

MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/12/2024/013366/2309829 28/1-527-CCRJ Date: 28.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 404, 4th Floor, "Ganesh Avenue Apartment", Someshwar Lawns, Plot No. 2+3, Gangapur Road, Village - Gangapur, Taluka - Nashik, District - Nashik, 422222, State - Maharashtra, India belongs to Shri. Kiran Shivdas Hire & Sau. Asha Shivdas Hire.

Boundaries	Building	Flat
North	Plot No.1	Marginal Space
South	Plot No.4	Staircase ,Lift & Passage
East	Canal	Flat No.401
West	7.50 Meter Colony Road	Marginal Space

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 ₹ 71,30,400.00 (Rupees Seventy One Lakh Thirty Thousand Four 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.

Manoj Chalikwar Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2024.12.28 10:49:06 +05'30'

Auth. Sign.

Manoj Chalikwar

Director

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366 State Bank of India Empanelment No.: NZO /CR/22-23/39

Encl.: Valuation report

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Our Pan India Presence at:

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