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Vastukala Consultants (I) Pvt. Ltd.

MSME Reg No: UDYAM-MH-18-008561
ISO 9001 : 2015 Certified Company
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CIN: U74120MH2010PTC207861

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Vastu/Nashik/10/2024/011870/2308685
18/9-225-RV85
Date: 18.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 501, 5th Floor, "Shivganga Avenue-D", Near Marigold Bungalow, Narhari Nagar, Pathardi Phata, Plot No. 17+18, Pakhal Road, Village - Pathardi, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 010, State - Maharashtra, Country - India belongs to **M/s. Shivprasad Enterprises, Partnership Firm**. Name of Proposed Purchaser is **Shri. Mukesh Ravindra Sonawane & Sau. Alka Ravindra Sonawane**.

Boundaries	Building	Flat
North	Adj. Survey No. 313	Side Marginal Space
South	9.00 M. Colony Road	Duct & Flat No. 505
East	6 M. Colony Road (Proposed 9 M. Colony Road)	Duct & Flat No. 502
West	Adj. Plot No. 19 & 20	Side 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 **₹ 25,65,000.00 (Rupees Twenty Five Lakh Sixty 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
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.co.in, c=IN
Date: 2024.10.18 13:18:39 +05'30'

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

Manoj Chalikwar
20-10-24

Encl.: Valuation report



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