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MSME Reg No: UDYAM-MH-18-008361  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/09/2024/011298/2308252  
20/5-258-CCBS  
Date: 20.09.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 4, 1<sup>st</sup> Floor, "Kulswamini Apartment", Behind UBI Bank ATM , Plot No. 33,34 & 35, Saputara Nashik Road, Village - Dindori, Taluka - Dindori, District - Nashik, 422202, State - Maharashtra, India belongs to **Shri.Ankush Bhanudas Kanwade & Sau.Sarika Ankush Kanwade.**

Boundaries	:	Building	Flat
North	:	Building	Flat No.5
South	:	Road	9.00 Meter Colony Road
East	:	Road	Commnan Passage
West	:	Building	Marginal Space

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 **₹ 20,19,030.00 (Rupees Twenty Lakh Nineteen Thousand Thirty 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: 2024.09.20 13:08:59 +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

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