



**VASTUKALA**  
Unlocking Excellence

[www.vastukala.co.in](http://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/12/2024/013212/2309726  
23/2-424-JABS  
Date: 23.12.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 502, 5<sup>th</sup> Floor, "Vaishnavi Park", Dattawadi, Khare Gaon Naka, Village - Kalwa, Taluka - Thane, District - Thane, Thane, PIN - 400 605, State - Maharashtra, India belongs to **Mrs. Sanjana Sanjay Chache & Mr. Sanjay Sudam Chache**.

Boundaries	:	Building	Flat
North	:	Shree Balaji Apartment	Flat No. 504
South	:	Open Plot & Pune - Mumbai Highway	Lift / Staircase
East	:	Divya Apartment	Flt No. 503 / Passage
West	:	Shivsai Society	Flat No. 501

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 **₹ 51,78,550.00 (Rupees Fifty One Lakhs Seventy Eight Thousands Five Hundred And Fifty 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: 2024.12.23 11:37:06 +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



*Provad*  
26/12/24

#### 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](mailto:mumbai@vastukala.co.in)

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

