



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 203, 2<sup>nd</sup> Floor, "**Platinum Tower D**", D. N. Nagar Shivkrupa Co-op. Hsg. Soc. Ltd., D. N. Nagar, Off. Idgah Lane, Andheri (West), Mumbai – 400053, State – Maharashtra, Country – India belongs to **Shri. China Subhanshah Pattan**.

Boundaries of the property,

North : Idgah Lane  
South : Open Plot  
East : Platinum Tower 3  
West : Platinum Tower 5

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 specifications **₹ 2,17,56,750.00 (Rupees Two Crore Seventeen Lakh Fifty Six Thousand Seven Hundred Fifty 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**

**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

Auth. Sign.



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