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## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 25

Vastu/Nashik/08/2024/010731/2307790

22/3-268-RYBS

Date: 22.08.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 15, Fourth Floor, " Amit Annex ", Survey No. 442/ 1C, Plot No. 39 + 40, Near Gayatri Hospital, Ghodke Nagar, Mumbai Agra Road, Village - Pimpalgaon Baswant, Taluka - Niphad & District - Nashik, PIN Code - 422 209, State - Maharashtra, Country - India. belongs to Name of Proposed Purchaser: Shri. Jay Valu Shinde & Shri. Valu Gopala Shinde. Name of Owner: Shri. Kalias Kishan Patil.

Boundaries of the property.

Boundaries	Plot	Building
North	Row Houses	Marginal Space
South	Row Houses	Flat No. 16
East	Colony Road	Colony Road
West	Open Plot	Flat No. 14

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 ₹ 22,40,000.00 (Rupees Twenty-Two Lakh Forty Thousand 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

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

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd., ou=Vastu,  
email=sharadkumar@vastukala.co.in, c=IN  
Date: 2024.08.22 11:48:16 +05'30'

Auth. Sign.



Received  
22/8/24  
Kishan

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