



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

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

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 28

Vastu/Mumbai/03/2025/014804/2310984
12/3-181-PSH
Date: 12.03.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 304, 3rd Floor, Wing - A, "Halimabai Sumar S.R.A. Co-op. Hsg. Soc. Ltd.", Plot No. 175, R.B. Mehta Road, Opp. Jain Mandir, Village - Ghatkopar - Kiroli, Municipality Ward No. N- Ward, Ghatkopar (East), Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN - 400 077, State - Maharashtra, India belongs to **Mrs. Kavita Subhash Jarkad & Mr. Narendra Tukaram Najan.**

Boundaries	:	Building	Flat
North	:	Perin CHSL	Marginal Space
South	:	Vidya Niketan Mahavidyalaya	Passage
East	:	Khodal Chambers & RB Mehta Marg	Lift
West	:	Kesarkar Chawl	Flat No. 305

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 **₹ 64,66,222.00 (Rupees Sixty Four Lakh Sixty Six Thousand Two Hundred Twenty Two Only).**

Value Changed - Discussed with

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been *manoj sir* 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.co.in, c=IN
Date: 2025.03.12 14:48:10 +05'30'

Manoj Chalikwar

Director

Auth. Sign.



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

Encl.: Valuation report

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

