

Thane

CIN: U74120MH2010PTC207869
MSME Reg. No.: UDYAM-MH-18-0083617
An ISO 9001:2015 Certified Company



Vastu/Thane/02/2024/006605/2304726
07/23-428-PSBS
Date: 29.01.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1704, 17th Floor, Wing - A, "Gagan 139", Ulhas Co.- Op. Hsg. Soc. Ltd., Near Shantaram Krushnaji Pantwalawalkar High School, Nehru Nagar, Village - Kurla-East, Taluka - Kurla, District - Mumabai Subrban, Kurla (East), PIN Code - 400 024, State - Maharashtra, India belongs to **Mr. Chaitanya Ravindra Kulkarni & Mr. Vedang Ravindra Kulkarni.**

Boundaries	:	Building	Flat
North	:	Raghav Marvel- 140	Open Plot
South	:	Building No. 138	Flat No. 1703
East	:	Open Plot	Passage
West	:	Ashta Vinayak Marg	Open Plot

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 **₹ 1,32,02,000.00 (Rupees One Crore Thirty Two Lakh Two 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.

**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: 2024.01.29 15:44:40 +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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