

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 301, 3<sup>rd</sup> 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=Mumbai,  
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

*Recd  
Manoj Chalikwar*

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**Regd. Office**

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road

Powai, Andheri East, **Mumbai: 400072, (M.S), India**

☎ +91 2247495919

✉ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)