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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/01/2025/013466/2309911

03/9-30-RVBS

Date: 03.01.2025

### VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 403, 4<sup>th</sup> Floor, "Shree Sarswati Apartment Co - Op. Housing Society Ltd. Nashik", Near Baby Steps Preschool, Rajiv Nagar, Plot No. 11+12, off Rane Nagar - Indira Nagar Link Road, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 009, State - Maharashtra, Country - India belongs to **Sau. Auera Kenneth Ameral & Shri. Kenneth Savio Ameral**.

Boundaries	:	Building	Flat
North	:	The rest of the area in the income of the same & the road beyond it	Staircase & Flat No. 404
South	:	Plot No. 10	Marginal Space & Plot No. 10
East	:	Colony Road	Flat No. 402
West	:	Adjacent Survey No. 882	Marginal Space & Adjacent Survey No. 882

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 **₹ 34,53,700.00 (Rupees Thirty Four Lakh Fifty Three Thousand Seven Hundred Only) After completion of construction works**. As per Site Inspection 15% Construction Work is Completed.

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: 2025.01.03 16:00:22 +05'30'

Director

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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