

Vastukala Consultants (I) Pvt. Ltd.

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No: 504, 5th Floor, Wing -A, "Neelkanth Corner Co-op. Hsg. Soc. Ltd.", Plot No. 2, Sector - 02, Near Sanpada Railway Station, Village - Sanpada, Navi Mumbai - 400 705, State - Maharashtra, Country - India belongs to **Mr. Aravind Gajanan Shendge**.

Boundaries of the property.

- North : Sanpada Railway Station Road
- South : Oriental Collage of Pharmacy
- East : Sector 2 Sanpada Road
- West : OPG Tower



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 **₹ 1,07,92,762.00 (Rupees One Crore Seven Lakh Ninety-Two Thousand Seven Hundred Sixty-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 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: 2024.06.26 17:59:22 +05'30'

Auth. Sign.



Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TC/38/IBBI/3
Encl: Valuation report

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Regd. Office

8F-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai** 400072, (M.S), India
☎ +91 2247495919
✉ mumbai@vastukala.co.in
🌐 www.vastukala.co.in

Name of the place, Village Sanpada, Taluk Thane