

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2005, 20th Floor, Building No 50, "Adityaraj Gold", Tagore Nagar Manoranjan Co-Op. Hsg. Soc. Ltd., Tagore Nagar, Village - Hariyali, Taluka - Kurla, District - Mumbai Suburban, Vikhroli (East), PIN - 400 083, State - Maharashtra, Country - India belongs to **Ms. Mangala Vishwanath Kale**.

Boundaries of the property

North	: Building No. 51
South	: Building No. 49
East	: Eastern Express Highway
West	: Ramakant Deshmukh Marg

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 **₹ 1,50,78,000.00 (Rupees One Crore Fifty Lakh Seventy Eight Thousand 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
Chalikwar**

Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.01.11 15:17:03 +05'30'

Auth. Sign.



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138



Encl.: Valuation report



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Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org