



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 23, 5th Floor, "Mayur - 2", Housefin Co-op. Hsg. Soc. Ltd., Kalash Udyan, Plot No. 23, Sector 11, Village - Koparkhairane, Taluka - Thane, District - Thane, Navi Mumbai, PIN Code - 400 709, State - Maharashtra, India belongs to **Mr. Nafis Ahmad**

Boundaries of the property

- North : Road
- South : Chakor - 2 Building
- East : Mayur - 1 Building
- West : Raj Hans - 1 Building

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 **₹ 1,10,60,367.00 (Rupees One Crore Ten Lakh Sixty Thousand Three Hundred Sixty Seven 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

Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)

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

State Bank of India Empanement No.: SME/TCC/2021-22/86/3

SME/TCC/22/1/13

Encl.: Valuation report



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Digitally signed by Manoj Chalikwar

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Think.Auth.SignJe.Create

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Whether property is rented out

If so for how long it is rented out

Name of the tenant

And monthly rentals