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/05/2024/008546/2306202
07/2-62-PRSH
Date: 07.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 007, Ground Floor, Building No 3, Wing - A, **"Vini Heights Co-Op. Hsg. Soc. Ltd. "**, Laxmiben Chheda Marg, Village - Sopara, Nallasopara (West), Taluka - Vasai, District - Palghar , Palghar , PIN - 401 203, State - Maharashtra, Country - India belongs to **Mr. Shivram Mithabaonkar & Mr. Ajay Kashiram Mithabaonkar** .

Boundaries of the property

North	:	Internal Road
South	:	Wing - G
East	:	Sai Anand Apartment
West	:	Wing - B

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 **₹ 25,44,924.00 (Rupees Twenty Five Lakh Forty Four Thousand Nine Hundred Twenty Four 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: 2024.05.07 12:31:51 +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