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CIN: U74120MH2010PTC207861

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report : BOB / Regional Office / Mr.Rahul Ganesh Shah (0010209/2307478) Page 2 of 27

Vastu/Nashik/07/2024/0010209/2307478
29/23-482-CHBS
Date: 29.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No.203, Second Floor, " Yash Park Apartment ", Survey No.65/2/B, Plot No.3, Near Motiwala Collage, Dhruv Nagar, Gangapur Satpur Link Road,Village – Gangapur , Taluka & District - Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to **Mr.Rahul Ganesh Shah & Mrs.Meenakumari Ganesh Shah**

Boundaries of the property.

Boundaries	Flat
North	Side Marginal Open Space
South	Side Marginal Open Space
East	Back Side Marginal Space
West	Flat No.202, Staircase & Lift

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 ₹ 45,06,600.00 (Rupees Forty-Five Lakh Six Thousand Six 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. Lsegal 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

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

End: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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