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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 28

Vastu/Mumbai/07/2024/009772/2307183

31/21-187-PNK

Date: 11.07.2024

### VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1102, 11<sup>th</sup> Floor, Building No 1, Wing - A, "Indradhanush", Village - Kashi, Mira Road (East), Taluka - Thane, District - Thane, PIN code - 401 107, State - Maharashtra, India belongs to **Mr. Shaikh Gulzar Ali Qudrat Ali & Mrs. Zarine Gulzar Ali Shaikh.**

Boundaries of the property

North	: Jari Mari Mandir Road
South	: Shree Krishna Complex
East	: IP Royal Villa Building
West	: Neel Kamal Building & Raj Estate

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 **₹ 1,15,36,800.00 (Rupees One Crore Fifteen Lakh Thirty Six Thousand 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: 2024.07.11 12:47:25 +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

Encl.: Valuation report



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