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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/10/2024/011754/2308626

15/8-166-PRSH

Date: 19.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2-B/302, 3rd Floor, Building No 2, Wing - B, "**Krishna-Sthal Shrikrupa Co-Op. Hsg. Soc. Ltd.**", Village - Mire, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State - Maharashtra, Country - India belongs to **Mr. Nilesh Suresh Pednekar & Mrs. Pranoti Nilesh Pednekar**.

Boundaries of the property

North : Radha Krishna Temple
South : Mira Road
East : Government Tribal Boys Hostel
West : Dwaraka CHSL

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 **₹ 44,98,155.00 (Rupees Forty Four Lakh Ninety Eight Thousand One Hundred Fifty Five 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 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: 2024.10.19 12:28:38 +05'30'

Auth. Sign.

Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report



6/10/24



Our Pan India Presence at :

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Regd. Office

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