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Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 27

Vastu/Nashik/11/2024/012348/2309033
13/12-118-RUPBS
Date: 13.11.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-302, 3rd Floor, Wing - B, "HARIOM PARADISE Apartment", Behind Audumber banquet & lawns, Shree Samarth Road, Meri- Rasbihari Link Road, Village - Mhasrul, Taluka - Nashik, District - Nashik, Nashik, 422004, State - Maharashtra, India belongs to **M/s. HARIOM GROUP**. Name of Proposed Purchaser is **Mr. Rahul Prakash Deore & Mrs. Vrushali Rahul Deore**.

Boundaries	:	Building	Flat
North	:	By Colony Road	Marginal Space
South	:	By Plot No. 190	Staircase, Lift and Flat No. B-301
East	:	By Plot No. 156 to 160	Marginal Space
West	:	By Colony Road	Marginal Space and Road

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 **₹ 56,82,000.00 (Rupees Fifty Six Lakh Eighty Two 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

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: 2024.11.13 16:24:05 +05'30'

Director

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

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