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MSME Reg No: UDYAM-MH-16-006301

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Thane/10/2024/011722/2308608

14/3-148-PRBS

Date: 14.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 703, 7th Floor, Wing – A, Elara, "Marathon Nexworld Elara - 1", Village - Betawade, Taluka & District – Thane, PIN – 400 612, State – Maharashtra, Country – India belongs to **Mr. Winson Raju & Ms. Nisha Winson.**

Boundaries of the property.

North	:	Open Plot
South	:	Aura Building
East	:	Internal Road
West	:	Betawade Sub Station Road

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 and valued for this particular purpose at **₹ 38,60,000.00 (Rupees Thirty-Eight Lakh Sixty Thousand Only).**

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: 2024.10.14 15:40:25 +05'30'

Arind



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
BOI Emp. No.: MSZ:C&IC:Valuers:2019-20. 010
Encl: Valuation report

Nelson

Thane : 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S.),INDIA
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