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CIN: U74120MH2010PTC207865

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / UBI / RLP Nashik Branch/ Shri.Santoshkumar Narendra Sharma (0010076/2307351) Page 2 of 22

Vastu/Nashik/07/2024/0010076/2307351
23/2-355-RYBS
Date 23.07.2024

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 202, A-Wing, Second Floor, " Laxman Complex ", Survey No.365, Behind Satpur Bhaji Market, Near Moule Farm, Gorakhe Nagar, Sant Savtamali Marg, Old Panvat Road, Village – Satpur, Taluka & District - Nashik, PIN Code – 422007, State – Maharashtra, Country – India. belongs to Name of Owner: **Shri. Santoshkumar Narendra Sharma.**

Boundaries of the property:

Boundaries	Building (As per Site)	Flat (as per Plan)
North	B-wing	Side Margin
South	Farm	Duct & Passage
East	Road	Flat No. 203
West	Farm	Flat No. 201

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 ₹ 20,92,300.00 (Rupees Twenty Lakh Ninety-Two Thousand Three Hundred Only). As per Site Inspection 64% Construction Work is Completed. 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: 2024.07.23 11:31:57 +05'30'



Director

Auth. Sign.

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report.

Jeepus
23/07/24

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