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MSME Reg No: UDYAM-MH-18-008361  
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CIN: U74120MH2010PTC207861

### Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/11/2024/012605/2309208  
26/14-293-RUPRJ  
Date: 26.11.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 6, 2<sup>nd</sup> Floor, "Chand Residency Apartment", Near Masjid-E-Hasan, Khode Nagar, Plot No. 17, Tirumla Nagar, Hussani Bagh, Taluka - Nashik, District - Nashik, Nashik, 422214, State - Maharashtra, India belongs to Javed Ibrahim Bardoliya & Farzana Javed Bardoliya. Name of Proposed Purchaser is Hsnen Abbas Shaikh.

| Boundaries | : | Building  | Flat                            |
|------------|---|-----------|---------------------------------|
| North      | : | Open Plot | Marginal Space                  |
| South      | : | Building  | Staircase, Passage & Flat No. 7 |
| East       | : | Road      | Marginal Space                  |
| West       | : | Building  | Flat No. 5                      |

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 ₹ 31,00,000.00 (Rupees Thirty One Lakh 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

Director

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: 2024.11.26 17:09:11 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBB/RV/07/2016/10366

Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

End.: Valuation report



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