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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U7420MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 25

Vastu/Mumbai/05/2024/008549/2306205  
07/5-65-BHVS  
Date: 07.05.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 903, 9<sup>th</sup> Floor, Building No 19, "Runwal Gardens Phase 2", Village - Gharivali, Taluka - Kalyan, District - Thane, Dombivali (East), 421 203, State - Maharashtra, India belongs to **Mayur Vitthal Gosavi & Smita Mayur Gosavi**.

Boundaries of the property

North	:	Garden & Runwal Gdns Road
South	:	Internal Road
East	:	Tower - 18
West	:	Tower - 20

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 **₹ 44,12,500.00 (Rupees Forty Four Lakh Twelve 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: 2024.05.07 14:37:10 +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.: NZO /CR/22-23/39

Encl.: Valuation report

#### Our Pan India Presence at :

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