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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/01/2025/011514/2310033

13/13-152-SKVS

Date: 13.01.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-503, 5th Floor, Wing - B, "Shrirang Niwas Co-op. Hsg. Soc. Ltd.", Gopal Krishna Gokhale Road, Village - Mulund (East), Taluka - Kurla, District - Mumbai Suburban, Mulund (East), PIN - 400 081, State - Maharashtra, India belongs to **Smt. Neelam Vaibhav Joshi & Shri. Vaibhav Ballal Joshi**.

Boundaries	:	Building	Flat
North	:	Gopal Krishna Gokhale Road	Flat No. 502
South	:	Open Space / Garden	Building Marginal Space
East	:	Shamika Building	Staircase & Building Marginal Space
West	:	Jay Soham CHSL	Lift & Building 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 **₹ 1,75,85,964.00 (Rupees One Crore Seventy Five Lakh Eighty Five Thousand Nine Hundred Sixty Four 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

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: 2025.01.13 17:40:15 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

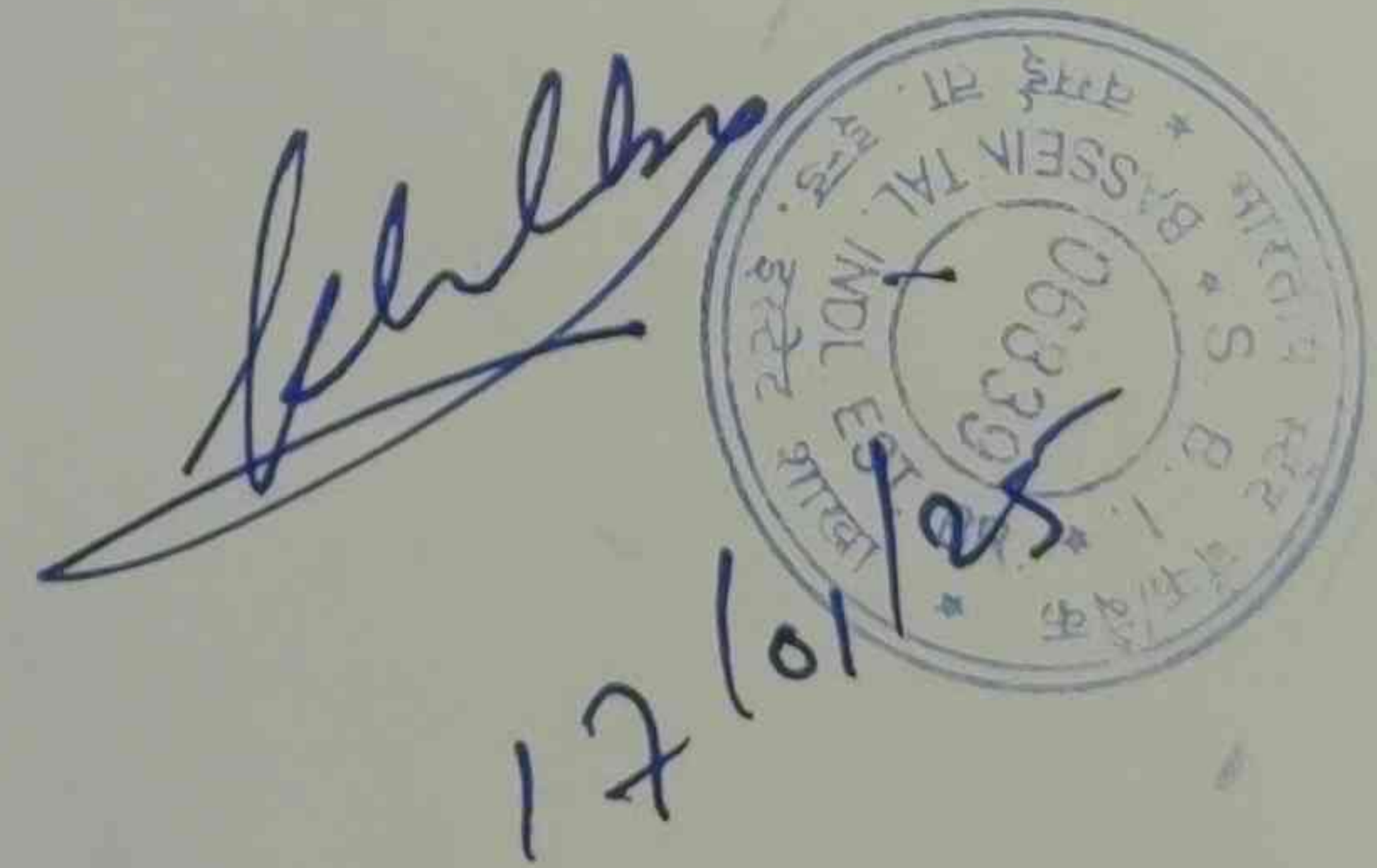
Chartered Engineer (India)

Reg. No. AM161706-3

IBBI/RV/07/2018/10366

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

Encl.: Valuation report



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Regd. Office

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