



**VASTUKALA**  
Unlocking Excellence

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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/09/2024/011231/2308220  
18/14-226-PRRJ  
Date: 18.09.2024

### VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 909, 9<sup>th</sup> Floor, Wing - B, "Delta Palacio", Plot No. 9, Sector - 26, Pushpak Node, Village - Vahal, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN - 410 206, State - Maharashtra, Country - India belongs to **Mr. Santosh Kumar & Mrs. Anjali Kumari**.

Boundaries	:	Building	Flat
North	:	Open Plot	Building is under construction
South	:	Internal Road	Building is under construction
East	:	Bhaveswar Valencia Project	Building is under construction
West	:	Internal Road	Building is under construction

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 **₹ 1,11,24,000.00 (Rupees One Crore Eleven Lakh Twenty Four Thousand Only) After completion of construction works.** As per Site Inspection 64% Construction Work is Completed.

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**  
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: 2024.09.18 17:55:08 +05'30'

*Manoj Chalikwar*  
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

*Recd  
Subhanis  
19/09/2024*



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