



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://www.vastukala.co.in)

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

## Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 30

Vastu/Mumbai/08/2024/010246/2207644  
10/06-122-PASKUJ  
Date: 10.08.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 3 & 4 (Also known as 1903 & 1904 as per NOC & Flat No. 1902 as per B.M.C. records and approved plan), A Wing, "Shreepati Jewels Ruby – (Wing A) Co-op. Hsg. Soc. Ltd., Shreepati Tower, Tatya Gharpure Marg & Kharatar Ali Marg, Pimpalwadi, Girgaon, Mumbai – 400004, State Maharashtra, Country – India belongs to **Mr. Bhavik Arvindkumar Shah.**

#### Boundaries of the property.

North : Wing – B & Tatya Gharpure Marg  
South : Chawl  
East : Wing – C & D  
West : Level 40 Building

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 4,16,53,602.00 (Rupees Four Crore Sixteen Lakh Fifty Three Thousand Six Hundred Two 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 valuation 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: 2024.08.10 15:46:42 +05'30'

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.



#### Our Pan India Presence at :

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

#### Regd. Office

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

☎ +91 2247495919

✉ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)