

CIN: U74120MH2010PTC207869

An ISO 9001: 2015 Certified Company

Baemohe Change - No Bill CIN: U74120Mil Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/01/2025/013189/2309734 23/10-432-PSH Date: 23.12.2024

## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1702, 17th Floor, Building No 101. "Unique Enclave Residency", Ekdant Co-op. Hsg. Soc. Ltd., Kannamwar Nagar - 2, Village - Hariyali, Municipality Ward No. S - Ward, Vikhroli (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 083, State - Maharashtra, India belongs to M/s. Reliable India Corporation. Name of Proposed Purchaser is Mr. Kartik Ramesh Gaikwad, Miss. Bhairavi Paresh Kotak & Mr. Prathamesh Ramesh Gaikwad.

Boundaries	Building	Flat
North	Under Construction Building	Building is under construction
South	Road	Building is under construction
East	Building No. 100	Building is under construction
West	Building No. 102	Building is under construction

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 ₹ 79,02,000.00 (Rupees Seventy Nine Lakh Two Thousand Only) After completion of construction works. As per Site Inspection 26% Construction Work is Completed.

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: 2024.12.23 13:50:55 +05'30'

Auth. Sign.



Manoj Chalikwar

Director

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

## Our Pan India Presence at:

Nanded

Thane

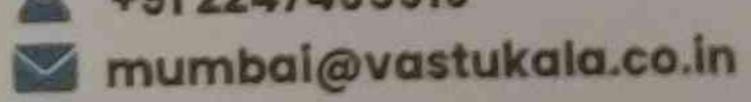
Ahmedabad Delhi NCR P Nashik Rajkot

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