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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/08/2024/010145/2307545
29/3-23-JABSRJ
Date: 17.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 101, 1st Floor, Wing - D, "Riddhi Siddhi Co-op. Hsg. Soc. Ltd.", Riddhi Siddhi Heritage, Plot No. 103, Sector 14, Phase - II, Near Mansarovar Railway Station, Village - Kamothe, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 209, State - Maharashtra, India belongs to **Mr. Ganesh Prakash Shinde**.

Boundaries of the property

North : Omkar CHSL
South : Manas Complex Road
East : Prem Amber Building
West : Internal Road & Neelkanth Heights

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 **₹ 50,63,968.00 (Rupees Fifty Lakh Sixty Three Thousand Nine Hundred Sixty Eight 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: 2024.08.17 11:25:35 +05'30'

Auth. Sign.

Director



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

Syada
29/8/24



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