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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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Value Change Correction

Vastu/Mumbai/11/2024/011759/2308655

14/4-195-PSV

Date: 17.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 205, 2nd Floor, Building No 1, Wing - A, "Kendale Emeralds Phase I", Badlapur Katai Road, Village - Belavali, Taluka - Ambernath, District - Thane, Badlapur (East), PIN Code - 421 503, State - Maharashtra, India belongs to **Mrs. Pratiksha Chandansingh Thakur & Mr. Chandansingh R. Thakur.**

Boundaries	:	Building	Flat
North	:	Internal Road	Flat No. 204
South	:	Open Plot	Marginal Space
East	:	Phase - 2	Marginal Space
West	:	Wing - B	Passage

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 **₹ 45,66,100.00 (Rupees Forty Five Lakh Sixty Six Thousand One Hundred 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: 2024.10.17 15:29:26 +05'30'

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Encl.: Valuation report



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Regd. Office

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