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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/11/2024/012374/2309087  
16/6-172-BHV  
Date: 16.11.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 503, 5<sup>th</sup> Floor, Building No 4, Wing - A, "Himalaya", Om jalaram Co-Op. Hsg. Soc. Ltd. , Asha Nagar, Village - Poisar, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban, Mumbai, PIN - 400 101, State - Maharashtra, India belongs to **Mrs. Samidha Rupesh Shinde & Mr. Rupesh Raghunath Shinde.**

Boundaries of the property

North : Mahindra CHSL & Asha Nagar Road  
South : Satyam Apartment  
East : Richa CHSL  
West : Open Plot

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 **₹ 98,21,010.00 (Rupees Ninety Eight Lakh Twenty One Thousand Ten 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: 2024.11.16 12:58:01 +05'30'

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

#### Our Pan India Presence at :

Nanded Thane Ahmedabad Delhi NCR  
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