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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/03/2025/014691/2310918  
07/16-115-BHVNR  
Date: 07.03.2025

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 16, 2<sup>nd</sup> Floor, Building No 7A, "Shiv Darshan Co - Op Hsg. Soc. Ltd. ", P.M.G.P. Colony, Off Mahakali Caves Road, Village - Majas, Andheri (East), Taluka - Andheri, District - Mumbai Suburban, Pin - 400 093, State - Maharashtra, India belongs to **Mr. Kiran Ramchandra Gujar**. Name of Proposed Purchaser is **Mr. Nilesh Anil Kamble**.

Boundaries of the property

North : Wing B & Saidwar CHSL  
South : Internal Road  
East : PMGP Colony Ganpati Mandap  
West : Internal Road & Ramandeep 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 ₹ 40,14,500.00 (Rupees Forty Lakh Fourteen Thousand Five Hundred 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

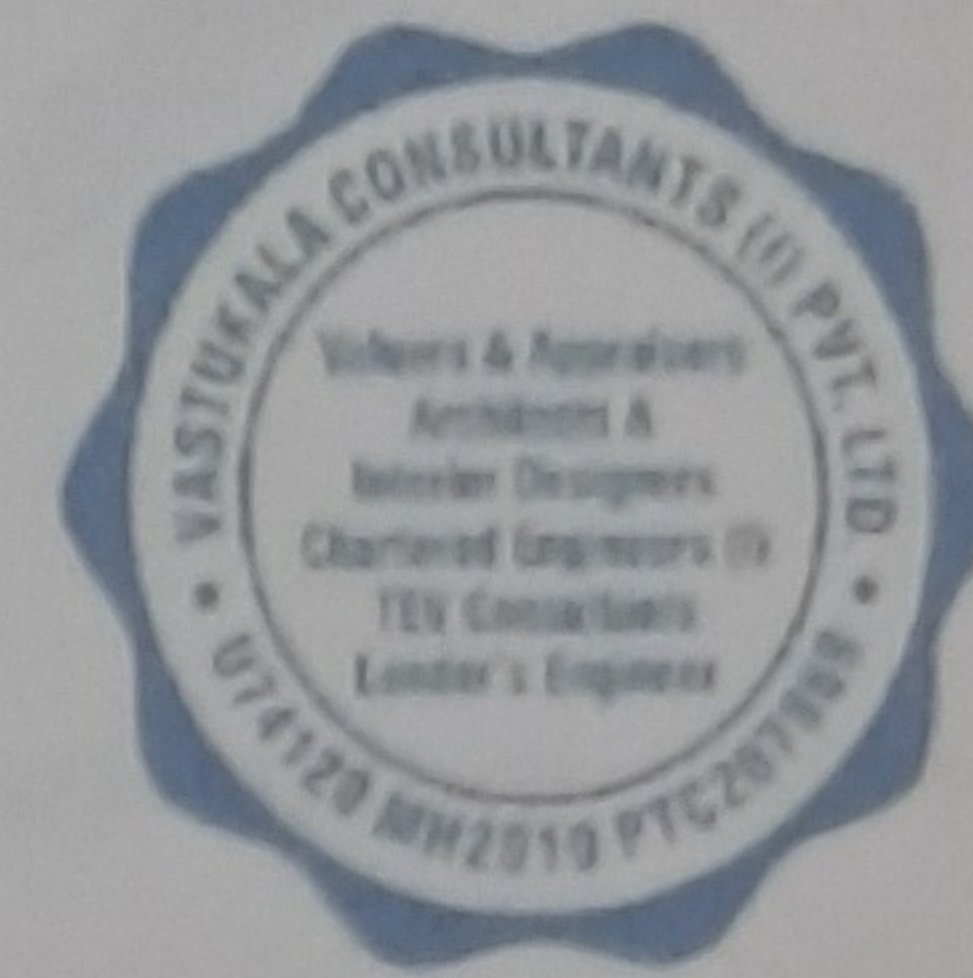
For VASTUKALA CONSULTANTS (I) PVT. LTD.

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: 2025.03.07 17:13:54 +05'30'

Auth. Sign.

