

## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mrs. Vishakha Rahul Waghmare & Mr. Rahul Siddharth Waghmare**

Residential Flat No. 208, 2<sup>nd</sup> Floor, "Sai Icon (Previously known as A - Type)", Sai Icon Co-op. Hsg. Soc. Ltd.,  
Titwala - Ambivli Road, Village - Mohone, Ambivali (West), Taluka - Kalyan, District - Thane,  
PIN Code - 421 102, State - Maharashtra, Country - India.

Latitude Longitude -19°15'49.0"N 73°10'15.9"E

### Valuation Done for:

**Cosmos Bank  
Ghodbandar Road**

Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road,  
Manpada, Thane West 400 610, State - Maharashtra, Country - India.



### **Our Pan India Presence at :**

📍 Mumbai	📍 Aurangabad	📍 Pune	📍 Rajkot
📍 Thane	📍 Nanded	📍 Indore	📍 Raipur
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📍 **Regd. Office :** B1-001, U/B Floor, Boomerang,  
Chandivli Farm Road, Andheri (East),  
**Mumbai - 400 072, (M.S.), INDIA**  
☎ TeleFax : +91 22 28371325/24  
✉ mumbai@vastukala.org



Vastu/Mumbai/02/2024/2305087  
21/25-309-PASH  
Date: 21.02.2024

## VALUATION OPINION REPORT

The property bearing Residential Flat No. 208, 2<sup>nd</sup> Floor, "Sai Icon (Previously known as A - Type)", Saiicon Co-op. Hsg. Soc. Ltd., Titwala - Ambivli Road, Village - Mohone, Ambivali (West), Taluka - Kalyan, District - Thane, PIN Code - 421 102, State - Maharashtra, Country - India belongs to **Mrs. Vishakha Rahul Waghmare & Mr. Rahul Siddharth Waghmare.**

### Boundaries of the property.

- North : Titwala - Ambivli Road
- South : Open Plot
- East : Under Construction Building
- West : Road

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 and valued for banking purpose for **₹ 43,07,700.00 (Rupees Forty Three Lakh Seven Thousand Seven 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 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: 2024.02.22 10:37:44 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019-20

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