

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1408, 14th Floor, "Tower 4, Godrej Reserve", Near Sanchaiti Super Speciality Hospital, Akurli Road, Village - Akurli, Taluka - Goregaon, District - Mumbai Suburban, Kandivali (East), PIN Code - 400 101, State - Maharashtra, India belongs to **Saurabh Kumar & Neha Mishra**.

Boundaries of the property

- North : Akurli Road
- South : Internal Road
- East : Internal Road
- West : Nagwekar Apartments No. 2

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 **₹ 2,37,46,000.00 (Rupees Two Crore Thirty Seven Lakh Forty Six Thousand Only) After completion of the property**. As per Site Inspection 0% Construction Work is Completed.

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
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Date: 2024.04.26 11:41:17 +05'30'

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

Encl.: Valuation report



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