

MSME Reg No: UDYAM-MH-18-UU8361

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An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207861



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Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/10/2024/011896/2308566
09/10-106-RVBS
Date: 09.10.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 09, 3rd Floor, "Shivam Pride", Behind Yogesh Beer Bar & Restaurant, Plot No. 5 (Old Plot No. 48) Grampanchayat Milkat No. 630, Mumbai - Agra Road, Village - Jaulake Dindori, Taluka - Dindori, District - Nashik, Nashik, PIN Code - 422 206, State - Maharashtra, India belongs to **Sakshi Bhalchandra Ahire & Shri. Bhalchandra Harischandra Ahire, Mansi Bhalchandra Ahire.**

Boundaries	:	Building	Flat
North	:	Adj. Gat No. 175 & 176	Flat No. 10
South	:	Colony Road	Open to Sky & Side Margin
East	:	Old Plot No. 49 Means New Plot No. 6	Lobby, Stricase, Duct, Flat No. 12
West	:	Old Plot No. 47 Means New Plot No. 4	Open to Sky & 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 **₹ 19,00,800.00 (Rupees Nineteen Lakh Eight Hundred Only) After completion of construction works.** As per Site Inspection 71% 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

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: 2024.10.09 15:32:41 +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

End.: Valuation report



Received
18/10/24

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