

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 702, 7<sup>th</sup> Floor, 'A' Wing, "Tower – Zest A", Project - Centrona Zest- A, C.S. No. 194 B (Part), Kamraj Nagar, Eastern Express Highway, Village - Ghatkopar, Ghatkopar (East), Mumbai, PIN - 400 077, State - Maharashtra, Country – India belongs to **Mr. Kashinath Popat Patil & Mr. Tushar Kashinath Patil.**

### Boundaries of the property

North	:	Eastern Express Highway
South	:	Zen Building
East	:	Zest – B Building & Kamraj Nagar Road
West	:	Internal Road & Slum Area

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 ₹ 1,62,12,000.00 (Rupees One Crore Sixty Two Lakh Twelve Thousand only) After completion of construction works. As per Site Inspection, 28% Construction Work is Completed.

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 Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

Digitally signed by Manoj Chalikwar  
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 Date: 2025.01.30 10:36:52 +05'30'



Auth. Sign.



30/01/25

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