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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/11/2024/011891/2308753  
04/11-293-PRBS  
Date: 22.10.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 1080, Lower Ground Floor, "Eaze Zone in Laxmi Singh Complex Premises Co-Op. Soc. Ltd.", Rustomjee's Eaze Zone, CTS No. 1214/1, Laxmi Singh Complex, Goregaon Mulund Link Road, Opp. Ozone Tower, Village - Malad, Goregaon (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 064, State - Maharashtra, Country - India belongs to **Mr. Dhaval Bharatbhai Darji**.

### Boundaries of the property

- North : Internal Road
- South : Vasari Hill Road
- East : Shree Laxmi Tower
- West : 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 **₹ 35,14,216.00 (Rupees Thirty Five Lakh Fourteen Thousand Two Hundred Sixteen 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  
Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.10.22 11:40:05 +05'30'



Director Auth. Sign.



**Manoj Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
SVC CO-OPERATIVE BANK LTD Empanelment No.: CO/Tec/BUS/526/ 20-21(L&B)

Encl.: Valuation report



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