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New Relab-subm
old Recd

Shantilar
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/04/2024/008228/2305983
23/5-122-JAVS
Date: 16.04.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1206, 12th Floor, Building No 2, Wing - A, "Regent Hill", Sector XI-A, Hiranandani Gardens, Near I.I.T., Off Adi Shankaracharya Marg, Village - Powai, Mumbai, Taluka - Kurla, District - Mumbai Suburban, PIN - 400 076, State - Maharashtra, India belongs to **HGP Community Private Limited**. Name of Proposed Purchaser is **Sanjay Kumar Singh**.

Boundaries of the property

- North : 'B' Wing of Regent Hill
- South : Kingston CHSL
- East : Internal Road
- West : Under Construction Building

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 **₹ 1,64,86,500.00 (Rupees One Crore Sixty Four Lakh Eighty Six Thousand Five 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: 2024.04.16 17:42:13 +05'30'

Auth. Sign.

Director

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



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