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MSME Reg No: UDYAM-MH-18-0083617
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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/08/2024/010646/2307748
19/6-226-PNKSH
Date: 19.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 208, 2nd Floor, "Sai Icon (Previously known as A – Type)", Sai Icon Co-op. Hsg. Soc. Ltd., Titwala – Ambivli Road, Village - Mohane, Ambivali (West), Taluka - Kalyan, District - Thane, PIN Code – 421 102, State - Maharashtra, 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 neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 44,11,500.00 (Rupees Forty Four Lakhs Eleven Thousands Five 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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.19 14:32:03 +05'30'

Director

Auth. Sign.



Manoj Chalikwar

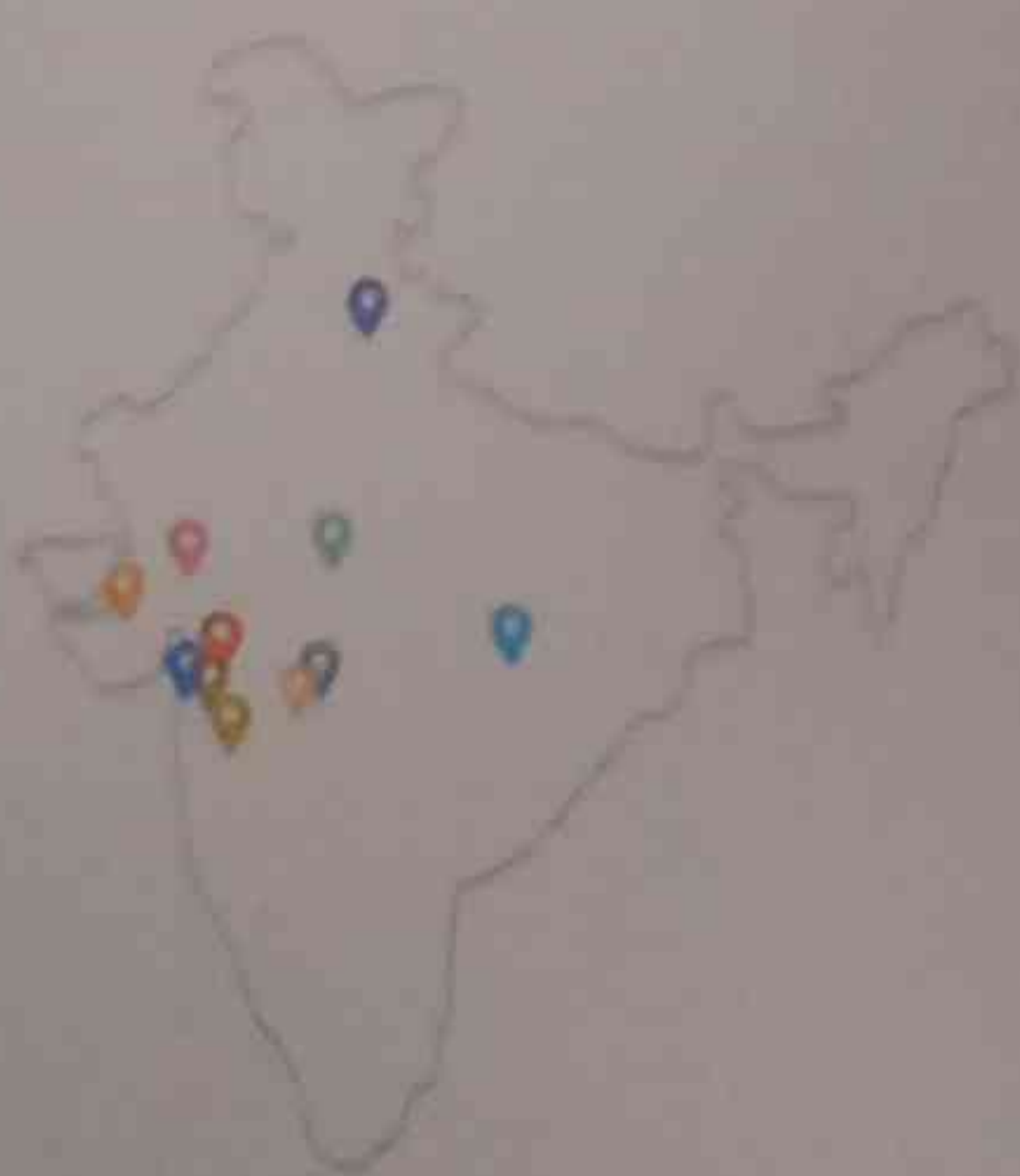
Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/CREDIT/67/ 2019-20

Encl.: Valuation report



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