

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 506, 5th Floor, Building No . 9, Wing - B, "**Shastri Nagar Vrindavan Co-op. Hsg. Soc. Ltd.**", M. G. Road, Shastri Nagar, Village - Pahadi Goregaon (West), Municipality Ward No. P/South Ward, Goregaon (West), Taluka - Borivali, District - Mumbai Suburban District, Mumbai, PIN Code - 400 104, State - Maharashtra, India belongs to **Mr. Vinod Sudam Kedare, Mrs. Lalita Vinod Kedare & Smt. Kantabai Sudam Kedare.**

Boundaries of the property

North : Shastri Nagar Road No. 1
South : VIBGYOR High School
East : Building No. 8
West : New Link Road

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 **₹ 1,26,50,550.00 (Rupees One Crore Twenty Six Lakh Fifty Thousand Five Hundred Fifty 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: 2024.11.05 15:35:38 +05'30'

Director

Auth. Sign.



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

Our Pan India Presence at :

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

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivall Farm R
Powai, Andheri East, **Mumbai**: 400072, (M.S), India
☎ +91 2247495919
✉ mumbai@vastukala.co.in
🌐 www.vastukala.co.in