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MSME Reg No: UDYAM-MH-18-0083

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CIN: U74120MH2010PTC2076

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 24

Vastu/Mumbai/11/2024/012007/2308927

05/7-12-PRBS

Date: 05.11.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Duplex Flat No. 1204 & 1304 on 12th & 13th Floor, Wing – A, "Shree Sai Tower Co-Op. Hsg. Soc. Ltd.", Sodawala Lane, Borivali (West), Mumbai – 400 092, State – Maharashtra, Country – India belongs to **Shri. Sampat Jagannath Sonawane & Smt. Shobha Sampat Sonawane.**

Boundaries of the property.

North	: Sodawala Lane
South	: Wing B & C
East	: Residential Building
West	: Rajshree 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 this particular purpose at ₹ 2,61,41,720.00 (Rupees Two Crore Sixty-One Lakh Forty-One Thousand Seven Hundred Twenty 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.

**Sharadkumar
B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.11.05 16:58:34 +05'30'

Auth. Sign.



Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

PNB Empanelment No. ZO:SAMD:1138

Encl: Valuation report.

Received



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