

CIN: U74120MH2010PTC207869
MSME Reg. No.: UDYAM-MH-18-0083617
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Vastukala
Consultants (I) Pvt. Ltd.



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Valuation Report Prepared For: Cosmos Bank / Malad ^{East} (West) Branch / Shri. Sumit Sangamlal Gupta (3895/2302725)

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Vastu/Mumbai/09/2023/3895/2302725
26/11-369-PANI
Date: 26.07.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 202, 2nd Floor, Building No. 24, Wing - B, "Ashok Nagar Bldg. No. 24 Co-Op. Hsg. Ltd.", Dandekarwadi, Ashok Nagar, Village - Kaneri, Bhiwandi, Taluka - Bhiwandi, District - Thane, PIN Code - 421 302, State - Maharashtra, Country - India belongs to **Shri. Sumit Sangamlal Gupta & Smt. Nikita Sumit Gupta.**

Boundaries of the property.

North : Open Plot
South : Building No. 24, Wing - A
East : Road
West : Open Plot

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 ₹ 43,90,050.00 (Rupees Forty Three Lakh Ninety Thousand 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**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manojbaburao@vastukala.com, c=IN, postalCode=400008, st=Maharashtra, serialNumber=1, email=manojbaburao@vastukala.com, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.07.26 16:43:36 +05'30'

Auth. Sign.



Director

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

Recd.
Manoj B. Chalikwar
26/7/23

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Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax: +91 22 28371325/24
mumbai@vastukala.org