



Vastukala Consultants (I) Pvt. Ltd.

MUM/2425/FEB/118

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Vastu/Mumbai/02/2025/014126/2310477
10/8-127-PSH
Date: 10.02.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A - 2401 & A - 2402, 24th Floor, Wing - A, "Kshitij", Sanpada Kshitij Co-operative Housing Society Ltd., Plot No. 3, Sector 19, Palm Beach Road, Village - Sanpada, Taluka - Thane, District - Thane, Navi Mumbai, PIN code - 400705, State - Maharashtra, India belongs to **Mr. Sarang Suhas Bhand & Mrs. Smita Suhas Bhand.**

Boundaries of the property

- North : Open Plot
- South : Palm Beach Road
- East : Kesar Solitaire -2
- West : Mahavir Amrut CHSL

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 **₹ 6,29,07,964.00 (Rupees Six Crore Twenty Nine Lakh Seven Thousand Nine Hundred Sixty Four 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: 2025.02.10 17:18:54 +05'30'

Auth. Sign.

Director



Manoj Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Handwritten signature and date: 11.02.25



Encl.: Valuation report



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Regd. Office

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