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Unlocking Excellence

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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

*Staff Case*  
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Vastu/Mumbai/01/2025/013974/2310306  
29/17-425-SORJ  
Date: 29.01.2025

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 706, 7<sup>th</sup> Floor, "Amber Vista Co. Op. Hsg. Soc. Ltd.", Vertical Phase 1, Khambalpada, Village - Kanchangaon, Dombivali (East), Taluka - Kalyan, District - Thane, 421 201, State - Maharashtra, India belongs to **Mrs. Sanika Sanjay Apte & Mr. Sanjay Parshuram Apte.**

Boundaries of the property

North : Open Plot  
South : Open Plot  
East : Open Plot  
West : Road

*reed*  
  
31/1/25

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 **₹ 75,10,230.00 (Rupees Seventy Five Lakh Ten Thousand Two Hundred Thirty 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**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.29 18:18:00 +05'30'

Auth. Sign.

Director



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SVC CO-OPERATIVE BANK LTD Empanelment No.: CO/Tec/BUS/526/ 20-21(L&B)

Encl.: Valuation report



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