

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 304, 3rd Floor, Wing - A, "Raheja Nest Co-Op. Hsg. Soc. Ltd.", Chandivali Farm Road, Powai, Village - Chandivali, Andheri (East), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 072, State - Maharashtra, Country - India belongs to **Mr. Kapil Kumar Kathuria & Mrs. Komal Kathuria**. Name of Proposed Purchaser is **Vivek Ramthilak Iyengar & Malathi Ramthilak**.

Boundaries of the property

North	: Internal Road & MHADA Colony
South	: Chandivali Farm Road
East	: Wing - B
West	: Lake Homes Private Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,66,91,500.00 (Rupees One Crore Sixty Six Lakh Ninety One Thousand Five Hundred 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 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=9822b6c4fad35de03e0cf39e26865913490cf3d33d413331
15279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8cc89d6b2a55a8fce3cfeb31f31bd2e3
94e28f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.13 12:17:20 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

Encl.: Valuation report

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