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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOB / Regional Office / Shri.Kunal Baliram Darkha (009262/2306725)

Page 2 of 26

Vastu/Nashik/06/2024/009262/2306725

13/15-169-CCRJ

Date: 13.06.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Row Bungalow on **Plot No.60**, Ground + First Floor, " **Swastik Villa Row Bungalow** "Survey No.166/1/3, Near Jangannath Lawns, Mhasrul Adgaon Link Road, Village – Mhasrul , Taluka & District - Nashik, PIN Code – 422 004, State – Maharashtra, Country – India. belongs to **Sau.Asmita Mayurbhai Kotdiya & Sau.Anjuben Vipulbhai Viramgama**. Name of Proposed Purchaser: **Shri.Kunal Baliram Darkha**

Boundaries of the pr

Boundaries	Plot / Row Bungalow
North	Plot No.61
South	Plot No.59
East	9.00-Meter-wide Colony Road
West	Plot No.73

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 **₹ 41,23,800.00 (Rupees Forty One Lakh Twenty Three 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 Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.06.13 17:20:11 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.



Received
21/07/2025

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