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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/01/2025/013823/2310158  
22/7-277-RVBSRUP  
Date: 22.01.2025

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 404, 4<sup>th</sup> Floor, "Dels Murlidhar", Tanaji Chowk, Sutar Lane, Viman Nagar, Village - Ozar, Taluka - Niphad, District - Nashik, Nashik, PIN Code - 422 207, State - Maharashtra, Country - India belongs to **M/s. Dels Estate**. Name of Proposed Purchaser is **Sonu Prashant Kanade**.

Boundaries	:	Building	Flat
North	:	CTS No. 2086	Flat No. 405
South	:	Road	Road
East	:	Road	Flat No. 403
West	:	CTS No. 1955 & Road	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 **₹ 28,74,960.00 (Rupees Twenty Eight Lakh Seventy Four Thousand Nine Hundred Sixty 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: 2025.01.22 14:04:55 +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

*Manoj Prashant Kanade*  
*Received*  
*29/1.10/25*

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