



www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 20

Vastu/Mumbai/11/2024/012467/2309156
22/8-241-PRV
Date: 22.11.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 103, 1st Floor, Building No A/2, "**Prestige Garden A2 Co-Op. Hsg. Soc. Ltd.**", Prestige Garden Housing Complex, Plot No. 412 of Thane Town Planning Scheme No. 1, Almeida Road, Village - Panchpakhadi, Thane (West), Taluka - Thane, District - Thane, PIN - 400 601, State - Maharashtra, Country - India belongs to **Mrs. Trupti Naresh Jalgaonkar**.

Boundaries of the property

North	:	Internal Road
South	:	Building No. A/1
East	:	Internal Road
West	:	Service Road & Eastern Express Highway

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 **₹ 1,60,23,780.00 (Rupees One Crore Sixty Lakhs Twenty Three Thousands Seven Hundred And Eighty 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: 2024.11.22 14:35:28 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report



Our Pan India Presence at :

- | | | | |
|--------------|----------|-------------|-------------|
| 📍 Nanded | 📍 Thane | 📍 Ahmedabad | 📍 Delhi NCR |
| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

☎ +91 2247495919

✉ mumbai@vastukala.co.in

🌐 www.vastukala.co.in



Received
[Signature]
25/11