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MSME Reg No: UDYAM-MH-18-U08561  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 25

VastuNashik/10/2024/011663/2308538  
07/12-78-CCRJ  
Date: 07.10.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 16, 4<sup>th</sup> Floor, "Akshar Jyot Apartment", Behind Rau Hotel, Near Shri Gajanan Petrol Pump, Plot No. 1, Somnath Shinde Nagar, Peth Road, Village - Makhmalabad, Taluka - Nashik, District - Nashik, State - Maharashtra, India belongs to **Shri.Sunil Pandurang Gaikwad & Sau.Dhanshri Sunil Gaikwad.**

Boundaries	Building	Flat
North	18 Mtr Wide D.P.Road	Flat No.15
South	Plot No.2	Marginal Space
East	9.00 Meter Wide Road	Marginal Space
West	Survey No.18/1/2(P)	Staircase & Passage

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 **₹ 33,80,400.00 (Rupees Thirty Three Lakh Eighty Thousand Four 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=manojchalikwar@vastukala.co.in,  
Date: 2024.10.07 11:07:05 +05'30'

Auth/Sign:



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBB/VI/07/2018/10366

Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

End.: Valuation report



08/10/2024

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