

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 701 (erstwhile Flat No. 1 & 2 as per Development Agreement), 7th Habitable Floor, "Platina", East Avenue (Sharadchandra Chatterjee Road), Santacruz (West), Mumbai – 400 054, State – Maharashtra, Country – India belongs to **Mr. Ankur Kashyap Shah (Flat No. 701) & Kashmita Corporation (Flat No. 702)**.

Boundaries of the property.

North : Casa Bianca
South : Avanti Society
East : East Ave Road
West : Villa Velloze

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 for **Government Value as on possession date i.e. 21.02.2024** at **₹ 7,17,26,810.00 (Rupees Seven Crore Seventeen Lakh Twenty Six Thousand Eight Hundred Ten 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**

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.19 16:46:59 +05'30'

Auth. Sign.



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