



Vastu/Thane/12/2023/5796/2304113
21/20-342-PSVS
Date: 21.12.2023

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1501, 15th Floor, Tower No. 2 name as Vista, "Sai World Dreams Phase - I", Near Runwal Gardens, Village - Gharivali, Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Dombivali (East), Thane - 421 205, State - Maharashtra, Country - India belongs to **Mr. Ashokkumar Makar & Mrs. Suman Ashokkumar Makar.**

Boundaries of the property.

North	:	Internal Road
South	:	Runwal Gardens Road
East	:	Kalyan Shilphata Road
West	:	R Galleria, Runwal Gardens

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 **₹ 49,50,000.00 (Rupees Forty Nine Lakh Fifty Thousand Only)**. As per Site Inspection 5% 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 valuation 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: 2023.12.22 11:10:01 +05'30'

Auth. Sign.



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 in Form - 01



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