

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 2302, 23rd Floor, Building No 1, "Mid Town W90", Yogidham Road, Yogidham, Village - Gauripada, Kalyan (West), Taluka - Kalyan, District - Thane, Kalyan, 421301, State - Maharashtra, India belongs to **Mr. Pratap Narayan Brahmchari, Mrs. Shakuntala Devi Brahmchari & Mr. Indragarvesh P. N. Brahmchari Singh.**

Boundaries of the property

North	: Open Plot
South	: Vastu Siddhi CHSL
East	: Ajmera Bliss
West	: Yogidham Road

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 **₹ 95,04,000.00 (Rupees Ninety Five Lakh Four Thousand Only) After completion of the property.** As per Site Inspection 37% 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: 2023.12.28 10:03:33 +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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DM
09/01/24