

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/04/2024/008151/2305923 10/7-62-JABS Date: 10.04.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. A/1602, 16th Floor, Wing - A, "The Views", Pant Nagar, MHADA Colony, Off. Eastern Express Highway, Village - Ghatkopar, Ghatkopar (East), Mumbai, Taluka - Kurla, District - Mumbai Suburban, PIN - 400 075, State - Maharashtra, India belongs to Agnel Developers. Name of Proposed Purchaser is Shamsher Singh & Gurpreet Mann.

Boundaries of the property

North : 'D' Wing of The Views

South : Sales Office : Slum Area

West : 'B' Wing of The Views

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 ₹ 3,48,48,000.00 (Rupees Three Crore Forty Eight Lakh Forty Eight Thousand Only) After completion of the property. As per Site Inspection 34% 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.

Digitally signed by Manoj Chalikwar

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: 2024.04.10 17:40:44 +05'30'

Director

Auth. Sign.



Manoj Chalikwar

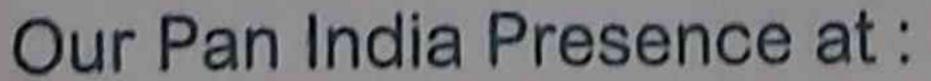
Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

Encl.: Valuation report

NO.





Al-waland O.Thana O.Ab

NandedMumbai

Thane
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d Poelhi NCR

Raipur

Aurangabad Pune Inc

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