

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 603, 6th Floor, Building No A, "The Residency Co-Op. Hsg. Soc. Ltd.", Opp. Vijay Garden, Off. Ghodbunder Road, Vijay Garden Road, Village - Kavesar, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 615, State - Maharashtra, India belongs to **Mr. Suresh Pennadam Jeyakaran & Mrs. Bama Suresh**. Name of Proposed Purchaser is **Mr. Amol Anil Abhyankar & Mrs. Kshitija Avinash Kale**.

Boundaries of the property

North	: Wing - B
South	: Manoj Patil Cricket Ground
East	: Wing - C
West	: Vijay Garden

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 **₹ 1,45,11,136.00 (Rupees One Crore Forty Five Lakh Eleven Thousand One Hundred Thirty Six 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=9827b6c4fca35dcd30c139e26865913490cf3d33d4133
3115279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab3c89d6b2a55a3fca3cfeb31f31bd2e
394e287e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.20 17:01:47 +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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