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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/06/2024/009372/2306856

29/5-300-JABSVS

Date: 22.06.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1004, 10th Floor, Building No 8, "Oakwood Phase - II", Plot No. 146 & 147, Sector VII, Village - Nilemore, Taluka - Vasai, District - Palghar, Nallasopara (West), PIN - 401 203, State - Maharashtra, India belongs to **Mihir Shankar Virkar & Virkar Shankar Kisan**.

Boundaries of the property

North : Panbai Nagar Building - Jain Apartment
South : Nallasopara Station Road
East : Aster Apartment
West : Internal Road / Open Land

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 **₹ 57,30,000.00 (Rupees Fifty Seven Lakh Thirty Thousand 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: 2024.06.22 15:43:59 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

SME/TCC/2021-22/86/3

Encl.: Valuation report



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