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MSME Reg No: UDYAM-MH-18-008361

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/12/2024/013403/2309860  
30/10-558-CCBS  
Date: 30.12.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 14, 2<sup>nd</sup> Floor, "Sagar Heritage Apartment", Opp.Sent Philomena High School, Behind Indain Oil Petrol Pump, Plot No. 08, Jail Road, Village - Deolali, Taluka - Nashik, District - Nashik, 422101, State - Maharashtra, India belongs to **Shri.Chetan Sakhahari Vaydande & Sau.Kirti Chetan Vaydande .**

Boundaries	:	Building	Flat
North	:	Plot No.7	Marginal Space
South	:	Petrol Pump & Plot No.9	Flat No.13
East	:	Survey No.130A/1	Passage & Staircase
West	:	30.00 Meter wide Road	Other Wing Staircase

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 **₹ 58,22,000.00 (Rupees Fifty Eight Lakh Twenty Two Thousand 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.org, c=IN  
Date: 2024.12.30 17:41:27 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

*Manoj*  
30/12/24

Encl.: Valuation report

**Nashik:** 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra Nandu Naka Link Road, Adgaon, Nashik-422003 (M.S.), INDIA  
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