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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/08/2024/010245/2307643  
10/5-121-JASK  
Date: 10.08.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1101, 11<sup>th</sup> Floor, Building No 7, Wing - G, "The Springs Co-op. Hsg. Soc. Ltd.", Plot No. 4, Sector 20, Roadpali, Taloja Road, Village - Kalamboli, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 218, State - Maharashtra, India belongs to **Mr. Arvind Kumar K. Shah**.

Boundaries of the property

North : Monarch Brookefields  
South : The Spring Road  
East : Roadpali Main Road  
West : Kalamboli Link Road

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 **₹ 1,41,77,800.00 (Rupees One Crore Forty One Lakh Seventy Seven Thousand Eight Hundred 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: 2024.08.10 14:48:14 +05'30'

Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

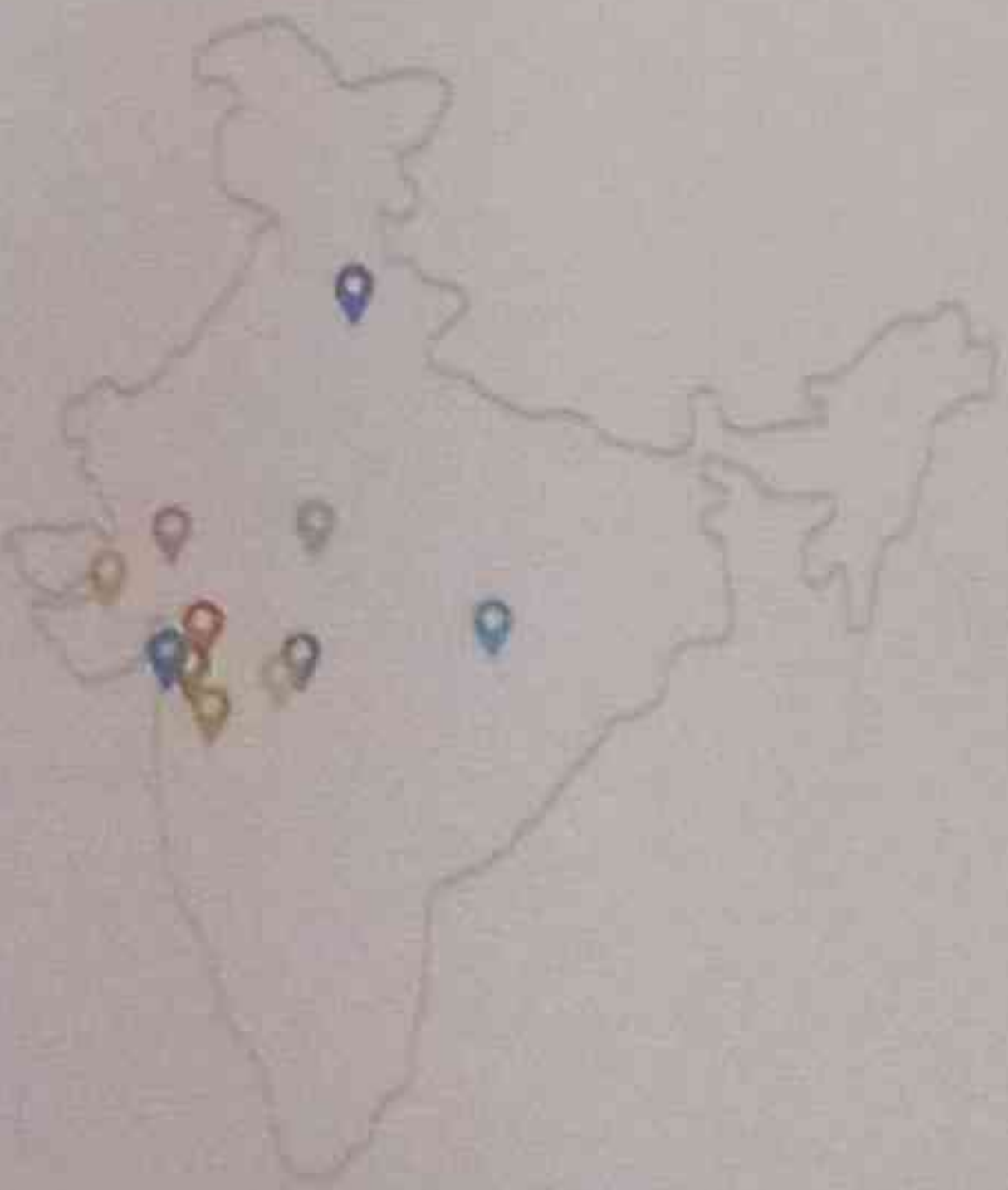
Chartered Engineer (India)

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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