

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 504, 5th Floor, Building No A-5, "Mohan Park - 4 Co.-Op. Hsg. Soc. Ltd", Khadakpada, Godrej Hill Road, Village - Gandhare, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State - Maharashtra, India belongs to **Mrs. Sunita Shivaji Shinde & Shri. Shivaji Raghunath Shinde.**

Boundaries of the property

North : Open Plot
South : Internal Road
East : Open Plot
West : Building No. A - 4

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 **₹ 44,92,250.00 (Rupees Forty Four Lakh Ninety Two Thousand Two Hundred Fifty 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.**
Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cma@vastukala.org, c=IN
Date 2024.06.01 11:08:47 +05'30'

Auth. Sign.



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:44:620

Encl.: Valuation report



11/06/24