



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2506, 25th Floor, "Rivali Park – Sunburst", CCI Compound, Western Express Highway, Village - Magathane, Taluka - Borivali, District - Mumbai, Borivali (East), PIN - 400 066, State - Maharashtra, India belongs to **CCI Projects Pvt. Ltd.**. Name of Proposed Purchaser is **Mrs. Poonam Kumari & Mr. Rakesh Kumar.**

Boundaries of the property

North	:	Internal Road & Western Edge II
South	:	Internal Road & Samarpan Royale
East	:	Western Express Highway
West	:	Food Corporation of India Warehouse

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 **₹ 1,96,35,000.00 (Rupees One Crore Ninety Six Lakh Thirty Five Thousand Only)**. As per Site Inspection 10% Construction Work is Completed.

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

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



03/10/2023

Encl.: Valuation report

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