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MSME Reg No: UDYAM-MH-18-  
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CIN: U74120MH2010PTC

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

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Vastu/Nashik/08/2024/010551/2307707  
14/10-185-CC25  
Date: 14.08.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 704, 7<sup>th</sup> Floor, Wing - B, "Sagar Tower", Opposite Myron English School, Plot No. 8 to 11 , 18 to 21, Gulshan Colony , Pakhal Road, Taluka - Nashik, District - Nashik, Nashik, 422214, State - Maharashtra, India belongs to Shri.Riyaz Khan Jabbar Khan & Sau.Vahida Riyaz Khan . Name of Proposed Purchaser is Shri.Mohammad Junaid Shamshuddin Inamdar & Miss.Nuren Mirzha Munnavar Baig.

Boundaries	:	Building	Flat
North	:	Open Space	Flat No.705
South	:	Plot No.17 & 12	Flat No.703
East	:	Colony Road	Passage
West	:	Colony Road	Open Sky

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 ₹ 38,51,200.00 (Rupees Thirty Eight Lakh Fifty One Thousand Two 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., email=manoj.chalikwar@vastukala.co.in  
Date: 2024.08.14 14:05:44 +05'30'

Auth/Sign.



Manoj Chalikwar  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
Bank Of Baroda Empasment No.: ZO :MZ:ADV:16:941

End.: Valuation report



Received  
16/8/24

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