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MSME Reg No: UDYAM-MH-18-008361
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CIN: U74120MH2010PTC207865

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/07/2024/009863/2307227

13/21-231-CCRJ

Date: 13.07.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and House on Tenement No. N42/C/B-3/01/07, Ground + First Floor, Fourth Scheme, Neighborhood Chaitra Sector, Behind Dr.Hedgewar Hall, Shivshakti Nagar, Village - CIDCO, Taluka - Nashik, District - Nashik, Pin Code - 422 008, State - Maharashtra, Country - India belongs Shri.Vinayak Ashok Patil & Shri.Ashok Hilal Patil & Sau.Sangeeta Ashok Patil

Boundaries of the property.

North	:	Dr.Hedgewar Hall
South	:	Colony Road
East	:	Tenement No. N42/C/B-3/01/08.
West	:	Tenement No. N42/C/B-3/01/06

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 and Fair Market Value for this particular purpose at is ₹ 17,15,967.00 (Rupees Seventeen Lakh Fifteen Thousand Nine Hundred Sixty-Seven 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai
email=manoj@vastukala.org, c=IN
Date: 2024.07.15 10:43:09 +05'30'

Auth. Sign.



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
Encl: Valuation Report

Sangeeta Ashok Patil
Sangeeta Ashok Patil

Nashik: 5, 1st Floor, Madhuksha chik, Vinodanagar, Jyoti Nagar, Kaka Link Road,
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