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MSME Reg No: UDYAM-MH-18-008561
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207865

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/09/2024/011547/2308420
28/9-426-RVBS
Date: 28.09.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 203, 2nd Floor, Building No 2, Wing - A, "Kalpataru Baug Phase-2", Opposite Dynamic Health Club, Shivaji Nagar, off Deola - Nashik Road, Village - Ozar Township, Taluka - Niphad, District- Nashik, Nashik, PIN Code - 422 206, State - Maharashtra, India belongs to Mr. Chirag Kishor Patil & Mrs. Komal Chirag Patil.

Boundaries	:	Building	Flat
North	:	Gat No.2659	Flat No. 204
South	:	Gat No.2657	Side Margin
East	:	12 Meter Road	Passage & Duct
West	:	Gat No.2656	Side Margin

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 ₹ 25,34,600.00 (Rupees Twenty Five Lakh Thirty Four Thousand Six Hundred Only) After completion of construction works. As per Site Inspection 47% 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.28 16:12:19 +05'30'

Director

Auth. Sign.



Manoj sir

Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
State Bank of India Empanelment No.: NZO /CR/22-23/39

Encl.: Valuation report

Handwritten signature and date: 28/09/24



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