



Vastu/Mumbai/03/2024/007470/2305578
18/7-326-PRRJ
Date: 18.03.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 102, 1st Floor, "Sunayana Co-Op. Hsg. Soc. Ltd.", Village - Kalwa, Kalwa (West), Taluka & District - Thane, PIN - 400 605, State - Maharashtra, Country - India belongs to **Mr. Milind Pravin Vengurlekar & Mrs. Pallavi Milind Vengurlekar.**

Boundaries of the property.

North : New Shiv Shankar Apartment
South : Sumitra Tower
East : Internal Road
West : Amish CHSL

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 banking purpose for **₹ 62,79,000.00 (Rupees Sixty-Two Lakh Seventy-Nine 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 valuation 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: 2024.03.18 12:55:04 +05'30'

Think.Innovate.C



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

Encl. Valuation Report



Pravin
19/3



Our Pan India Presence at :

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

📍 **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