



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 104, 1st Floor, Wing - D, "MHADA Housing Scheme Code No. 349", Plot No. 3/D, Sector 8, Village - Charkop, Taluka - Borivali, District - Mumbai Suburban, Kandivali (West), Mumbai, PIN - 400 068, State - Maharashtra, India belongs to **Ms. Minakshi Vitthal Shetty & Mr. Shailendra Prabhakar Ajila**.

Boundaries of the property

North	: Ravi CHSL
South	: Sai Chitra Building
East	: Sukhkarta Building
West	: Datta Mandir 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 ₹ 1,39,65,000.00 (Rupees One Crore Thirty Nine Lakh Sixty Five Thousand 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
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.07 18:03:40 +05'30'

Auth. Sign.



Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
Central Bank of India Empanelment No.: SMRO /CREDIT/2017-18/1311

Encl.: Valuation report



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Manoj Chalikwar