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MSME Reg No: UDYAM-MH-18-00858

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An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC20786

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/11/2024/ 012399/2309062

15/8-147-RYBS

Date: 15.11.2024

### 1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and Bungalow on Plot No. 1/2, Ground Floor, Survey No. 9/ 9/ 1 to 5, Next To Guru Gobind Singh Polytechnic School, Behind Metro Zone Aspen C1 Project, Pandav Nagari, Wadala - Pathardi Road, Village - Pathardi, Taluka & District - Nashik, PIN Code - 422 009, State - Maharashtra, Country - India. belongs to Name of Owner: Shri. Rajaram Narayan Ahirrao & Sau. Vidya Rajaram Ahirrao.

Boundaries of the property.

Boundaries	Plot No. 04
North	Plot No. 1/ 1
South	Plot No. 2
East	Adj. Survey No. 9/ 14
West	9.00 Mtr. Wide 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 ₹ 85,08,528.00 (Rupees Eighty-Five Lakh Eight Thousand Five Hundred Twenty-Eight 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-4F-1763  
Reg. No. IBB/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  
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Auth. Sign.



Received  
21/11/24

Nashik: 4, 1st Floor, Madhuchand Estate, Shivajinagar, Jyotiba-Narada Road, Nashik  
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