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MSME Reg No: UDYAM-MH-18-UU8561
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CIN: U74120MH2010PTC207861

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/01/2025/013982 / 2310288
28/18-407-RPSP
Date: 28.01.2025

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Land and House on Tenement No. N-53/ VH/ 29/ 04, Ground Floor, Fifth Scheme, Neighborhood Vaishakh Sector VH, Near Shree Swami Samarth Kendra - Patil Nagar, Trimurti Chowk, off Ambad - Cidco Link Road, Village - CIDCO, Taluka - Nashik, District - Nashik, Pin Code - 422 009, State - Maharashtra, Country - India belongs. Name of Proposed Purchaser: Shri. Dipyash Babu Pawar & Sau. Archana Babu Pawar. Name of Owner: Sau. Pratibha Satyavijay Ohol.

Boundaries of the property.

- North : Tenement
- South : Tenement
- East : Road
- West : Tenement

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that the property premises can be assessed and Fair Market Value for this particular purpose at is ₹ 17,45,197.00 (Rupees Seventeen Lakh Forty Five Thousand One Hundred Ninety Seven 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar
Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBB/RV/07/2018/10366
BOB Empanelment No.: ZO-MZ-ADV-46-941
Encl: Valuation Report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Date: 2025.01.28 18:14:58 +05'30'

Manoj Chalikwar
Auth. Sign.



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