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CIN: U74120MH2010PTC207865

## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 25

Vastu/Nashik/07/2024/010060/2307388  
24/12-392-RPBS  
Date: 24.07.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 301, Third Floor, "Vishwaraj Heights", Survey No. 892/ 4B/ 2/ 1 out of Plot No. 1, Near Aditya Hall, Siemens Colony, Rane Nagar, Village – Nashik City-4, Taluka & District - Nashik, PIN Code – 422 004, State - Maharashtra, Country - India Belongs to **Mr. Prafulla Madhukar Shivpuje**

Boundaries of the property.

Boundaries	Building	Flat
North	Farm	Marginal Space
South	Building	Marginal Space
East	Road	Marginal Space
West	Building	Lobby, Lift & Staircase

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 for this particular purpose at ₹ 57,96,000.00 (Rupees Fifty-Seven Lakh Ninety-Six Thousand Only). As per Site Inspection 64% 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.07.24 18:05:57 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

BOB Empanelment No.: ZO:MZ:ADV:46:941



Received  
25/7/24



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