

VALUATION OPINION REPORT

The property bearing Residential Flat No. 204, 2nd Floor, Building No. 2A, Revati, "New Revati Co-Op. Hsg. Soc. Ltd.", Aakash Ganga Complex, Near Suraj Water Park, G. B. Road, Village - Kavesar, Thane (West), Taluka & District - Thane, PIN Code - 400 615, State - Maharashtra, India belongs to **Mrs. Sampada Mandar Joshi & Mr. Mandar Ashok Joshi** Name of Proposed Purchaser is **Mrs. Reshma Hemant Kulkarni & Mr. Hemant Sudhakar Kulkarni**.

Boundaries of the property.

North : Vijay Garden Road
South : Chitra Apartment
East : Surendra Villa
West : Internal Road / Shree Ganesh Mandir

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 90,21,000.00 (Rupees Ninety Lakh Twenty-One 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj
Chalikwar

Director
Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report

Digitally signed by Manoj Chalikwar
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