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MSME Reg No: UDYAM-MH-18-UU0

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CIN: U74120MH2010PTC207

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Nashik/11/2024/012439/2309108  
18/10-193-CCRJ  
Date: 18.11.2024

### VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 2206, 22<sup>nd</sup> Floor, Wing - C, "Shreeji Excelencia", Opposite Radiant Hyundai Service, Serene Meadows, Gangapur Road, Village - Anandvalli, Taluka - Nashik, District - Nashik, 422013, State - Maharashtra, India belongs to **Miss.Rupal Rahul Harkal**.

Boundaries	:	Building	Flat
North	:	30 Meter Wide DP Road	Flat No.C-2205
South	:	Survey No.48/2/1	Marginal Space
East	:	9 Meter Wide Colony Road	Marginal Space
West	:	Open Space	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 **₹ 1,26,63,000.00 (Rupees One Crore Twenty Six Lakh Sixty Three Thousand Only) After completion of construction works. As per Site Inspection 72% 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: 2024.11.18 17:17:38 +05'30'

Auth. Sign.



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

*(Handwritten Signature)*



End.: Valuation report

Nashik: 4, 1st Floor, Madhusha Etra, Vrundavan Nagar, Jataj Baroda Naka Link Road,  
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