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MSME Reg No: UDYAM-MH-18-008361  
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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/01/2025/013787/2310123  
20/7-242-PBS  
Date: 20.01.2025

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2<sup>nd</sup> Floor, Building No 1, Wing - B, "Divine Park", Plot No. 1, Sector 3352 P, Behind Jankalyan Hospital, Pandav Nagari, Off Wadala - Pathardi Road, Village - Wadala, Taluka - Nashik, District - Nashik, PIN Code - 422 009, State - Maharashtra, India belongs to **M/s. Rohan Enterprises**. Name of Proposed Purchaser is **Mr. Sagar Rajendra Bhandarkar**.

Boundaries	:	Building	Flat
North	:	Row House	Marginal Space
South	:	Wing - A & Internal Road	Flat No. B - 204
East	:	Road	Marginal Space
West	:	Shradha Garden Building	Staircase, Lobby, Lift & Flat No. B-201

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 **₹ 60,40,100.00 (Rupees Sixty Lakh Forty Thousand One 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: 2025.01.20 15:01:42 +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

Encl.: Valuation report



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**Regd. Office**

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