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MSME Reg No: UDYAM-MH-15-
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CIN: U74120MH2010PTC2

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 26

Vastu/Nashik/08/2024/010790/2307836
24/2-314-CCRJ
Date: 24.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 7, 2nd Floor, Wing - A, "R.K.Building Wing-A", Plot No. 25 & 30, Near R.K.Memorial Hospital, Viman Nagar, Village - Ozhar, Taluka - Nifhad, District - Nashik, 422206 belongs to Mr.Binod Kumar Sharma.

Boundaries	:	Building	Flat
North	:	7.5 Mtr wide Colony Road	Side Marginal Space
South	:	Plot No.26 & 29	Side Marginal Space
East	:	7.5 Mtr wide Colony Road	Side Marginal Space
West	:	7.5 Mtr wide Colony Road	Passage , Flat No.8 & Staircase

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 ₹ 21,46,320.00 (Rupees Twenty One Lakh Forty 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 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: 2024.08.24 12:29:27 +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

End.: Valuation report

Received
31/9/24

Nashik: A, 1st Floor, Madhukrishna Estate, Vrundavan Nagar, Jetha Nagar, Nashik 422004
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Regd. Office

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