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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/06/2024/9432/2306900

25/20-344-PPY

Date: 25.06.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Amalgamated Residential Flat No. 1501 & 1504, 15th Floor, Wing – 2A, "Rustomjee Regency II Co-Op. Hsg. Soc. Ltd.", C.T.S. No. 921/1, Jaywant Sawant Road, Village – Dahisar, Dahisar (West), Taluka – Borivali, Mumbai Suburban District, Mumbai, PIN Code - 400 068, State Maharashtra, Country – India belongs to **Mr. Vallabhbai Vasharambhai Italia & Mrs. Manjuben Vallabhbai Italia.**

Boundaries of the property.

North	:	Rustomjee Cambridge International School
South	:	Rustom Irani Marg
East	:	Rustomjee Business School & Jaywant Sawant Marg
West	:	Rustomjee Ground

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 for this particular purpose at **₹ 3,98,75,772.00 (Rupees Three Crore Ninety Eight Lakh Seventy Five Thousand Seven Hundred Seventy Two 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**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.06.25 17:51:19 +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/38/IBBI/3

Encl: Valuation report.



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