Director



**Manoj Chalikwar**

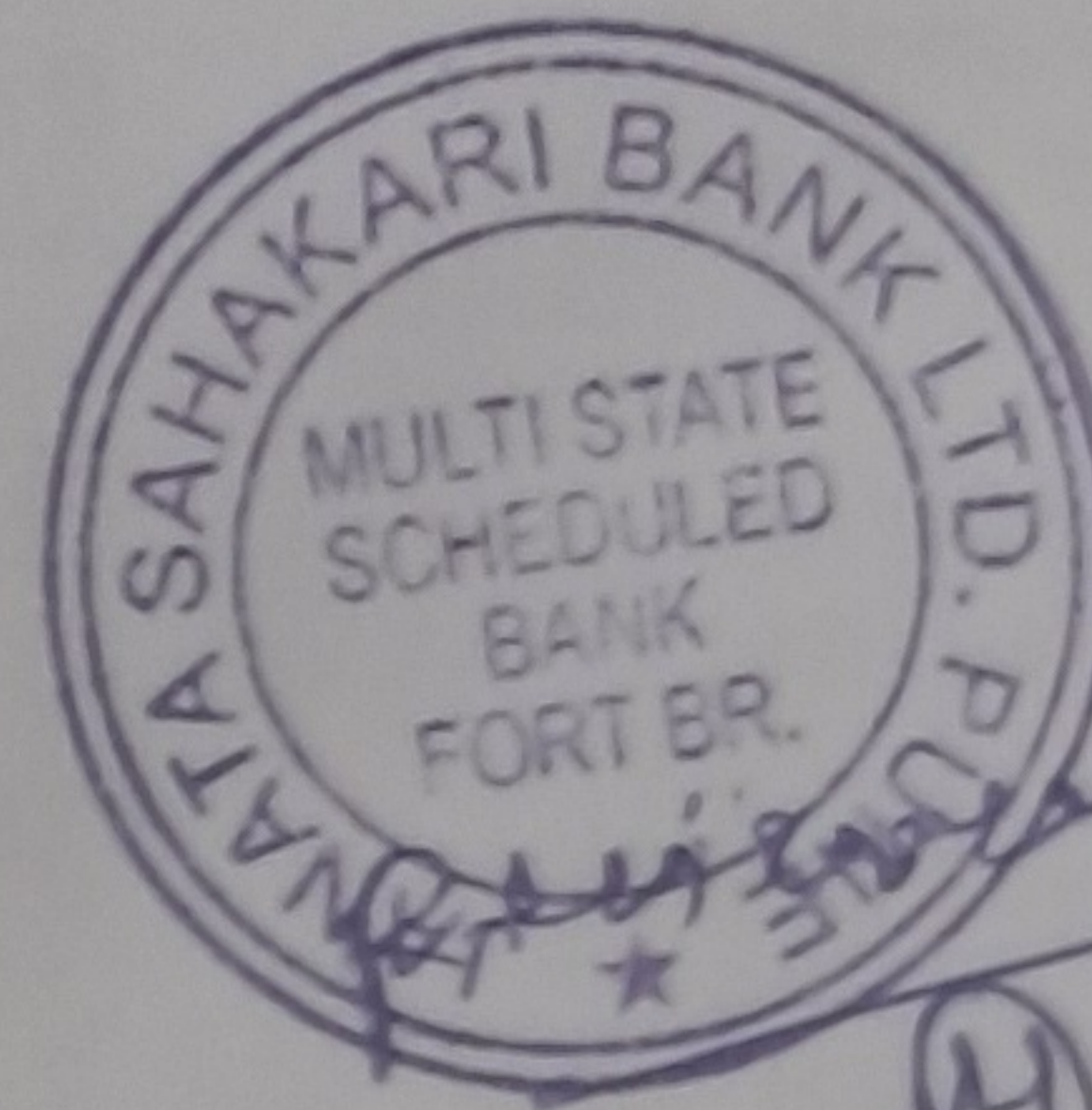
Govt. Reg. Valuer

Chartered Engineer (India)

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

Janta Sahkari Bank LTD Empanelment No.: 000000000

Encl.: Valuation report



*Manoj Chalikwar*  
10/03/25  
3:13 PM

Our Pan India Presence at :

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