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





Valuation Report Prepared For: BOM / MSME Thane Branch / Miss. Tripti Uttam Chowdhary (1530/2301715)

Page 2 of 24 Vastu/Thane/07/2023/1530/2301715 21/11-340-PAVS Date: 21.07.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 506, 5th Floor, Building No. F - 1, Building Type -F, "Royal Park Wing F 1 & F 2 Co-op. Hsg. Soc. Ltd.", Gut No. 49, Near Navre Nagar & Water Tank, 'B' Cabin Road, Village - Morivali, Ambernath (East), Taluka - Ambernath, District - Thane, PIN Code - 421 501, State -Maharashtra, Country - India belongs to Miss. Tripti Uttam Chowdhary.

Boundaries of the property.

Boundaries	As per Building	As per Flat
North	Internal Road	Lobby
South	Royal Park Building No. E 5	Compound Wall
East	Royal Park Road	Flat No. 505
West	Water Tank	Compound Wall

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 42,20,775.00 (Rupees Forty Two Lakh Twenty Thousand Seven Hundred Seventy 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO **CHALIKWAR**

Director

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MANOJ BABURAO CHALIKWAR KALA CONSULTANTS (IL PRIVATE LIMITED.

Auth. Sign.



Manoj B. Chalikwar **Registered Valuer** Chartered Engineer (India) Reg. No. CAT-I-F-1763 BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22 Encl: Valuation report.



Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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TeleFax: +91 22 28371325/24

🖂 mumbai@vastukala.org