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MSME REG NO: UDYAM-MH-18-UJ0361
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CIN: U74120MH2010PTC207861

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/07/2024/009718/2307081
04/15-25-RYPJ
Date: 04.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 12, Second Floor, " Diya Apartment ", Gat No. 473/ 26, Plot No. 29+30, Behind Hotel Shree Sayaji Palace, Near Panchkrushna Lawns, Konark Nagar, off Mumbai - Agra Road, Village - Adgaon, Taluka & District - Nashik, PIN Code - 422 003, State - Maharashtra, Country - India. belongs to **Shri. Baccha Miyaddin Singh & Meera Ramesh Yadav (Before Marriage) Sau. Meera Bachha Singh (After Marriage).**

Boundaries of the property.

Boundaries	Plot No.35	Flat
North	7.50 M. (Planned 9m) Colony Road	Building Open Space.50 M. (Planned 9m) Colony Road
South	Gat No. 476 in Plot No.22	Flat No. 08
East	Plot No.31	Building Open Space
West	Gat No. 480 in Plot No.34	Flat No. 11

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 ₹ 29,08,500.00 (Rupees Twenty-Nine Lakh Eight Thousand Five 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.

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22
End: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Date: 2024.07.04 17:28:41 +05'30'

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