

Vastu/Thane/01/2024/006047/2304382

06/16-84-PSBS

Date: 06.01.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 19, Ground Floor, "Girirajdham Co-Op. Hsg. Soc. Ltd", Bonkode Road, Opposite D-Mart, Plot No. 11, Sector 10, Village - Koperkhairane, Taluka - Thane, District - Thane, Navi Mumbai, PIN CODE - 400 709, State - Maharashtra, India belongs to **Mr. Ramnaresh S. Singh & Mr. Rajesh Sukhdev Singh**.

Boundaries of the property

North : Bonkode Road  
 South : Chandralok CHS  
 East : Rajpal Hospital  
 West : Lioness and Lion Building

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 **₹ 19,10,608.00 (Rupees Nineteen Lakh Ten Thousand Six Hundred Eight 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.**

**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: 2024.01.06 16:39:24 +05'30

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SVC CO-OPERATIVE BANK LTD Empanelment No.: CO/Tec/BUS/526/ 20-21(L&B)



Encl.: Valuation report

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