

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 96, 9th Floor, Wing - North Wing D, "Kalpataru Vivant", Jogeshwari - Vikhroli Link Road, Village - Majas, Jogeshwari (East), Mumbai, Taluka - Andheri, District - Mumbai Suburban, PIN - 400 060, State - Maharashtra, India belongs to Alder Residency Private Limited. Name of Proposed Purchaser is Ashwin Prabhakar Kulkarni & Pradnya Ashwin Kulkarni.

Boundaries of the property

North : Brookhaven Condominium
South : Under Construction Building
East : Station Road
West : Slum Area

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 ₹ 2,46,67,500.00 (Rupees Two Crore Forty Six Lakh Sixty Seven Thousand Five Hundred Only). As per Site Inspection 5% 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

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=BA, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=962226c4fad35dc03e0c39e26865913490c2f3d33d41333115
2796j7e1805662, postalCode=400069, st=Maharashtra,
serialNumber=1, a56a56a28cc29662a55a8f33cfb311b1bd2a394e
28f2a27a2736233dc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.10.23 15:15:54 +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

*Received
25/10/23*

Our Pan India Presence at :

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