

# Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 19

Vastu/Mumbai/02/2025/014137/2310431 06/19-81-PRSH Date: 06.02.2025

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001: 2015 Certified Company

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 301, 3<sup>rd</sup> Floor, Building No A/5, Shami, "Anandban Co-Op. Hsg. Soc. Ltd.", New Prabhat Nagar, Near Gaondevi Maidan, Village - Chendani, Thane (West), Taluka - Thane, District - Thane, PIN - 400 602, State - Maharashtra, Country - India belongs to Mr. Ajit Ramchandra Satve

Boundaries of the property

North : Chatrapati Sambhaji Road

South : MSEB Power Station

East : Gajvakra Tower

West : Building No. A/4

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 ₹ 34,07,625.00 (Rupees Thirty Four Lakhs Seven Thousand Six Hundred And Twenty Five 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: 2025.02.07 10:13:30 +05'30'

Auth. Sign.

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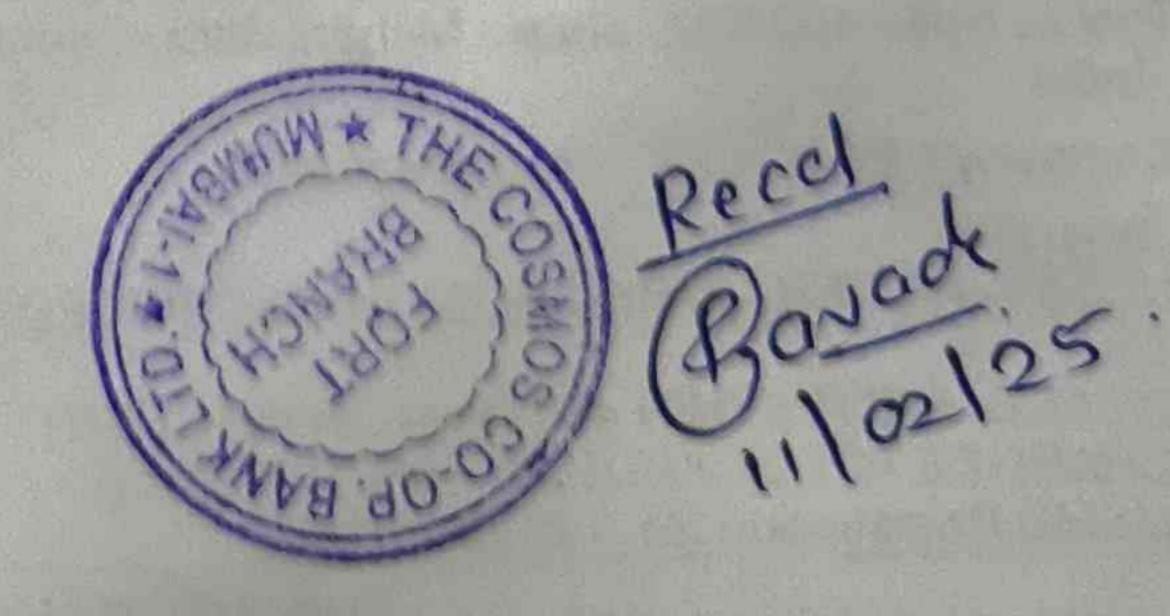
### Manoj Chalikwar

Director

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





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