

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 201, 2nd Floor, "EL Castillo", Plot No. 23B & 23C, Sector - 6, Palm Beach Road, Village - Nerul, Navi Mumbai, Taluka & District - Thane, PIN - 400 706, State - Maharashtra, Country - India belongs to **Mrs. Vandana Ravindra Chaudhari & Mr. Ravindra Hiralal Chaudhari**.

Boundaries of the property.

North	:	Vihang Residency
South	:	Internal Road
East	:	Sector - 6 Nerul Road
West	:	CNG Gas Station

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 and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose ₹ 14,93,67,855.00 (Rupees Fourteen Crore Ninety Three Lakh Sixty Seven Thousand Eight Hundred Fifty Five 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.**

**Sharadkumar
Chalikwar**

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.09.23 17:26:37 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

UBI Emp. No.: ROS:ADV:Valuer/033:008:2021-22

Encl: Valuation report.

