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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/12/2024/010104/2307392  
02/3-396-PSKNK  
Date: 25.07.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-34, 3<sup>rd</sup> Floor, Wing - B, "**Pethenagar Co-op. Hsg. Soc. Ltd.**", Kedarmal Road, Village - Malad East, Municipality Ward No. P Ward, Malad (East), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN Code - 400 097, State - Maharashtra, India belongs to **Mrs. Swapnal Mukul Shrotri & 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 **₹ 98,69,000.00 (Rupees Ninety Eight Lakh Sixty 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 12:05:05 +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



*Prash*  
31/12/24



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#### Regd. Office

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