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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/01/2025/013649/2310113

18/16-232-PRV

Date: 18.01.2025

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. A-1611, 16th Floor, Wing - A, "Ashar Arize N.M.M. Society Tower A", Old Mumbai Pune Road, Village - Kalwa, Kalwa (West), Taluka - Thane, District - Thane, PIN - 400 605, State - Maharashtra, Country - India belongs to **Mr. Ravindra Shivram Solkar & Mrs. Sneha Ravindra Solkar**.

Boundaries of the property

North : Pune Mumbai Highway
South : Internal Road
East : Wing - B
West : Internal Road

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 **₹ 1,19,68,000.00 (Rupees One Crore Nineteen Lakhs Sixty Eight Thousands Only) After completion of construction works**. As per Site Inspection 78% 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: 2025.01.18 17:52:07 +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



Reviewed
[Signature]
21/1

Our Pan India Presence at :


Nanded Thane Ahmedabad Delhi NCR
Mumbai Nashik Rajkot Raipur
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