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## Vastukala Consultants (I) Pvt. Ltd.

Justification Letter / CB / APMC Vashi Branch / Kisan Mahadu Bhoir (012697/407814) Page 1 of 6

Vastu/Mumbai/12/2024/012697/407814  
01/27-162-SKM  
Date: 07.12.2024

To,  
The Manager,  
Cosmos Bank  
APMC Branch  
C-1, Phase-II, APMC Masala Market,  
Sector -19, Vashi Navi Mumbai 400703.

**Sub.:** Justification of value for Property valuation submitted by us

**Ref:** Justification of value of Property.

**Our Valuation report No.** Vastu/Mumbai/12/2024/012697/2309311 dated 02.12.2024

**Owner Name** - Kisan Mahadu Bhoir, Ravindra Kisan Bhoir & Kalpana Kisan Bhoir

**Property Address:** Residential Flat No. 1714, 17th Floor, Wing - B (i.e. Tower No. 1-I as per the sanctioned plans), "Dosti Pride", Dosti Greater Thane, Cluster 2, Phase - 1, Sector 3A, Village - Purna, Taluka - Bhiwandi, District - Thane, PIN - 421 302, Maharashtra, India.

RERA Carpet Area in Sq. Ft. = 269.00  
Enclosed Balcony Area in Sq. Ft. = 61.00  
Open Balcony Area in Sq. Ft. = 9.00  
Total Carpet Area in Sq. Ft. = 339.00  
(Area as per Agreement for Sale)

Dear Sir,

We on your request have given our Valuation Opinion Report of above-mentioned property belonging to Kisan Mahadu Bhoir, Ravindra Kisan Bhoir & Kalpana Kisan Bhoir.

The scope of Work: Analysis of Market Value, Realizable Value & Distress Value of above mentioned Residential Flat for Banking Purpose. The site inspection was carried out along with Miss. Farhat Khan, Customer Relationship Manager of Adrika Developers Pvt. Ltd. (Contact No. 8655498972). We have submitted the valuation report accordingly.

Factors considered for Fair Market Valuation, approach adopted and comparable considered as follows:

We have carried out market search for present prices for similar properties in surrounding locality.



Recd  
9/12/24



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