



VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1709, 17th Floor, Building No 54, "Runwal Garden Phase 6A Building No. 53-54", Kalyan Shilphata Road, Bhadra Nagar, Desale Pada, Village - Gharivali & Usarghar, Taluka - Kalyan, District - Thane, Dombivli (East), PIN - 421 204, State - Maharashtra, Country - India belongs to **Sadhana Manish Mishra & Manish Gunjeshwari Mishra.**

Boundaries of the property

North	: Internal Road & Open Plot
South	: Internal Road
East	: Internal Road
West	: Runwal Residency

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 **₹ 61,71,400.00 (Rupees Sixty One Lakh Seventy One Thousand Four Hundred Only) After completion of the property.** As per Site Inspection 5% Construction Work is Completed.

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: 2024.02.13 16:17:28 +05'30'

Auth. Sign.



Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
State Bank of India Empanelment No.: SME/TCC/2021-22/86/3
SME/TCC/221/13

Encl.: Valuation report

Received
15-02-2024

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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