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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/12/2024/010037/2307391

02/2-395-PSKNK

Date: 25.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-33, 3rd Floor, Wing - B, "Pethenagar Co-op. Hsg. Soc. Ltd.", Kedarmal Road, Village - Malad East, Municipality Ward No. P Ward, Malad (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban District, PIN Code - 400 097, State - Maharashtra, India belongs to **Mr. Mukul Arvind Shrotri**.

Boundaries of the property

North : Apnadesh CHSL
South : Road
East : Ashmi Apartment
West : Internal Road & Bhavana Kunj CHSL

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 **₹ 1,12,59,000.00 (Rupees One Crore Twelve Lakh Fifty Nine 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 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: 2024.07.25 12:08:26 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Janaseva Sahakari Bank Empanelment No.: 36/ LOAN H.O./2016-17/232

Encl.: Valuation report



Praveen
31/12/24

Our Pan India Presence at :

Nanded Thane Ahmedabad Delhi NCR
Mumbai Nashik Rajkot Raipur
Aurangabad Pune Indore Jaipur

Regd. Office

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