

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B-A, 2nd Floor, Wing - B, "Godrej Paradise", Paradise Utopia Co-Op. Hsg. Soc. Ltd., Godrej Hill Complex, Near D' Mart, Kharibkpada, Barave Road, Village - Barave, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India belongs to **Mr. Manoj Kumar P. R. & Mrs. Vandana Manoj**

Boundaries of the property

North	Paradise Apartment, A-1 Wing
South	Internal Road
East	Internal Road
West	Angel Building

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 **₹ 65,33,985.00 (Rupees Sixty Five Lakh Thirty Three Thousand Nine Hundred Eighty 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 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., email=sharik@vastukala.org, c=IN
Date: 2024.03.01 11:19:38 +05'30'

Auth. Sign.



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/1-14/52/2008-09

Bank Of Baroda Empanelment No.: ZO/MZ/ADV/44-620

nc. Valuation report



09/03/2024

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