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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/09/2024/011070/2308063

05/17-69 -CHBS

Date: 05.09.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and House on **Tenement No. N-52/AG-1/05/07**, Ground Floor, Fifth Scheme, Neighborhood Ashadh Sector, Near Janata Vidyalaya, Saibaba Nagar, KVN Naik Road, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 008, State - Maharashtra, Country – India belongs **Shri. Abhiman Arjun Patil & Sau. Pooja Abhiman Patil** Name of Proposed Purchaser: **Kanchan Gajanan Dahibhate**

Boundaries of the property.

North	:	Tenement No.N-52/AG-1/05/08
South	:	Tenement No.N-52/AG-1/05/06
East	:	Drainage Line & Other CIDCO House
West	:	Colony 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 and Fair Market Value for this particular purpose at is **₹ 15,80,787.00 (Rupees Fifteen Lakh Eighty Thousand Seven Hundred Eighty-Seven 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

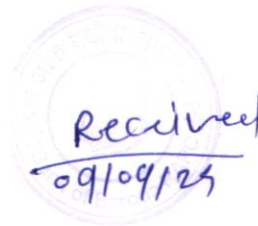
Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation Report

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai,
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