

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/08/2024/010248/2307844 10/08-122-PASKU 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.

Wing - B & Tatya Gharpure Marg North

Chawl South

Wing - C & D East

Level 40 Building West

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.

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 15:46:42 +05'30'

Director

Manoj Chalikwar

Govt. Reg. Valuer Chartered Engineer (India)

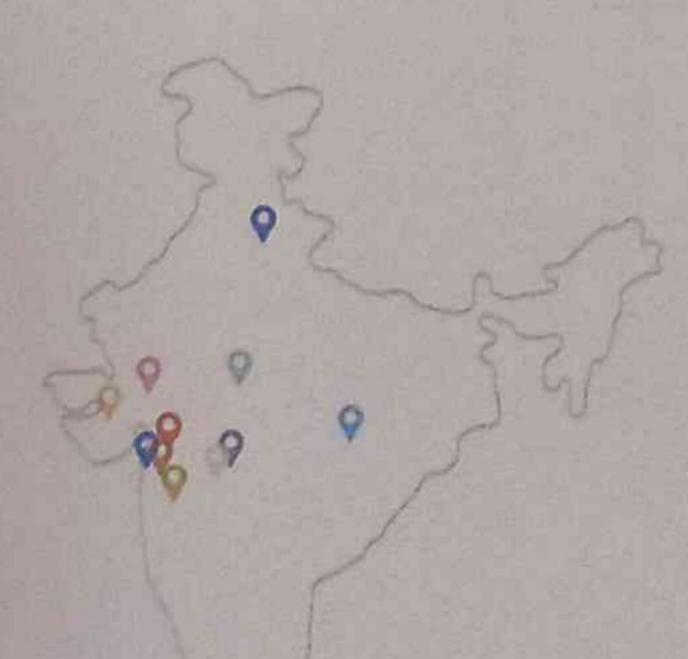
Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Encl: Valuation report.







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