Vastukala Consultants (I) Pvt. Ltd.

MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

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VASTUKALA
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Vastu/Mumbai/04/2024/008156/2305929
11/04-68-PANI
Date: 11.04.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 101, 1st Floor, Building - B3, **"Shruti Park Co-op. Hsg. Soc. Ltd."**, Dhokali Naka, Kolshet Road, Village – Balkum, Thane (West), Taluka & District – Thane, PIN Code – 400 607, State – Maharashtra, Country – India belongs to **Mr. Rupesh Raghunath Vengurlekar & Mrs. Rutuja Rupesh Vengurlekar.**

Boundaries of the property.

Direction		Boundary
North	:	Building – C1 & Internal Road
South	:	Building – B2
East	:	Amber International School
West	:	Garden

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 ₹ 65,34,400.00 (Rupees Sixty Five Lakh Thirty Four 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.04.11 12:09:01 +05'30'
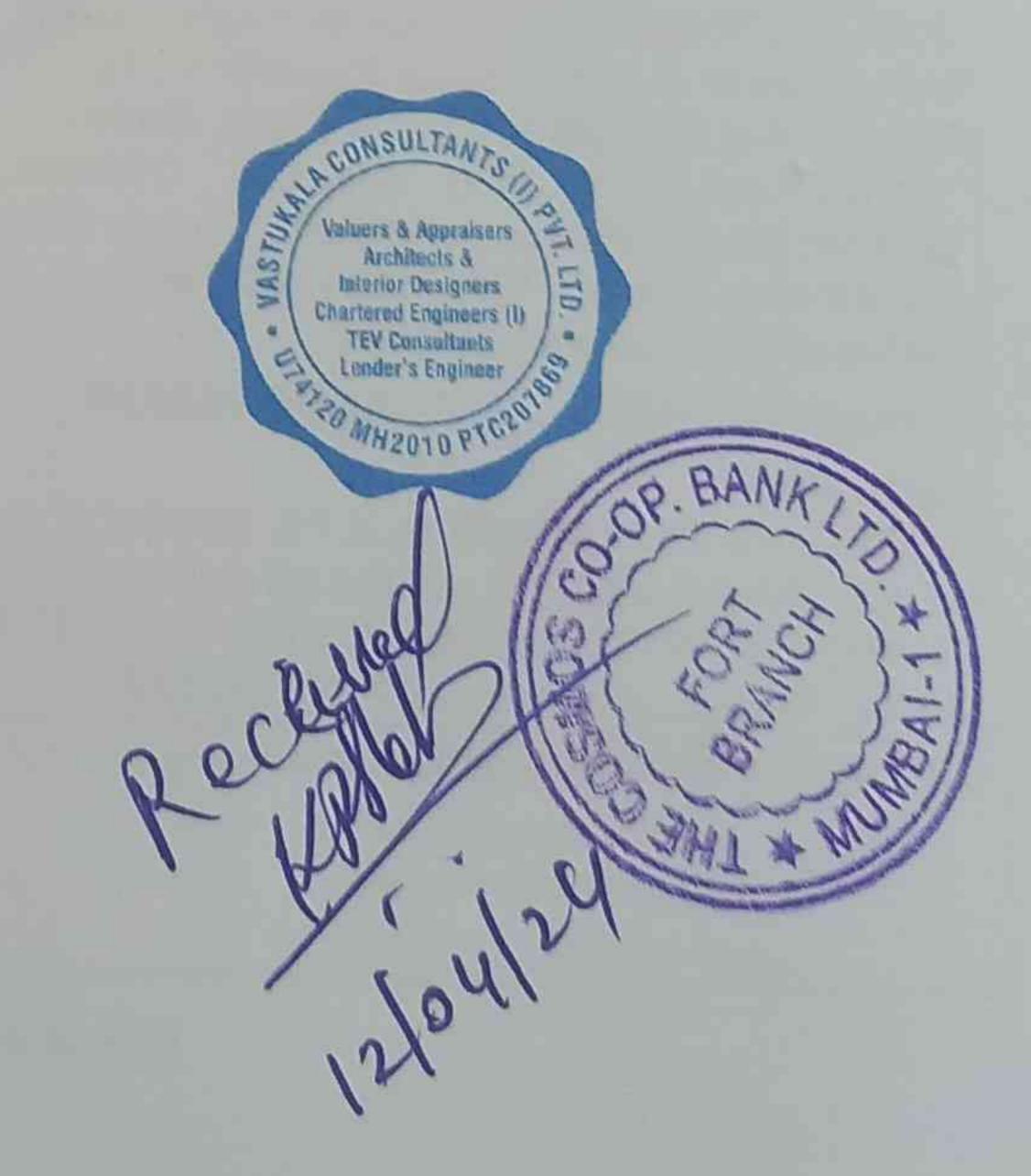
Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl: Valuation report in Form – 01