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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/07/2024/009905/2307237  
15/10-241-RYBS  
Date: 15.07.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 403, Fourth Floor, " Sai Shraddha Apartment ", Survey No. 24/1 to 5/A, Plot No. 8+9, Near Vikhe Patil Memorial School, Vrindawan Nagar, off Ambad - Kamtwade Road, Village - Kamtwade, Taluka & District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India. belongs to Name of Proposed Purchaser: Shri. Vishal Ramchandra Ghodke. Name of Owner: Shri. Vijay Ramdas Jadhav.

Boundaries of the property.

Boundaries	Building	Flat
North	9.00 M. Wide Colony Road	Marginal Space
South	Plot No. 2 & 3 Part	Staircase, Lobby, Flat No.402
East	Plot No. 7	Flat No.404
West	Plot No. 1	Marginal Space

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 ₹ 34,77,600.00 (Rupees Thirty-Four Lakh Seventy-Seven Thousand Six 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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, ou=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.07.15 17:04:40 +05'30'

Auth. Sign.



**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.

*ghodke*  
*16-07-24*

Nashik: A-1st Floor, Madhwaraj Estate, Vrindawan Nagar, Jinhir Road, Nashik (MS), India  
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