



VASTUKALA
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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 25

Vastu/Nashik/09/2024/011177/2308142

12/9-148-RYBS

Date: 12.09.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Row House No. 06, Ground + First Floor, " **Shivam Row House Apartment** " Survey No. 95, Plot No. 11+12, Near Swa. Vinayak Damodar Savarkar Government Hospital, Shivaji Nagar, Gangapur - Satpur Link Road, Village - Gangapur, Taluka & District – Nashik, PIN Code_ 422 007, State – Maharashtra, Country – India. belongs to **Name of Owner: Shri. Chetan Jitendrasingh Girase & Sau. Sarita Jitendrasingh Girase.**

Boundaries of the property.

Boundaries	Plot No. 11+12	Row House No. 06
North	Plot No. 10	Plot No. 10
South	Survey No. 169	Row House No. 05
East	7.50 Mtr. Colony Road	7.50 Mtr. Colony Road
West	Plot No. 05 & 06	Plot No. 05 & 06

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 **₹ 45,21,564.00 (Rupees Forty-Five Lakh Twenty-One Thousand Five Hundred Sixty-Four 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.12 17:25:25 +05'30'

Auth. Sign.



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.



Received
18/9/24



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Our Pan India Presence at :

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