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MSME Reg No: UDYAM-MH-18-0083617
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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: Private Valuation/ Mrs. Jaya Abraham (8968/2306531)

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Vastu/Mumbai/05/2024/8968/2306531
30/20-391-JAVSBS
Date: 30.05.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No 101-A & 101-B, 1st Floor, 'B' Wing, "Harshvardhan Co-op. Hsg. Soc. Ltd.", Village - Tungwa, Powai, Mumbai - 400 076, State - Maharashtra, Country - India belongs to **Mrs. Jaya Abraham & Mr. Abraham Punnoose**

Boundaries of the property

North	: Slum Area
South	: Bhagalaxmi CHSL
East	: Open Land
West	: Open Land

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for **Private Purpose** at ₹ 3,12,70,000.00 (Rupees **Three Crore Twelve Lakh Seventy Thousand 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 valuation 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: 2024.05.31 10:42:50 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Encl: Valuation report.



MS
1/7/24

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