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MSME Reg No: UDYAM-MH-18-UU5551
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207851

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/08/2024/010518/2357724
16/14-202-PRYS
Date: 16.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Apartment No. 57 (As Per Building Plan) & A-63 (A Type As Per Brochure), Ground + First Floor, "Suyojit Lawns Phase - 1 Apartment", Gat No. 100/ 1, 100/ 2(P), Near Suyojit Garden, Kamgar Nagar, Satpur Colony, Kamgar Road, Village - Satpur, Taluka & District - Nashik, PIN Code - 422 007, State - Maharashtra, Country - India. belongs to **Name of Proposed Purchaser: Shri. Vinayak Ravindra Kulkarni & Shri. Tanmay Devidas Alias, Ravindra Kulkarni.** Name of Owner: Shri. Vasant Vishnu Ghumre & Sau. Ranjana Vasant Ghumre.

Boundaries of the property.

Boundaries	Plot No.	Apartment No. A-63
North	By 100/1+2B (remaining part)	Apartment No. A-64
South	By Open Space & Beyond M.I.D.C. Area	Apartment
East	By Gat Nos. 100/1+2B (remaining part), 99/100/1+2C&100/1+2E	Open Plot
West	By Open Space & Gat No. 100/1+2A	Road

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 ₹ 72,76,320.00 (Rupees Seventy-Two Lakh Seventy-Six Thousand Three Hundred Twenty 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.

Sharadkumar
B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMO, email=cmo@vastukala.org, c=IN
Date: 2024.08.14 15:15:13 +05'30'

Auth. Sign.

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
End: Valuation report.



Received
17/8/24

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