



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 23, 2nd Floor, Building No 5, "Kamdhenu", Ganga Co-Op. Hsg. Soc. Ltd., Hariom Nagar, Near Nalanda Public School, Hariom Nagar Road, Village - Mulund (East), Taluka - Kurla, District - Mumbai Suburban, Mulund (East), PIN Code - 400 081, State - Maharashtra, India belongs to **Miss Rohinee Karmarkar**. Name of Proposed Purchaser is **Mrs. Vineeta Agarwal & Mr. Sunil Agarwal**.

Boundaries of the property

North : Internal Road
South : Building No. 6
East : Building No. 4
West : Internal 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 **₹ 99,57,116.00 (Rupees Ninety Nine Lakh Fifty Seven Thousand One Hundred Sixteen 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.

Sharadkumar

B. Chalikwar

Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.11.07 17:18:19 +05'30'

Auth. Sign.



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113

Encl.: Valuation report

08/11/2023