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CIN: U74120MH2010PTC207861

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOI/ Shivaji Udyan Branch / Shri.Nilesh Sudam Pawar (009992/2307292) Page 2 of 20

Vastu/Nashik/07/2024/009992/2307292  
19/3-296-CHBS  
Date:19.07.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 8, Fourth Floor, "RK Regency Apartment", Survey No.38/1B/2A, Plot No.78, Near Balwant Nagar Udyan, Rameshwar Nagar, Balwant Nagar, Village – Anandwalli, Taluka & District – Nashik, Nashik - 422 013, State – Maharashtra, Country – India, belongs to : Shri.Nilesh Sudam Pawar & Sau.Harshal Nilesh Pawar.

#### Boundaries of the property.

Boundaries	Building	Flat
North	Plot No.75	Marginal Space
South	12 Meter Road	Flat No. 7
East	Plot No.79	Marginal Space
West	Plot No.77	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 and valued for this particular purpose at ₹ 51,41,400.00 (Rupees Fifty One Lakh Forty One Thousand Four 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

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 Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=smb@vastukala.co.in,  
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Date: 2024.07.19 14:17:08 +05'30'

Auth. Sign.



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