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MSME REG NO: UDYAM-MH-18-U06301
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An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207861

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/09/2024/011304/2308242
19/18-248-RUPBS
Date: 19.09.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 203, 2nd Floor, "Arfat Heights", Behind Ashoka Universal School, Near Nisarga Park, Plot No. 36+37, Tirumla Nagar, Pakhal Road, Village - Wadala, Taluka - Nashik, District - Nashik, Nashik, 422006, State - Maharashtra, India belongs to **Mr. Maniyar Shaikh Ashfaque Shaikh Isa & Mrs. Shahista Ashfaque Maniyar**.

Boundaries	:	Building	:	Flat
North	:	Adj. Survey No. 9/ 1P	:	Lobby, Lift, Duct & Flat No. 204
South	:	9.00 Meter Colony Road	:	Front Marginal Space
East	:	Plot No. 38	:	Flat No. 202
West	:	Adj. Survey No. 9/ 1P	:	Side Marginal Space

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 **₹ 28,94,400.00 (Rupees Twenty Eight Lakh Ninety Four Thousand Four Hundred Only) After completion of construction works. As per Site Inspection 67% 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: 2024.09.19 17:19:21 +05'30'

[Signature]
Auth. Sign.



Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. ISBI/RV/07/2018/10366
Bank Of Baroda Empanelment No.: ZO MZ-ADV/46/941

Received
20/09/24

Encl.: Valuation report

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