



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 403, 4<sup>th</sup> Floor, "Coral Park Co-Op. Hsg. Soc. Ltd.", Peru Baug, Aarey Road, Goregaon (East), Mumbai – 400 063, State – Maharashtra, Country – India belongs to **Mr. Brahmdev Dudhnath Shukla**.

Boundaries of the property.

North : Aarey Road / Coral Avenue  
South : Road / Mangrish Apartment  
East : Internal Road / Shubh Building  
West : Sai Amrit CHSL

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 ₹ 2,07,47,890.00 (Rupees Two Crore Seven Lakh Forty Seven Thousand Eight Hundred Ninety 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**MANOJ BABURAO  
CHALIKWAR**

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admn,  
2.5.4.20a9822b6c4fd35de03e0c37e268f5913490ef3d3344133  
3115279b17a18b5e52, postalCode=400069, st=Maharashtra,  
serialNumber=41a564566ab8cd9d9b2a55abf0e3c6b31f31bd2  
e394e281e25a327b625e1c, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.31 15:31:27 +05'30'

Auth. Sign.



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