



VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 20B, 2nd Floor, Wing - C, "Crown Dombivli 2", Sonar Pada, Premier Colony Road, Kalyan Shil Road, Village - Mangaon, Taluka - Kalyan, District - Thane, Dombivli (East), PIN - 421 203, State - Maharashtra, Country - India belongs to **Hemantrao Lachayya Vadala & Lachayya Chakrapani Vadala**.

Boundaries of the property	
North	: Open Plot
South	: Internal Road
East	: Internal Road
West	: Wing - B

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 **₹ 35,42,000.00 (Rupees Thirty Five Lakh Forty Two Thousand Only)**. As per Site Inspection 10% 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
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: 2023.12.20 12:49:36 +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

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