

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 003, Ground Floor, Building No 3, Wing - L, "Country Park Phase-III Co-op. Hsg. Soc. Lt.d.", Dattapada Road, Opp. Tata Steel, Near Central Prabhu Hotel, Off Western Express Highway, Village - Magathane, Taluka - Borivali, District - Mumbai Suburban, Borivali (East), Mumbai, PIN - 400 066, State - Maharashtra, India belongs to **Mr. Kalpit Girish Nagrecha**. Name of Proposed Purchaser is **Mr. Jatin Khaja Kanchan & Mr. Khaja Uthuman**.

| Boundaries | : | Building | Flat |
|------------|---|-------------------------------------|------------------|
| North | : | Dattapada Road | Society Compound |
| South | : | Blue Rose Industrial Estate | Lobby |
| East | : | Open Land & Western Express Highway | Society Compound |
| West | : | BMC Garden | Lift |

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 **₹ 99,96,812.00 (Rupees Ninety Nine Lakh Ninety Six Thousand Eight Hundred Twelve 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**
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: 2024.09.28 15:24:45 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Central Bank of India Empanelment No.: SMRO /CREDIT/2017-18/1311

Encl.: Valuation report

Handwritten signature: Neel Chalikwar
28/09/2024

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