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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/09/2024/011252/2308299

26/4-305-PRSH

Date: 23.09.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1403, 14<sup>th</sup> Floor, Building No. - 17, "Siddharth Nagar Shivam Co-Op. Hsg. Soc. Ltd. ", MHADA Layout, Siddharth Nagar No. 4, Village - Pahadi Goregaon, Goregaon (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 104, State - Maharashtra, Country - India belongs to **Pratik Hasmukh Pandiya & Madhu Hasmukh Pandiya.**

Boundaries	:	Building	Flat
North	:	Building No. 18	Flat No. 1404
South	:	Internal Road	Marginal Space
East	:	New Geetanjali CHSL	Lobby & Staircase
West	:	Internal Road	Marginal Space

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 ₹ 2,11,60,000.00 (Rupees Two Crore Eleven Lakh Sixty Thousand 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: 2024.09.23 10:22:51 +05'30'

Director

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank of India Empanelment No.: KZO/CR/19-20/582

Encl.: Valuation report

*Recd on*

*3/10/24*

*M*



Regd. Office

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