

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 402, 4th Floor, "Aashiv Co-op. Hsg. Soc. Ltd.", Plot No. 74, Sector 5, Village - Koparkhairane, Taluka - Thane, District - Thane, Navi Mumbai, PIN Code - 400 709, State - Maharashtra, India belongs to **Mrs. Rasila Dinesh Patel & Mr. Dinesh Karsan Patel**.

Boundaries of the property

North : Plot No. 75
South : Plot No. 72 & 73
East : Main Road
West : Plot No. 71 - Rishikunj 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 **₹ 1,19,57,400.00 (Rupees One Crore Nineteen Lakh Fifty Seven Thousand Four 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
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai
email=manoj@vastukala.org, c=IN
Date: 2024.05.02 14:43:37 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113



Encl.: Valuation report



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