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MSME Reg No: UDYAM-MH-18-U08561

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC20786

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/10/2024/011742/2308592
11/3-132-RUPBS
Date: 11.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 16, 3rd Floor, "AAKANKSHA PARK D", Near Pawar Lawns, Shanti Nagar, Plot No. 9 to 15, Ashwamegh Nagar, Village - Makhmalabad, Taluka - Nashik, District - Nashik, Nashik, 422004, State - Maharashtra, India belongs to **Pratima Jaywant Nikam**.

Boundaries	:	Building	Flat
North	:	Road	Lift & Flat No. 13
South	:	Open Plot	Marginal Space
East	:	Building	Marginal Space
West	:	Building	Staircase & Flat No. 15

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 **₹ 33,38,400.00 (Rupees Thirty Three Lakh Thirty Eight 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.

Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.10.11 15:07:44 +05'30'

Auth. Sign.



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Union Bank of India Empanelment No.: RO/CR/30129/ 2020-21

Encl.: Valuation report



Received
Seen
15/10/2024



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