

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 602, 6<sup>th</sup> Floor, "Shreenathji Co-op. Hsg. Soc. Ltd.", Plot No. 197 of TPS III, 56th Road, Village - Eksar, Borivali (West), Taluka - Borivali, District - Mumbai Suburban, Pin Code - 400 068, State - Maharashtra, India belongs to **Shri. Rameshbhai Vashrambhai Italia & Smt. Varshaben Rameshbhai Italia.**

Boundaries of the property

North : Radhika CHSL  
South : TPS Road No. 56  
East : Vasantrao Chougule Road  
West : Prithvi Paradise

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 **₹ 1,76,80,080.00 (Rupees One Crore Seventy Six Lakh Eighty Thousand Eighty 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: 2024.06.25 18:06:09 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. AM161706-3

IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TC/13842813

Encl.: Valuation report



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