



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. D-2301, 23rd Floor, Wing - D, 'Casa Univis - Cielo-D', Cielo Co-op. Hsg. Soc. Ltd., Lodha Splendor, Bhayanderpada, Ghodbunder Road, Thane (West), Dist. Thane - 400 615, State - Maharashtra, Country - India belongs to **Ritesh Pannalal Tiwari & Sunita Ritesh Tiwari**.

Boundaries of the property:

- North : Internal Road
- South : Cielo - C-Wing
- East : Society Garden
- West : Internal Road & MMRDA Building

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 for this particular purpose at **₹ 1,75,56,000.00 (Rupees One Crore Seventy Five Lakh Fifty Six Thousand 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

Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)

Reg. No. CAT-I-F-1763
SBI Empangment No., SME/TCC/2021-22/86/3

Encl: Valuation report.



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