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**Vastukala Consultants (I) Pvt. Ltd.**

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Vastu/Nashik/08/2024/010315/2307547  
 03/5-25-CCBS  
 Date: 03.08.2024

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 403, 4<sup>th</sup> Floor, "Ramalya Sansruti Apartment", Near Nitin Car Towing Service, Plot No. 11+12+13, Jagtap Nagar, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, 422003, State - Maharashtra, India belongs to Shri. Rajendra Ramdas Pingale & Shri. Sanjay Pundlik Gharte. Name of Proposed Purchaser is Shri. Sujit Gulabrao Bhosale.

Boundaries	:	Building	Flat
North	:	Building	Marginal Space
South	:	Road	Lobby, Passage, Staircase
East	:	Road	Marginal Space
West	:	Shriram Co.Op.Hsg.Soc	Marginal Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 92,80,800.00 (Rupees Ninety Two Lakh Eighty Thousand Eight 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Director

Digitally signed by Manoj Chalikwar  
 DN: cn=Manoj Chalikwar, o=Vastukala  
 Consultants (I) Pvt. Ltd., ou=Mumbai,  
 email=manoj@vastukala.org, c=IN  
 Date: 2024.08.03 14:49:30 +05'30'

Auth. Sign.



Manoj Chalikwar  
 Govt. Reg. Valuer  
 Chartered Engineer (India)  
 Reg. No. IBBI/RV/07/2018/10366  
 Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

Encl.: Valuation report

*Received*  
 08/01/2024  
*Rajendra*



Nashik: 4, 1st Floor, Madhvanagar (10th), Shivdwaranagar, Jyoti Bhauji Park (1st Road)  
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