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MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 27

Vastu/Nashik/08/2024/010740/2307802
22/15-280-RVRJ
Date: 22.08.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. C-204, 2nd Floor, Wing - C, "Significant", Opp. to Mahda Building, Indira Nagar, Param Pujya Ravishankarji Marg, Village - Wadala, District - Nashik, Nashik, 422 006, State - Maharashtra, India belongs to **Mr. Vasim Akram Jahid Khan & Mrs. Sima Wasim Akram Khan.**

Boundaries	:	Building	Flat
North	:	Adj. Hissa No. 4	Lobby & Thereafter Flat No. C-205
South	:	Adj. Survey No. 82/5/2+3+4+5+6	Amenity Space
East	:	Adj. Hissa No. 4(B+C+D)	Duct & Thereafter Flat No. C-203
West	:	Road	B-Wing

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 **₹ 31,35,400.00 (Rupees Thirty One Lakh Thirty Five Thousand Four Hundred Only) After completion of construction works.** As per Site Inspection 81% 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: 2024.08.22 17:59:37 +0530

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
21/9/24

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