

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 403, 4<sup>th</sup> Floor, Wing - B, "Prabhudham Co-op. Hsg. Soc. Ltd.", Plot No. 6, Sector - 6, Village - Ghansoli, Navi Mumbai, Taluka & District - Thane, PIN Code - 400 701, State - Maharashtra, Country - India belongs to **Dhanshree A. Thosar & Aditi Anand Thosar**.

### Boundaries of the property.

North	:	Nikit CHSL
South	:	Rekha Sai Tulip CHSL
East	:	Road
West	:	Playground

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 **₹ 44,75,625.00 (Rupees Forty Four Lakh Seventy Five Thousand Six Hundred Twenty 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=9822b6c4fad35dc03e0cf39e26865913490cf3d33d  
41333115279b17a1eb5652, postalCode=400069,  
st=Maharashtra,  
serialNumber=41a56a566ab8cc89d6b2a55a8fce3cfeb3113  
1bd2e394e28f2e29a327b625bfc, cn=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.08.25 15:33:35 +0530

Auth. Sign.



**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Encl: Valuation report in Form - 01



Received  
(Fuller)  
28/8/2023

(Staff Ganesh Mudliyar)

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