



VALUATION OPINION REPORT

The property bearing Residential Flat No. 703, 7th Floor, Wing - A, "Regency Avenue Co-Op. Hsg. Soc. Ltd.", Syndicate Murbad Road, Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane, PIN Code - 421 301, State - Maharashtra, Country - India belongs to **Mrs. Reshma Hemant Kulkarni, Mr. Hemant Sudhakar Kulkarni & Mr. Sudhakar Ramchandra Kulkarni.**

Boundaries of the property.

North	:	Row Houses
South	:	Kalyan Murbad Road
East	:	Regency Ave Road
West	:	Internal Road & Masjid

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 **₹ 93,27,175.00 (Rupees Ninety Three Lakh Twenty Seven Thousand One 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE
LIMITED, ou=admin,
2.5.4.20=9822b6c4fad35dc03e0cf39e268e5913490cf3d33d
41333115279b1918e5652, postalCode=400069,
st=Maharashtra,
serialNumber=41356a566ab8cc9d6b2a56a8fce3feb319
1bd2e394e28f2e29a327b625bfc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.08.25 15:39:42 +05:30

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Encl: Valuation report in Form - 01



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