



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. A1/08/F1/102, 1st Floor, Building No 08, A - 1 Type Building, "Seawoods Estates Ltd.", NRI Complex, Sector 54, 56 & 58, Palm Beach Marg, Village - Nerul Node, Navi Mumbai, Taluka - Thane, District - Thane, PIN Code - 400 706, State - Maharashtra, India belongs to Mr. Rakesh Kumar Agarwal & Mrs. Madhu Agarwal.

Boundaries of the property

North : Building No. 7
South : Building No. 9 & 10
East : Seawoods Estate Road
West : Seawoods Estate Garden

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 ₹ 2,66,66,600.00 (Rupees Two Crore Sixty Six Lakh Sixty Six Thousand Six Hundred 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.22 19:18:32 +05'30'

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

CAT-I-F-1763

AM161706-3

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

SME/TCC/221/13

Encl.: Valuation report

01/3/24



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur