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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/09/2024/011091/2308075  
06/10-81-RVBS  
Date: 06.09.2024

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 202, 2<sup>nd</sup> Floor, "Dwarkadhish Residency", Near The SSK World Club, Plot No. 04, Pathardi-Gaulane Rd, Village - Pathardi, Taluka - Nashik, District - Nashik, Nashik, Pin Code - 422 010, State - Maharashtra, India belongs to **Shri. Pavan Bhikan Varule & Shri. Kalpesh Bhikan Varule, Sau. Sunanda Bhikan Varule.**

Boundaries	:	Building	Flat
North	:	Adj. Plot No. 17 & 18	Flat No. 203
South	:	18.00 M. D.P. Road	18.00 M. D.P. Road
East	:	Adj. Plot No. 03	Flat No. 201
West	:	Adj. Plot No. 05	Side Margin

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 **₹ 28,27,300.00 (Rupees Twenty Eight Lakh Twenty Seven Thousand Three Hundred 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: 2024.09.06 17:11:14 +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

Encl.: Valuation report

*Received  
Laxman Ambre  
[Signature]*



**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
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