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MSME Reg No: UDYAM-MH-18-008561

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207861

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/08/2024/010493/2307617

09/2-95-RYBS

Date: 09.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 57, Second Floor, " Parth Vaibhav Apartment ", Survey No. 53/ 3A/ 1+3B+3C+4/ 4+4/ 5/ 2, Plot No. 24 & 25, Behind Viraj Sweets, Lawte Nagar, Jai Bhavani Road, Village - Deolali, Taluka & District - Nashik, PIN Code - 422 101, State - Maharashtra, Country - India, belongs to Name of Owner : Shri. Balaji Ganpat Jadhav.

Boundaries of the property.

Boundaries	Building	Flat
North	Plot No. 23	Staircase & Flat No. 58
South	Plot No. 11	Marginal Space
East	Plot No. 12 & 13	Flat No. 56
West	6.00 M Wide Road	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 for this particular purpose at ₹ 23,81,830.00 (Rupees Twenty-Three Lakh Eighty-One Thousand Eight Hundred Thirty 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.

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-IF-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
email=manoj@vastukala.org, c=IN
Date: 2024.08.09 12:42:34 +05'30'

Auth. Sign.



(Signature)

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Our Pan India Presence at :

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