

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 602, 6th Floor, Building No A - 3, "Lambodar Apartment", Anandban Co-op. Hsg. Soc. Ltd., Shivaji Path, Near Gaondevi Maidan, Village - Chendani, Thane (West), Taluka - Thane, District - Thane, PIN Code - 400 602, State - Maharashtra, India belongs to **Shri. Tejas Rajaram Kate & Smt. Rachana Rajaram Kate.**

Boundaries	:	Building	Flat
North	:	Chhatrapati Shivaji Road	Flat No. 603
South	:	Shree Ganesh Tower	Lift
East	:	Durva CHSL	Flat No. 602 & Staircase
West	:	Bhalchandra CHSL	Flat No. 604

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 **₹ 34,17,750.00 (Rupees Thirty Four Lakhs Seventeen Thousands Seven Hundred And 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: 2024.12.23 17:57:21 +05'30'

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Cosmos Bank Empanelment No.: HO/Credit/87/2022-23

Encl.: Valuation report



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22/12/24



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