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MSME Reg No: UDYAM-MH-18-U08361
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/10/2024/011886/2308695
18/19-235-RVBS
Date: 18.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 20, 4th Floor, "Varad Laxmi Apartment", Behind Ganesh Vyayam Shala, Ganesh Nagar, Plot No. 4+5+6, Old Saikheda Road, Village - Dasak, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 101, Country - India belongs to **M/s. Shirish Developers Partnership Firm**. Name of Proposed Purchaser is **Shri. Shatrughna Shantaram Kangane & Sau. Suvarna Shatrughna Kangane**.

Boundaries	:	Building	Flat
North	:	Shamkurpa Society	Building Space
South	:	Plot No. 3 & 6.00 Mtr. Road	Flat No. 19
East	:	12.00 Mtr. Road	Road
West	:	Teacher Colony	Flat No. 22

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 **₹ 35,75,100.00 (Rupees Thirty Five Lakh Seventy Five Thousand One 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=manoj@vastukala.org, c=IN
Date: 2024.10.18 16:01:16 +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

Encl.: Valuation report



Received
21/10/2024

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Our Pan India Presence at :

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