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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/08/2024/10660/2307973

31/10-451-VVSM

Date: 31.08.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2207, 22<sup>nd</sup> Habitable Floor, Wing No. 18, "Daisy", Vasant Oasis, Borosil Plot, Marol Maroshi Road, Off Andheri – Kurla Road, Andheri (East), Mumbai, Pin - 400059, State - Maharashtra, Country – India belongs to **Mr. Bharat Vishnu Adsule & Mrs. Snehal Bharat Adsule**.

Boundaries of the property.

North : Road & ECO Park CHSL  
South : Building No. 17  
East : Lilium CHSL  
West : Makwana Road

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 and Fair Market Value for **Private Purpose** at ₹ 1,50,05,500.00 (Rupees **One Crore Fifty Lakh Five Thousand Five 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.31 13:11:03 +05'30'

Auth. Sign.



*Received  
Bharat  
2/9/24.*

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#### Regd. Office

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