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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/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
East : 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.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Date: 2024.04.10 17:40:44 +05'30'

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

Our Pan India Presence at :

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No.

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