



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 104, 1<sup>st</sup> Floor, "The Indrapratha Co-op. Hsg. Soc. Ltd.", Neelkanth Valley, 7th Road, Rajawadi, Village - Ghatkopar, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), Mumbai, PIN - 400 077, State - Maharashtra, India belongs to **Shri. Chetan Gopaldas Cholera**.

### Boundaries of the property

North	: Internal Road & Satyalaxmi Building <sup>®</sup>
South	: Sundaram Building
East	: Satyam Shopping Centre
West	: Kalindi CHSL

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 **₹ 4,97,08,900.00 (Rupees Four Crore Ninety Seven Lakh Eight Thousand Nine 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. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2024.01.08 10:58:26 +05'30'



**Sharadkumar Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. [N]C.C.I.T/I -14/52/2008-09  
Union Bank of India Empanelment No.: RO(S):ADV:VAL:012: 2018-19

Encl.: Valuation report



### Our Pan India Presence at :

- |             |              |             |          |
|-------------|--------------|-------------|----------|
| 📍 Mumbai    | 📍 Aurangabad | 📍 Pune      | 📍 Rajkot |
| 📍 Thane     | 📍 Nanded     | 📍 Indore    | 📍 Raipur |
| 📍 Delhi NCR | 📍 Nashik     | 📍 Ahmedabad | 📍 Jaipur |

📍 **Regd. Office** : B1-001, U/B Floor, Boomerang,  
Chandivalli Farm Road, Andheri (East),  
**Mumbai - 400 072, (M.S.), INDIA**  
📞 TeleFax : +91 22 28371325/24  
✉️ [mumbai@vastukala.org](mailto:mumbai@vastukala.org)