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Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/01/2025/013500/2309942

06/3-61-RVBS

Date: 06.01.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 102, 1st Floor, "Saideep Apartment", Behind Thulja Bhavani Mandir, Near Rajmata Jijau Udyan, Shramik Nagar, Plot No. 12, Gangapur - Satpur Link Road, Village - Pimpalgaon Bahula, Taluka - Nashik, District - Nashik, Nashik, PIN Code - 422 011, State - Maharashtra, Country - India belongs to **Shri. Shubham Pradeep Girase**. Name of Proposed Purchaser is **Sau. Amita Ajaykumar Mishra**.

Boundaries	:	Building	Flat
North	:	Plot No. 13	Flat No. 103
South	:	Adj. Gat No. 206	Side Margin
East	:	7.46 Mtr. (Proposed 9.00 Mtr) Wide Colony Road	Lobby, Lift & Flat No. 101
West	:	Plot No. 22 & 23	Side Margin

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 **₹ 24,37,800.00 (Rupees Twenty Four Lakh Thirty Seven Thousand Eight 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**
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: 2025.01.06 15:37:18 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Baroda Empanelment No.: ZO :MZ:ADV:46:941

Sagar Gaikwad
Pune
8/1/25

Encl.: Valuation report

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