

## VALUATION OPINION REPORT

The property bearing Residential Apartment No. A-118/7, Ground Floor, "A type Apartment Owners Association", Sector - 21, Turbhe, Village - Vashi, Taluka & District - Thane, Navi Mumbai, PIN - 400 703, State - Maharashtra, Country - India belongs to **Mr. Rajesh Pandurang Junghare**.

### Boundaries of the property.

|       |   |                     |
|-------|---|---------------------|
| North | : | Anjuman School Road |
| South | : | Another Apartment   |
| East  | : | Internal Road       |
| West  | : | Open Plot           |

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and valued for banking purpose for **₹ 36,98,100.00 (Rupees Thirty-Six Lakh Ninety-Eight Thousand One Hundred 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.

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Cosmos Emp. No. H.O./Credit/67/2019/20

Encl. Valuation Report

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
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Date: 2024.11.28 16:30:10 +05'30'



Auth. Sign.



*Akhil*  
*29/11/2024*

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