

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 33, 3<sup>rd</sup> Floor, Building No. C – 29, "Vasant Jai Jui Co - Op. Hsg. Soc. Ltd.", Vasant Vihar Complex, Village – Majiwade, Pokhran Road No. 2, Thane (West), Taluka & District – Thane, PIN Code – 400 610, State – Maharashtra, Country – India belongs to **Mr. Bijesh Bhaskara Menon & Mrs. Deepa Bijesh Menon.**

Boundaries of the property,

North : Internal Road  
South : MHADA Colony  
East : Prajakta CHSL  
West : Building No. 28

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 this particular purpose at ₹ 1,11,26,502.00 (Rupees One Crore Eleven Lakh Twenty Six Thousand Five Hundred Two 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 BABURAO  
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=india,  
c=IN, email=manoj@vastukala.org, postalCode=400066, cn=Manoj Baburao Chalikwar,  
serialNumber=41, st=Maharashtra, postalCode=400066, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.05.16 12:05:27 +05'30'



Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-IF-1763

BOI Emp. No.: MSZ:C&IC:Valuers:2019-20. 010

Encl. Valuation Report



www.vastukala.org

Thane : 101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) - 400 601, (M.S.), INDIA  
E-mail : thane@vastukala.org, Tel. : 80978 82976 / 90216 25621

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📍 **Regd. Office** : 121, 1st Floor, Acton  
Central Road, MIDC, Andheri (E),  
Mumbai - 400 093, (M.S.), INDIA  
☎️ TeleFax : +91 22 28371325/24  
✉️ mumbai@vastukala.org

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 401, 4<sup>th</sup> Floor, C - Wing, "Shubh Shagun Complex", Rishikesh Co - Op. Hsg. Soc. Ltd., Phase 2, Plot No. 29, 30 and 31, Sector - 34, Village - Kamothe, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN Code - 410 209, State - Maharashtra, Country - India belongs to Shri. Chandrakant Ramnath Katkade.

Boundaries of the property.

North : D - Wing  
South : B - Wing  
East : Mansarover Complex  
West : Internal Road

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 this particular purpose at ₹ 74,01,151.00 (Rupees Seventy Four Lakh One Thousand One Hundred Fifty One 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 BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PVT. LTD.,  
ou=Thane,  
2.5.4.20=9022646431a1010b79a23803139031313a11311  
113179171181812, postalCode=400061, st=Maharashtra,  
serialNumber=1, cn=Manoj Baburao Chalikwar, o=VASTUKALA  
CONSULTANTS (I) PVT. LTD., ou=Thane, c=IN, email=MANOJ.BABURAO.CHALIKWAR  
Date: 2023.05.19 11:53:39 +05'30'

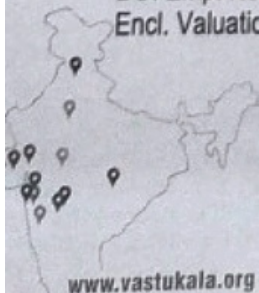


Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
BOI Emp. No.: MSZ:C&IC:Valuers:2019-20. 010  
Encl. Valuation Report



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📧 mumbai@vastukala.org



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 603, 6<sup>th</sup> Floor, Building No. A-1, "Fenkin Belleza", Kasarvadavali, Opp. Hypercity Mall, Ghodbunder Road, Village – Owale, Thane (West) – 400 615, State – Maharashtra, Country – India belongs to **Mrs. Archana Chandrakant Katkade & Mr. Chandrakant R. Katkade.**

Boundaries of the property.

North : Madhav Banquet  
South : Sai Sapphire Building  
East : Open Plot  
West : Ghodbunder Road

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 this particular purpose at ₹ 1,26,76,604.00 (Rupees One Crore Twenty Six Lakh Seventy Six Thousand Six Hundred Four 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 BABURAO  
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Emp. No.: MSZ:C&IC:Valuers:2019-20. 010

Encl. Valuation Report

Digitally signed by Manoj Baburao Chalikwar  
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Mumbai - 400 093, (M.S.), INDIA  
☑ TeleFax : +91 22 28371325/24  
☑ mumbai@vastukala.org

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 4, Ground Floor, "Tanmay Co-Op Hsg. Soc. Ltd.", Ramchandra Nagar No. 2, Vaitly Wadi, ESIC Hospital Road, Village - Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code - 400 604, State - Maharashtra, Country - India belongs to **Shri. Nilesh Laxman Tambe**.

Boundaries of the property.

- North : Open Space & Sambhaji Nagar Road
- South : Jayesh CHSL
- East : Chawl
- West : Sadguru Chawl

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 this particular purpose at ₹ 79,83,920.00 (Rupees Seventy Nine Lakh Eighty Three Thousand Nine Hundred Twenty 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 BABURAO CHALIKWAR**

Director

Auth. Sign.

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT/11/1789

BOI Emp. No. MSZ C&I Valuers-2019-20. 010

Encl. Valuation Report



Residential Flat No. 4, Ground Floor, "Tanmay Co-Op Hsg. Soc. Ltd.", ESIC Hospital Road, Village - Panchpakhadi, Thane (West), Taluka & District - Thane, PIN Code - 400 604, State - Maharashtra, Country - India.

Yes  
 Village - Panchpakhadi  
 Taluka - Thane  
 District - Thane (W) - 400 601, (M.S.), INDIA  
 Regd. Office : 121, 1st Floor  
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 Mumbai - 400 093, (M.S.), India  
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 Whether covered under the provisions of the Act or not  
 of approval