



**VASTUKALA**  
Unlocking Excellence

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 18

Vastu/Mumbai/01/2025/013829/2310321  
30/14-440-PSH  
Date: 30.01.2025

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 303, 3<sup>rd</sup> Floor, "Rainbow Amrut Co-op. Hsg. Soc. Ltd.", Plot No. 33 to 39, Near Gawali Hospital, Rabale Gaothan, Village - Rabale, Taluka - Thane, District - Thane, Navi Mumbai, PIN Code - 400 701, State - Maharashtra, India belongs to **Mr. Swapnil Sanjay Pawar, Mr. Sanjay S. Pawar & Mrs. Sarika Sanjay Pawar.**

Boundaries	:	Building	Flat
North	:	Shiv Shakti Apartment	Marginal Space
South	:	Dev Asha Apartment & G S Road	Staircase
East	:	Kusum Heera Apartment	Flat No. 304
West	:	Bhau Rao Park Tower	Flat No. 302

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 **₹ 46,43,490.00 (Rupees Forty Six Lakhs Forty Three Thousands Four Hundred And Ninety 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: 2025.01.30 17:37:13 +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



Recd  
Bavade  
11/02/25



#### Our Pan India Presence at :

- 📍 Nanded
- 📍 Mumbai
- 📍 Aurangabad
- 📍 Thane
- 📍 Nashik
- 📍 Pune
- 📍 Ahmedabad
- 📍 Rajkot
- 📍 Indore
- 📍 Delhi NCR
- 📍 Raipur
- 📍 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

www.vastukala.co.in