

MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 25

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, 3rd 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

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'

Director

Auth. Sign.

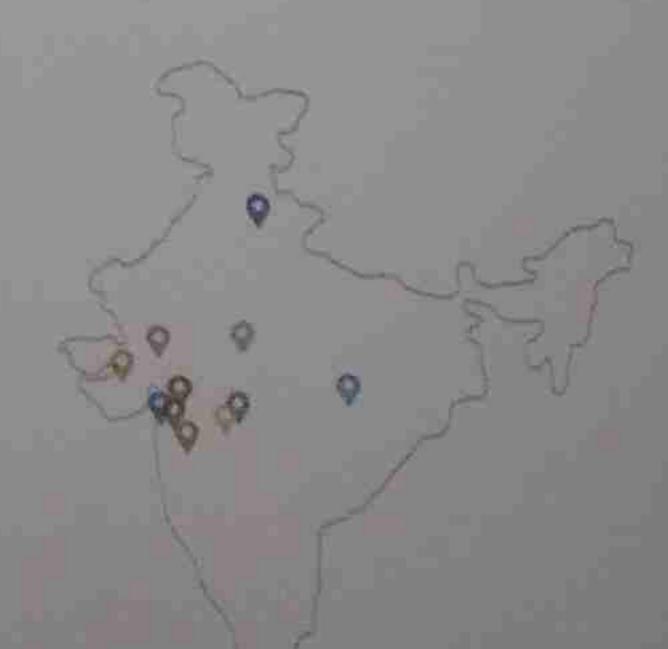
Manoj Chalikwar

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





Our Pan India Presence at:

Nanded

Mumbai

Aurangabad

P Thane

Pune

Nashik

Rajkot

Ahmedabad Delhi NCR Raipur

Jaipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road. Powai, Andheri East, Mumbai: 400072, (M.S), India

**\*+912247495919** 

mumbai@vastukala.co.in www.vastukala.co.in