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CIN: U74120MH2010PTC207869

# Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/09/2024/011049/2308052  
05/6-58-CCBS  
Date: 05.09.2024

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on **Survey No.136/2/1 Part**, Shivneri Farm, Near Patil Poultry Farm, Shivaji Nagar, Satpur Colony, Village -Gangapur, Taluka - Nashik, District Nashik, PIN Code - 422 222, State - Maharashtra, Country - India. belongs to **Shri.Gokul Shivalji Patil**.

Boundaries of the property.

Boundaries	Survey No.136/2/1 Part
North	Survey No.136/1
South	9.00 Meter Road and Pazar Talav
East	Survey No.136/2/1 Part
West	Survey No.137/2+3A/2

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 and Fair Market Value for this particular purpose at **₹ 3,65,91,450.00** (Rupees Three Crore Sixty-Five Lakh Ninety-One Thousand Four Hundred Fifty 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-I-F-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: 2024.09.05 12:41:13 +05'30'

*Manoj Chalikwar*  
Auth. Sign.



*Received by  
Manoj Chalikwar  
05/09/2024*

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