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Vastukala Consultants (I) Pvt. Ltd.

Vastu/Nashik/12/2024/012891/2309410
06/12-108-RVBS
Date: 06.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 101, 1st Floor, "Shiv Vandana Heights", Opp. to RTO Office, Pawar Mala, Plot No. 4, Peth Road, Village - Makhmalabad, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 003, State - Maharashtra, Country - India belongs to **Tejal Bhavansing Solnake Alias Sau. Tejal Prashant Pawar**. Name of Proposed Purchaser is **Shri. Santosh Dattatraya Jamhadhe & Sau. Nikita Santosh Jamhadhe**.

Boundaries	:	Building	Flat
North	:	9.00 Mtr. Road & Plot No. 05	Flat No. 102 & Duct
South	:	Adj. Survey No	Side Margin
East	:	Plot No. 03	Side Margin
West	:	Adj Survey No. 445 P	Staircase & Duct

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 **₹ 21,39,200.00 (Rupees Twenty One Lakh Thirty Nine Thousand Two Hundred 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.**

**Sharadkumar
Chalikwar**
Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.12.06 14:15:09 +05'30'

(Signature)
Auth. Sign.



Received
(Signature)

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Union Bank of India Empanelment No.: RO/CR/30129/ 2020-21

Encl.: Valuation report

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