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MSME Reg No: UDYAM-MH-18-UU85591

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An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC20786

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/11/2024/012479/2309145

21/16-230-CCRJ

Date: 21.11.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and **Row House No.1 & 2**, Ground + First Floor, Gat No.100, Plot No.9 , Near Omkareshwar Mahadev Mandir , Medage Nagar , Ambad Satpur Link Road, Village – Chunchale, Taluka & District - Nashik, PIN Code – 422 010, State – Maharashtra, Country – India belongs to **Shri.Rohit Dattatray Gorde** Name of Proposed Purchaser: **Shri.Abhishek Ravikant Kajale & Sau.Manda Shashikant Kajale**

Boundaries of the Property:

	Plot No.9
North	Gat No.102
South	Plot No.8
East	Open Space
West	Plot No.10

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 valued for Fair Market Value purpose at **₹ 95,42,427.00 (Rupees Ninety-Five Lakh Forty-Two Thousand Four Hundred Twenty-Seven 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.

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report.

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.11.21 18:37:11 +05'30'

Auth. Sign.



(Signature)
20/11/24

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