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CIN: U74120MH2010PTC207861

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/10/2024/011777/2308616  
14/11-156-RV/BS  
Date: 14.10.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 304, 3<sup>rd</sup> Floor, "Shiv Vandana Heights", Om Sai Hospital, Pawar Mala, Ashwamedh Nagar, Plot No. 4, Off Rto Road, Village - Makhmalabad, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to Tejal Bhavansing Solanke (Alias) Sau. Tejal Prashant Pawar. Name of Proposed Purchaser is Shri. Nagraj Subhash Sonawane & Sau. Shubhangi Nagraj Sonawane .

Boundaries	:	Building	Flat
North	:	9.00 Mtr, Colony Road & Plot No. 05	Duct & Flat No. 303
South	:	Adj. Survey No Part	Marginal Space
East	:	Plot No. 03	Staircase & Duct
West	:	Adj. Survey No. 445 Part	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 ₹ 20,62,800.00 (Rupees Twenty Lakh Sixty Two 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 14:34:25 +05'30'

Director

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



Received  
15/10/24

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