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MSME Reg No: UDYAM-MH-18-008361

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207861

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/09/2024/011384/2308311
23/16-317-RVBS
Date: 23.09.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 06, 2nd Floor, "Vasant Kunj", Behind Subh Mangal Karyalay, Shanti Niketan Society, Ayodhya Nagari, Plot No. 14, Village - Nashik, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Sau. Sunita Mahendra Nikumbh & Shri. Mahendra Yashwant Nikumbh**. Name of Proposed Purchaser is **Sau. Seema Ravindra Khairnar**.

Boundaries	:	Building	Flat
North	:	Bungalow	Marginal Space
South	:	Open Plot	Marginal Space
East	:	Open Plot	S. No. 251/ 1/ 3
West	:	Road	Flat No. 7 & 8

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 **₹ 23,85,000.00 (Rupees Twenty Three Lakh Eighty Five Thousand 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.23 16:56:30 +05'30'

Auth. Sign.

Director



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



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