

Vastu/Mumbai/06/2023/31868/2301090
15/17-195-NIPA
Date: 15.06.2023

VALUATION OPINION REPORT

The property bearing Residential Room No. B-19, "**Charkop Omkareshwar Co-op. Hsg. Soc. Ltd.**", Plot No. 864, RSC – 14, Sector – 8, Charkop, Kandivali (West), Mumbai – 400 067, State – Maharashtra, Country – India belongs to **Mr. Nandkumar Sitaram Tamhankar.**

Boundaries of the property.

North : Gorai Creek
South : Road
East : Plot No. 865
West : Plot No. 863

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 and valued for banking purpose for ₹ 43,81,337.00 (Rupees Forty Three Lakh Eighty One Thousand Three Hundred Thirty Seven 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.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.com
Date: 2023.06.16 10:15:48 +05'30'

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Cosmos Emp. No. H.O./Credit/67/2019-20







Encl: Valuation report





Auth. Sign.




Our Pan India Presence at :

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

 **Regd. Office :** B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA

 **TeleFax :** +91 22 28371325/24

 **mumbai@vastukala.org**