



VASTUKALA
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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Handover to Prithvi Kumar

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Vastu/Mumbai/09/2024/011508/2308439

30/10-445-JASK

Date: 30.09.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1308, 13th Floor, Wing - B, "Irene", Mota Pada (Bhandarwada), Off Link Road, Near K. G. Mittal Collage, Liberty Garden, Village - Malad (South), Municipality Ward No. P/N, Taluka - Borivali, District - Mumbai Suburban, Malad (West), Mumbai, PIN - 400 064, State - Maharashtra, India belongs to **Ms. Mona Mehta**.

Boundaries of the property

North : Mother Terrace Building
South : Slum Area
East : Road
West : Residential Building

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 **₹ 1,89,28,000.00 (Rupees One Crore Eighty Nine Lakh Twenty Eight Thousand Only) After completion of construction works**. As per Site Inspection 17% 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: 2024.09.30 15:34:40 +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

Prithvi Kumar
01/10/24

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