

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. 1904, 19th Floor, Wing - B, "Versatile Valley", Village - Nilje,
Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 204,
State - Maharashtra, Country - India.

Latitude Longitude - 19°10'02.3"N 73°04'57.1"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
📍 Delhi NCR 📍 Nashik 📍 Ahmedabad 📍 Jaipur

📍 **Regd. Office** : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
📞 Telefax : +91 22 28371325/24
✉️ mumbai@vastukala.org



Vastu/Mumbai/02/2024/7053/2305086

21/24-308-PASH

Date: 21.02.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 1904, 19th Floor, Wing - B, "Versatile Valley", Village - Nilje, Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 204, State - Maharashtra, Country - India belongs to **Mrs. Vishakha Rahul Waghmare & Mr. Rahul Siddharth Waghmare.**

Boundaries of the property.

North : Open Plot
South : Wing - C
East : Chawl
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 **₹ 46,00,000.00 (Rupees Forty Six Lakh 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 10:31:58 +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

Our Pan India Presence at :

📍 Mumbai 📍 Aurangabad 📍 Pune 📍 Rajkot
📍 Thane 📍 Nanded 📍 Indore 📍 Raipur
📍 Delhi NCR 📍 Nashik 📍 Ahmedabad 📍 Jaipur

📍 **Regd. Office :** B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
📞 Tele/Fax : +91 22 28371325/24
✉️ mumbai@vastukala.org