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MSME Reg No: UDYAM-MH-18-008361
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207865

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/10/2024/012105/2308862
26/9-402-CCRJ
Date: 26.10.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 201, 2nd Floor, "Anuveena Heights", Plot No. 1, Bajrang Nagar, Ambad Satpur Link Road, Village - Satpur, Taluka - Nashik, District - Nashik, 422010, State - Maharashtra, India belongs to **Shri.Akash Dhondiram Jagdale**.

Boundaries	:	Building	Flat
North	:	18.00 Meter Wide DP Road	Staircase & Flat No.205
South	:	Survey No.441	Side Marginal Space
East	:	Plot No.2	Side Marginal Space
West	:	Survey No.464	Lift

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 **₹ 30,24,000.00 (Rupees Thirty Lakh Twenty Four Thousand Only) After completion of construction works**. As per Site Inspection 56% Construction Work is Completed.

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: 2024.10.26 15:31:05 +05'30'

Auth. Sign.

Director



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



Received.
[Signature]
05/04/2024

Encl.: Valuation report

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