

MSME Reg No: UDYAM-MH-18-0083

An ISO 9001: 2015 Certified Compa

CIN: U74120MH2010PTC2078

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/12/2024/012504/2309180 03/14-265-JAV Date: 23.11.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 301, 3rd Floor, Wing - B, "Dhanesha Niwas 'B' Wing Co-op. Hsg. Soc. Ltd.", Swastik Bhuvan No. 2, Opp. Panchavati Building, Swami Vivekananda Road, Village -Poisar, Taluka - Borivali, District - Mumbai Suburban, Kandivali (West), Mumbai, PIN - 400 067, State - Maharashtra, India belongs to Mr. Vikram Pravin Vasu & Mrs. Parul Vikram Vasu. Name of Proposed Purchaser is Mrs. Harvy Nisargkumar Shah & Mr. Nisarg Nileshkumar Shah.

Boundaries	:	Building	Flat
North		Under Construction Building	Lobby
South		'A' Wing of Dhanesh Niwas	Marginal Space
East		Under Construction Building & S.V. Road	Marginal Space
West		Jyoti Park	Flat No. 302

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 ₹ 98,05,880.00 (Rupees Ninety Eight Lakh Five Thousand Eight Hundred 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=Mumbal. email=manoj=vastukala.org, c=IN Date: 2024 11.23 17:35:27 +05'30'

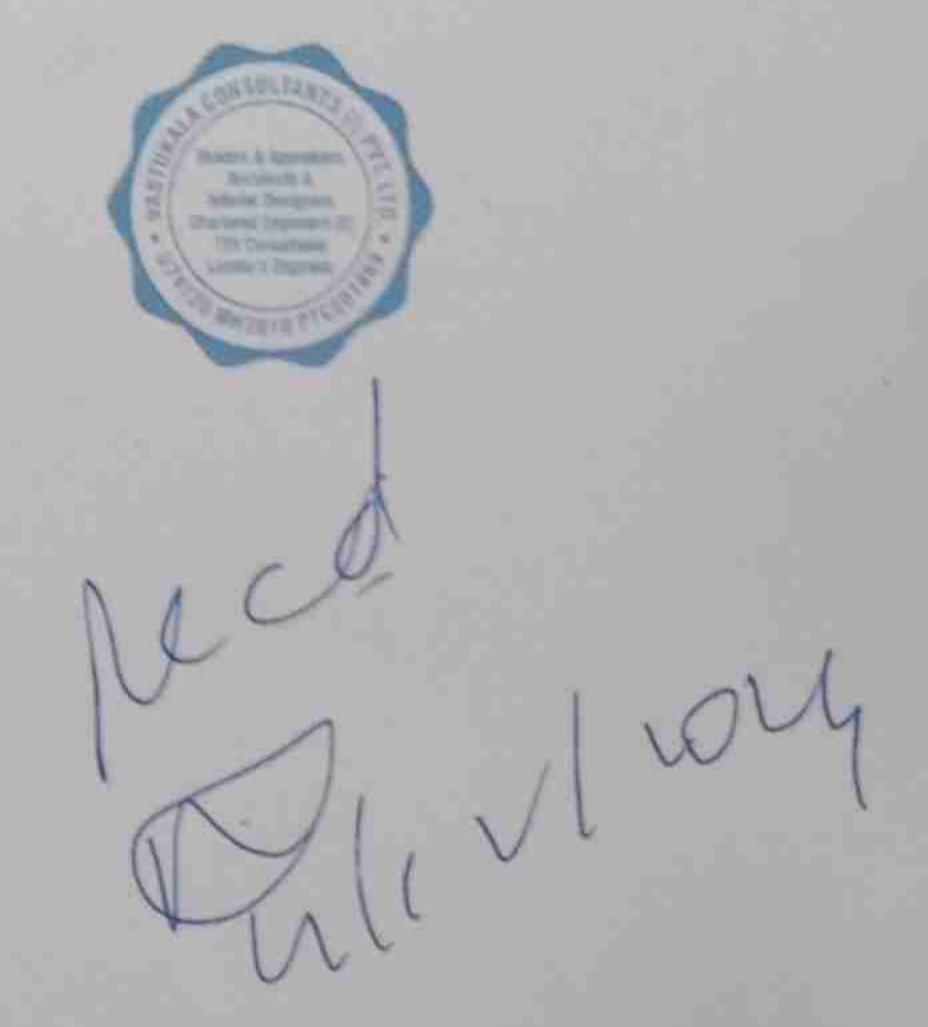
Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366

Central Bank of India Empanelment No.: SMRO /CREDIT/2017-18/1311

Encl.: Valuation report



## Our Pan India Presence at:

Nanded

9 Thane

Ahmedabad

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Raipur

## Regd. Office

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