

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 103, 1<sup>st</sup> Floor, Wing - C, "Rutu Enclave Type "C" Co-Op. Hsg. Soc. Ltd.", Ghodbunder Road, Village - Kavesar, Thane (West), Taluka - Thane, District - Thane, PIN - 400 615, State - Maharashtra, Country - India belongs to **Mr. Iqbal Abdul Khan & Mrs. Rubina Iqbal Khan**.

Boundaries	:	Building	Flat
North	:	Thane Municipal Health Centre	Staircase
South	:	Open Plot	Flat No. 102
East	:	Wing - B	Flat No. 101
West	:	Open Plot	Flat No. 104

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 **₹ 32,50,800.00 (Rupees Thirty Two Lakh Fifty thousand Eight Hundred 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: 2024.07.18 12:13:19 +05'30'



Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.:

Encl.: Valuation report

*Manoj Chalikwar*

18/07/24

Our Pan India Presence at :

Nanded

Thane

Ahmedabad

Delhi NCR

**Regd. Office**

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