

Vastukala Consultants (I) Pvt. Ltd.

Handbuer to Pritein Kundr

CIN: U74120MH2010PTC207869

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001: 2015 Certified Company

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 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'

Director

Auth. Sign.



Manoj Chalikwar

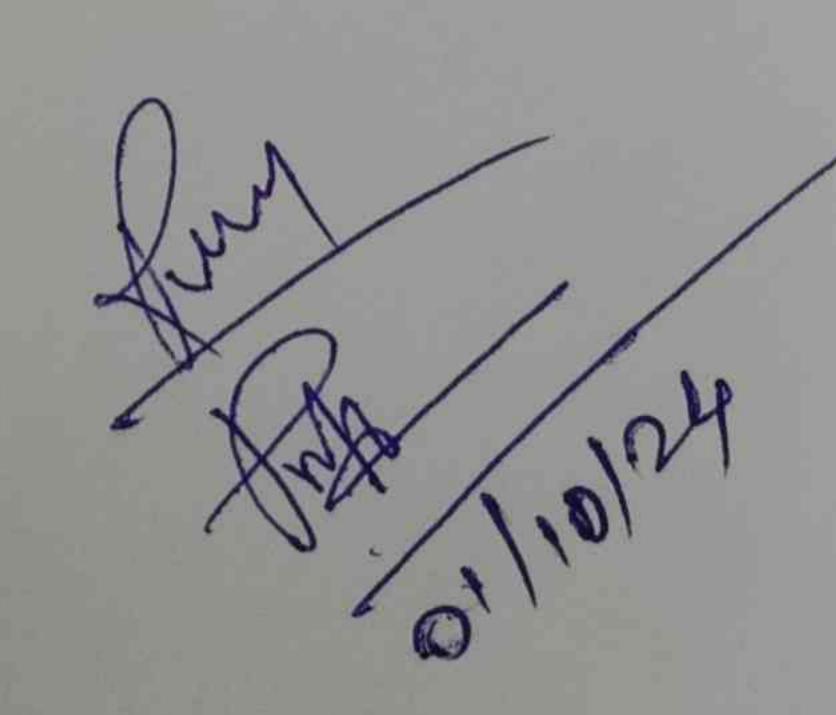
Govt. Reg. Valuer

Chartered Engineer (India)

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

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

Encl.: Valuation report



Our Pan India Presence at:

Aurangabad Pune

Nanded

Mumbai

9 Thane

Nashik

- Ahmedabad P Delhi NCR

Indore

- Rajkot
 - Raipur
 - 9 Jaipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India

- +91 2247495919
- mumbai@vastukala.co.in
- www.vastukala.co.in