

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. B-1803, 18th Floor, Wing - B, "Ashar Arize Tower B & C", Old Mumbai - Poona Road, Village - Kalwa, Taluka - Thane, District - Thane, Kalwa (West), PIN Code - 400 605, State - Maharashtra, India belongs to **Mr. Sandesh Navnath Mhaske & Smt. Akshaya Navanath Mhaske.**

Boundaries of the property

North	: Wing - C
South	: Wing - A
East	: Internal Road
West	: Sahakar Vidya Prasarak Mandal Secondary School

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 **₹ 86,00,000.00 (Rupees Eighty Six Lakhs Only) After completion of construction works.** As per Site Inspection 76% 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: 2025.01.21 13:38:27 +05'30'

Manoj

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

Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA
Email.thane@vastukala.co.in | Tel: 80978 82976 / 90216 05621

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✉️ mumbai@vastukala.co.in

🌐 www.vastukala.co.in



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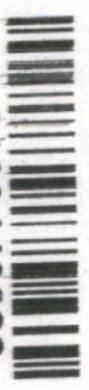
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ORIGIN

Mumbai

DESTINATION

Mumbai

DOX / N.DOX

PCS.

WEIGHT

AIR / SURFACE

COURIER CHARGES

RISK SURCHARGE

GST

TOTAL

CASH

CREDIT

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CASH <input type="checkbox"/>	CREDIT <input type="checkbox"/>
TOTAL	
GST	
RISK SURCHARGE	
CARRIER CHARGES	
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BOX NDOX	PCS
ORIGIN	DESTINATION



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