



VASTUKALA
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MSME Reg No: UDYAM-MH-18-008361

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/10/2024/011936/2308728

21/9-268-CCRJ

Date: 21.10.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and House on **Tenement No.N-52/S/E-4/13/1**, Ground + First Floor, Fifth Scheme, Neighborhood Shrawan Sector, Near New Jogeshwari Super Market , Uttam Nagar , Amabad- Uttam Nagar Link Road, Village – CIDCO, Taluka – Nashik, District – Nashik, Pin Code – 422 009, State - Maharashtra, Country – India belongs **Shri. Jagdish Bhagwan Khairnar**

Boundaries of the property.

North	:	Colony Road
South	:	Tenement No. N-52/S/E/4/2
East	:	Tenement No. N-52/S/5/4
West	:	Colony Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for this particular purpose at is ₹ **20,43,411.00 (Rupees Twenty Lakh Forty-Three Thousand Four Hundred Eleven 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation Report

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.10.21 15:48:37 +05'30'

Manoj



Auth. Sign.

Manoj



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Our Pan India Presence at :

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Mumbai	Nashik	Rajkot	Raipur
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