



VASTUKALA
Unlocking Excellence

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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Boomerang Change - No Bill

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

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Subodh
8-1-25

Encl.: Valuation report

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Regd. Office

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