

## VALUATION OPINION REPORT

The property bearing Commercial Shop No: 6, Ground Floor, "Parvati Heritage", Ami's Parvati Heritage Co-op. Hsg. Soc. Ltd., Bhuva Wadi, Cama Lane, Ghatkoper (West), Mumbai - 400086, State - Maharashtra, Country - India belongs to **Mr. Pawan Kumar Mata Charan Tiwari & Mrs. Pinki Pawan Tiwari**.

### Boundaries of the property

North	: Residential Building
South	: Kiroi Road
East	: Hansoti Lane
West	: Jolly Apartment

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that the property premises can be assessed and valued for banking purpose for **₹ 90,90,312.00 (Rupees Ninety Lakh Ninety Thousand Three Hundred Twelve 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Director

**Manoj B. Chalikwar**


Registered Valuer

Chartered Engineer (India)

Reg No. CAT-+F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report

  
Auth. Sign.



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Commercial Shop No. 6, Ground Floor, "Parvati Heritage", Ami's Parvati Heritage Co-op. Hsg. Soc. Ltd., Bhuva Wadi, Cama Lane, Ghatkopar (West), Mumbai - 400086, State - Maharashtra, Country - India.

Form 0-1

(See Rule 8 D)

REPORT OF VALUATION OF IMMOVABLE PROPERTY (OTHER THAN AGRICULTURAL LANDS, PLANTATIONS, FORESTS, MINES AND QUARRIES)

**GENERAL:**

1	Purpose for which the valuation is made	To assess the Fair Market Value as on 09.09.2023 for Bank Loan Purpose
2	Date of inspection	04.08.2023
3	Name of the owner/ owners	<b>Mr. Pawan Kumar Mata Charan Tiwari &amp; Mrs. Pinki Pawan Tiwari</b>
4	If the property is under joint ownership / co-ownership, share of each such owner. Are the shares undivided?	Joint Ownership (Details of ownership share not available)
5	Brief description of the property	<b>Address:</b> Commercial Shop No. 6, Ground Floor, "Parvati Heritage", Ami's Parvati Heritage Co-op. Hsg. Soc. Ltd., Bhuva Wadi, Cama Lane, Ghatkopar (West), Mumbai - 400086, State - Maharashtra, Country - India.  <b>Contact Person:</b> Mr. Siraj (Carpenter)
6	Location, street, ward no	Bhuva Wadi, Cama Lane, Ghatkopar (West)
	Survey/ Plot no. of land	C.T.S. No. 688 to 703 of Village - Ghatkopar - Kiroli
8	Is the property situated in residential/ commercial/ mixed area/ Residential area?	Residential cum Commercial Area
9	Classification of locality-high class/ middle class/poor class	Middle Class
10	Proximity to civic amenities like schools, Hospitals, Units, market, cinemas etc.	All the amenities are available in the vicinity
11	Means and proximity to surface communication by which the locality is served	Served by Buses, Taxies, Auto and Private cars
	<b>LAND</b>	
12	Area of Unit supported by documentary proof. Shape, dimension and physical features	Carpet Area in Sq. Ft. = 292.00 Loft Area in Sq. Ft. = 280.00 Total Carpet Area in Sq. Ft. = 572.00 (Area as per actual site measurement)  Carpet Area in Sq. Ft. = 280.00 (Area as per Agreement for Sale)  Built Up Area in Sq. Ft. = 336.00 (Area as per Index II)



Vastukala Consultants (I) Pvt. Ltd.

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**DECLARATION OF PROFESSIONAL FEES CHARGED**

We hereby declare that our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR clients demands that the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

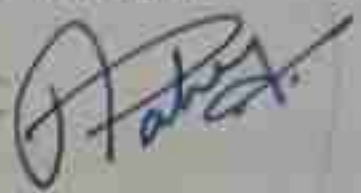
**VALUATION OF THE PROPERTY PREMISES**

Considering various parameters recorded herein above, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that the property premises can be assessed and valued for banking purpose as on day for ₹ 90,90,312.00 (Rupees Ninety Lakh Ninety Thousand Three Hundred Twelve Only).

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

By signing this document, I hereby certify that the above information is true and correct to the best of my knowledge and belief, and I am not aware of any material misstatements or omissions.



Auth. Sign.

Director

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
Cosmos Emp. No. H.O./Credit/67/2019-20

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