



## VALUATION OPINION REPORT

This is to certify that for property bearing Residential Flat No. B/142, 14<sup>th</sup> Floor, Wing – B, "Palash Towers 'A' & 'B' Wing Co-op. Hsg. Soc. Ltd.", Veera Desai Road, Village - Oshiwara, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India belongs to **Yadamma A. Perne**.

Boundaries of the property.

- North : Internal Road
- South : Gundecha Symphony
- East : Veera Desai Road
- West : Palash Tower – Wing C

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 and valued for this particular purpose at ₹ 1,31,98,375.00 (Rupees One Crore Thirty One Lakh Ninety Eight Thousand Three Hundred Seventy Five 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.**

**MANOJ  
BABURAO  
CHALIKWAR**  
Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj@vastukala.com, c=IN, postalCode=400005, serialNumber=1, cn=MANOJ BABURAO CHALIKWAR  
Date: 2022.10.28 11:46:29 +05'30'

*Manoj Baburao Chalikwar*  
Auth. Sign.



**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
UBI Emp. No.: ROS:ADV:Valuer/033:008:2021-22

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