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MSME Reg No: UDYAM-MH-18-008391
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CIN: U74120MH2010PTC207861

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/07/2024/0010264/230751
31/10-518-RYBS
Date: 31.07.2024

VALUATION OPINION REPORT

This is to certify that the property Residential Flat No. 09, Third Floor, " Shri Ram Residency ", Gat No. 2440 to 2443, Plot No. 16+17, Behind Reliance Petrol Pump, Shivaji Nagar, Deola - Nashik Road, Village - Ozar, Taluka - Niphad, & District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India, belongs to Name of Proposed Purchaser: **Mr. Amol Narayan Channe**. Name of Owner: **M/s. Golden Dream Construction**.

Boundaries of the property:

Boundaries	Building (As per Site)	Flat (as per Plan)
North	Open Plot	Building Side Margin
South	Road	Flat No. 10, Lift Duct
East	Road	Building Side Margin
West	Open Plot	Passage & Staircase

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 ₹ 25,22,600.00 (Rupees Twenty-Five Lakh Twenty-Two Thousand Six Hundred Only). As per Site Inspection 71% 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

B. 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 B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.07.31 15:18:59 +05'30'

Auth. Sign.



Received
07/08/2024
Kalyan Jalone

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