. Vrindavan Builders**.

Boundaries of the property.

Boundaries	Plot No	Row Houses
North	Gat No. 04	Marginal Space
South	Gat No. 06	Row Houses No. 02
East	Gat No. 140	Washing Area
West	9 M. Colony Road	9 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 ₹ **40,69,800.00 (Rupees Forty Lakh Sixty-Nine Thousand Eight Hundred 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

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

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: 2024.05.16 17:26:23 +05'30'

Auth. Sign.



Sagar Trivikram
16-5-24



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