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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/12/2024/013404/2309864
30/14-562-RUPBS
Date: 30.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 17, 3rd Floor, "Dream Ganesha Apartment", Near Renuka Nagar Udyan, Sambhaji Nagar, Dindori Road, Village - Mhasrul, Taluka - Nashik, District - Nashik, Nashik, 422004, State - Maharashtra, India belongs to **Sau.Monika Shraavan Kapoor**. Name of Proposed Purchaser is **Shri. Vijayendra Radhakrushna Tiwari**.

Boundaries	:	Building	Flat
North	:	Plot No. 48 & 63	Marginal Space
South	:	Plot No. 48 & 66	Flat No. 16
East	:	7.50 M. Colony Road	Passage, Staircase & Flat No. 18
West	:	7.50 M. 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 **₹ 30,41,500.00 (Rupees Thirty Lakh Forty One Thousand Five 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=C.M.D,
email=cmd@vastukala.org, c=IN
Date: 2024.12.30 18:24:48 +05'30'

Auth. Sign.



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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