

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 302, 3<sup>rd</sup> Floor, Wing - A, "Shree Ambika Darshan Co-Op. Hsg. Soc. Ltd.", Plot No. 21, Sector - 3, Ghansoli, Navi Mumbai, PIN Code - 400 701, Taluka & District - Thane, State Maharashtra, Country - India belongs to Name of Owner: **Mr. Sushil Shambhulal Chopra** Name of Client / Proposed Buyer: **Mr. Rahul Ramchandra Vaishya.**

Boundaries of the property.

North	:	Road
South	:	Central Park
East	:	Open Plot
West	:	Guru Krupa CHSL

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 for this particular purpose at **₹ 53,48,070.00 (Rupees Fifty Three Lakh Forty Eight Thousand Seventy 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.

Sharadkumar  
B. Chalikwar

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C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178

Encl: Valuation report.



Mumbai	Delhi NCR	Nanded	Aurangabad
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