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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/11/2024/011763/2308743

05/1-283-PRVS

Date: 21.10.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 601, 6th Floor, "Prime View Co-Op. Hsg. Soc. Ltd. ", 8th Khetwadi lane, Village - Girgaum Division , Municipality Ward No. D, District - Mumbai, PIN - 400 004, State - Maharashtra, Country - India belongs to **Mrs. Renuka Dilip Kothari** . Name of Proposed Purchaser is **Mr. Naresh R. Mehta & Mrs. Neeru Naresh Mehta**.

Boundaries of the property

North : Golawala Building
South : Earth Darshan Building
East : 7th Lane
West : Khetwadi 8th Lane Road

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 **₹ 3,71,14,956.00 (Rupees Three Crore Seventy One Lakh Fourteen Thousand Nine Hundred Fifty Six 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: 2024.10.21 10:06:01 +05'30'

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



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