

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 54, 5th Floor, Building No 1, Wing - B, "Kalpatru Gardens", Kalpatru Gardens Building No. 1 - A, B, C Co-Op. Hsg. Soc. Ltd., Kalpatru Gardens Phase -II, Ashok Chakravarty Road, Village - Wadhwan, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban, 400101, State - Maharashtra, India belongs to **Mr. Santosh N. Bhurke & Mrs. Sakshi S. Bhurke**.

Boundaries of the property

North	: Ashok Nagar Main Road
South	: Wing C & Swimming Pool
East	: Kalpatru Vienta CHSL
West	: Open Plot

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 ₹ 2,87,66,940.00 (Rupees Two Crore Eighty Seven Lakh Sixty Six Thousand Nine Hundred Forty 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: 2024.08.27 11:53:56 +05'30'

Auth. Sign.

Director



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SVC CO-OPERATIVE BANK LTD Empanelment No.: CO/Tec/BUS/526/ 20-21(L&B)

Encl.: Valuation report



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Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road
Powai, Andheri East, Mumbai: 400072, (M.S), India

☎ +91 2247495919

✉ mumbai@vastukala.co.in

🌐 www.vastukala.co.in