Vastu/Mumbai/03/2025/014756/2311110
19/20-307-PV
Date: 19.03.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 702, 7th Floor, Building No 1, Wing - A, **"Green Meadows Bldg. No. 1 Co-op. Hsg. Soc. Ltd."**, Lokhandwala Township, Akurli Road, Village - Akurli, Municipality Ward No. R - Ward, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN - 400 101, State - Maharashtra, India belongs to **Mr. Shashi Bhushan Sharma And Mrs. Shweta Sharma**.

Boundaries	:	Building	Flat
North	:	Wing - B & C	Marginal Space
South	:	Akurli Cross Road	Flat No. 701
East	:	Green Meadows 2A	Passage
West	:	Transit camp MANPA Hindi school	Marginal Space

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 **₹ 1,81,31,500.00 (Rupees One Crore Eighty One Lakh Thirty One 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: 2025.03.19 18:04:33 +05'30'

Director

Auth. Sign.

VASTUKALA CONSULTANTS (I) PVT. LTD. Valuers & Appraisers Architects & Interior Designers Chartered Engineers (I) TEV Consultants London's Engineer U74120MH2010PTC207869

Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366

Encl.: Valuation report