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An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

**Vastukala Consultants (I) Pvt. Ltd.**

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Vastu/Thane/03/2025/013979/2310285  
22/15-404-PSBS  
Date: 28.01.2025

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 002, Ground Floor, Building No C/4, Building Type No. (C), "Royal Park Wings C - 1 to C-6 Co.-Op. Hsg. Soc. Ltd.", Royal Park Complex, Near Laxmanrao Navare Nagar, 'B' Cabin Road, Village - Morivali, Municipality Ward No. 8, Gut No. 49, Taluka - Ambarnath, District - Thane, Ambarnath (East), PIN Code - 421 501, State - Maharashtra, India belongs to **Mr. Lalit Deepak Bakare & Mrs. Rajshree Lalit Bakare.**

Boundaries of the property

North : Internal Road  
South : Internal Road  
East : Internal Road / Building No. C - 3  
West : Open Plot

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 **₹ 33,10,076.00 (Rupees Thirty Three Lakhs Ten Thousands Seventy Six 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  
Director**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.28 10:27:52 +05'30'

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

*dy  
Received  
28/03/25*

Encl.: Valuation report

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