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MSME Reg No: UDYAM-MH-18-008361

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CIN: U74120MH2010PTC207865

Vastukala Consultants (I) Pvt. Ltd.

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VastuNashik/10/2024/011753/2308607
14/02-147-RUPBS
Date: 14.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 7, 3rd Floor, "Shreyakunj Apartment", Opp. Hotel Mehfil Family Restaurant, Near Parksyde Homes, Hanuman Nagar, Plot No. 13, Mumbai Agra Road, Village - Adgaon, Taluka - Nashik, District - Nashik, Nashik, 422003, State - Maharashtra, India belongs to **M/s. Shreya Builders & Developers**. Name of Proposed Purchaser is **Shri. Nitin Murlidhar Borse & Sau. Madhuri Nitin Borse**.

Boundaries	Building	Flat
North	Open Plot	Marginal Space & Flat No. 12
South	Open Plot	Flat No. 8 & 9
East	Open Plot	Marginal Space & Adj. Gut No. 315 / 2
West	Road	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 **₹ 44,11,800.00 (Rupees Forty Four Lakh Eleven Thousand Eight 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.14 15:29:51 +05'30'

Auth. Sign.

Director



Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
State Bank of India Empanelment No.: NZO /CR/22-23/39

Encl.: Valuation report

*Received
Dreepa Deshpande
14/10*



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

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