

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1002, 10th Floor, Wing - A, "Kuber Heights", Patilwadi, Near Hari Om Nagar, Village - Mulund East, Mulund (East), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 081, State - Maharashtra, Country - India belongs to **Mr. Sameer Manik Khopade**.

Boundaries	:	Building	Flat
North	:	Under Construction Building	Building is under construction
South	:	Internal Road	Building is under construction
East	:	Soham House	Building is under construction
West	:	Chikhala Devi Road	Building is under construction

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 **₹ 83,79,000.00 (Rupees Eighty Three Lakh Seventy Nine Thousand Only) After completion of construction works**. As per Site Inspection 10% Construction Work is Completed.

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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.09.11 13:05:42 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Encl.: Valuation report

Recd.
Sameer Manik Khopade

Our Pan India Presence at :

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

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