



VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 403, 4th Floor, Wing - A, "Labdhi Seabreeze", Antop Hill, Municipality Ward No. F/North, Salt Pan Division, District - Mumbai City, Wadala (East), Mumbai, PIN - 400 037, State - Maharashtra, India belongs to **Mr. Nitin Subhash Kavade**.

Boundaries of the property

North : Sewri Chembur Road
South : Slum Area
East : RJ Gaikwad 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 **₹ 90,75,000.00 (Rupees Ninety Lakh Seventy Five Thousand Only)**. As per Site Inspection 75% 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.**

**Sharadkumar
Chalikwar**
Director

Digitally signed by Sharadkumar Chalikwar
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Sharadkumar Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. [N]C.C.I.T/I -14/52/2008-09
Union Bank of India Empanelment No.: RO/CR/30129/ 2020-21

Encl.: Valuation report



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