



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 407, 4th Floor, "Shraddha Saburi C-1 Co-Op. Hsg. Soc. Ltd.", Near Vitawa Naka, Shahir Damodar Vitawkar Marg, Village - Kalwa, Taluka - Thane, District - Thane, Thane (East), PIN Code - 400 605, State - Maharashtra, India belongs to **Mr. Jalinder Haribhau Mule**.

Boundaries of the property

North	: Building No. B-1
South	: Parijat CHSL
East	: Building No. A-1
West	: Building No. D-1



Recd
02/04/24

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 and Valued for SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002 purpose at **₹ 75,39,000.00 (Rupees Seventy Five Lakh Thirty 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 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: 2024.03.20 14:21:17 +05'30'

Auth. Sign.

Director



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank Of Baroda Empanelment No.: ZO: MZ:ADV:44:621

MZ/ADV/2023-24:833

Encl.: Valuation report

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