CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617

An ISO 9001:2015 Certified Company





Valuation Report Prepared For: PNB / APMC Vashi Branch/ Shri. Narayan Tukaram Badhe(005427/2303862)

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Vastu/Thane/12/2023/005427/2303862 07/8-91-PSRJ Date: 07.12.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 304, 3rd Floor, Wing - B, "Balaji - Pooja Co-Op. Hsg. Soc. Ltd.", Plot No. GES 19, Sector 9, Village - Kamothe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 209, State - Maharashtra, India belongs to Shri. Narayan Tukaram Badhe.

Boundaries of the property

North

Internal Road

South

Vighnaharta CHSL

East

Parasmani Building

West

Mass Residency Building

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 ₹ 29,89,800.00 (Rupees Twenty Nine Lakh Eighty Nine Thousand Eight Hundred 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. Chalikwa DN: cn=Sharadkumar B. Chalikwar o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN Date: 2023.12.07 15:52:41 +05'30'

## Sharadkumar Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. [N]C.C.I.T/I -14/52/2008-09

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

Encl.: Valuation report



Thane: 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA E-mail: thane@vastukala.org, Tel.: 80978 82976 / 90216 25621

Our Pan India Presence at :

Nashik

Mumbai Thane P Delhi NCR Aurangabad Pune Nanded

Indore

Rajkot Raipur

Ahmedabad 9 Jaipur

Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24 mumbai@vastukala.org

Vastukala Consultants (I) Pvt Ltd	7	Invoice No.		Dated	
B1-001,U/B FLOOR,		PG-3690/23-24		7-Dec-23	
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for Vastukala Consultants (I) Pvt Ltd