

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 1003, 10<sup>th</sup> Floor, Wing – A, "Shila Bina Co-op. Hsg. Soc. Ltd.", Eksar Road, Near Laxmi Narayan Temple, Borivali (West), Mumbai – 400 091, State – Maharashtra, Country – India belongs to **Mrs. Pooja Tarun Katta**.

Boundaries of the property.

- North : Ashwini CHSL
- South : Internal Road & Sachita CHSL
- East : Internal Road
- West : Wing – B

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 for this particular purpose at **₹ 1,48,25,000.00 (Rupees One Crore Forty Eight Lakh Twenty Five Thousand Only)**. As per site inspection 28% of 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 BABURAO CHALIKWAR**

Director

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
CBI Emp. No. SMRO/CREDIT/2017-18/1311  
Encl: Valuation report.

*(Signature)*  
Auth. Sign.



*Accepted* *(Signature)*  
*BM Bhoyardar*

