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Vastu/Nashik/11/2024/ 012246 / 2308964
08/6-49-RPBS
Date: 08.11.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Industrial **Gala No.B-1**, Ground Floor, B-Wing, **"Techsai Industrial Park"**, Plot No.IT-29/10, Village – Ambad, Near Maharashtra State Electricity Distribution Company Limited, Power House Road, Ambad MIDC, Taluka & District – Nashik, PIN – 422 010, State – Maharashtra, Country India belongs to **Shaikh Imtiyaz Amiruddin.**

Boundaries of the property.

Boundaries	Plot	Gala
North	Open Plot	Adj. Toilet Block
South	Road	Marginal Space
East	Company	Shop No. B-2
West	A-Wing	Marginal Space

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 for this particular purpose at **₹ 59,85,000.00 (Rupees Fifty-Nine Lakh Eighty-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 valuation 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=mano@vastukala.org, c=IN
Date: 2024.11.08 14:57:58 +05'30'

Director
Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report.

Auth. Sign.

Received 11/11/24