



Think Innovative Creativity

Valuation Report Prepared For: CA/Neera Desai Road Andheri (West) Branch /Mrs. Rehana Arif Merchant(015238/30711)

Vastu/Mumbai/08/2019/015238/30711

07/14-49-K/A

Date: 07.08.2019

### VALUATION OPINION REPORT

The property bearing Residential Flat No. 202, 2nd Floor, "Sapna Residency Co-Op. Hsg. Soc. Ltd. Cross Pakhadi lane, Versova, Andheri (West), Mumbai, PIN Code - 400 061, State - Maharashtra Country - India belongs to **Mrs. Rehana Arif Merchant & Mr. Arif Umer Merchant**

Boundaries of the property :

North	Ram Mandir
South	Cross Pakhadi Road
East	Sahil Queen Co-Op. Hsg. Soc. Ltd.
West	Khoja Lane

Considering various parameters recorded, existing economic scenario, and the information that 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 Housing Loan purpose at **₹ 64,80,180.00 (Rupees Sixty Four Lakh Eighty Thousand One Hundred Eighty 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.**

**Sharadkumar B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou, email=sharad@vastukala.org, c=IN  
Date: 2019.08.08 12:22:52 +05'30'

C.M.D.

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl.: Valuation report



Mumbai	Delhi NCR	Nanded	Aurangabad
3, 1 <sup>st</sup> Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA Tel. : +91 22 28371325 Fax : +91 22 28371324 mumbai@vastukala.org	L-306, Sispal Vihar, AWHO Society, Sohna Road, Sector - 49, Gurgaon, Haryana - 122018, INDIA Mobile : +91 9216912225 +91 9819670183 delhinrc@vastukala.org	28, S.G.G.S. - Stadium Complex, Gokul Nagar, Nanded - 431 602, (M.S.), INDIA Tel. : +91 2462 244288 +91 2462 239909 nanded@vastukala.org	Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA Tel. : +91 240 2485151 Mobile : +91 9167204062 +91 9860863601 aurangabad@vastukala.org