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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 27

Vastu/Mumbai/01/2025/012318/2309882

01/1-1-SONALVS

Date: 01.01.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 102, 1st Floor, Wing - D, ""Eternia"", Plot No. 69 & 70, Sector 20, Village - Kalamboli (Roadpali Node), Taluka - Panvel, District - Raigad, 410 218, State - Maharashtra, India belongs to **Mr. Alpesh Parasmal Jain & Mr. Parasmal Malaji Jain.**

Boundaries	:	Building	Flat
North	:	Wing - C	Flat No. 101
South	:	Wing - E	Marginal Space
East	:	Sai Raj Heights Building	Staircase & Flat No. 103
West	:	Roadpali Central Road & Open Plot	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 **₹ 91,29,500.00 (Rupees Ninety One Lakh Twenty Nine Thousand Five Hundred 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: 2025.01.01 12:41:14 +05'30'

(Handwritten Signature)
Auth. Sign.



Director

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

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

Encl.: Valuation report



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