

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 404, 4th Floor, "Jay Ambika Palace Co-Op. Hsg. Soc. Ltd.", Kasturi Park, Navghar Road, Village - Khari, Bhayandar (East), Taluka - Thane, District - Thane, 401 105, State - Maharashtra, India belongs to **Mr. Dhanraj Sukhdev Chauhan & Mrs. Vidyavati Dhanraj Chauhan.**

Boundaries of the property

North : Nirmal Park
South : Kusum CHSL
East : Bharatiya Vidyalaya
West : Jain Mandir

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 **₹ 34,50,150.00 (Rupees Thirty Four Lakh Fifty Thousand One Hundred 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**
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: 2025.02.11 14:57:50 +05'30'

Auth: Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SVC CO-OPERATIVE BANK LTD Empanelment No.: CO/Tec/BUS/526/ 20-21(L&B)

Encl.: Valuation report

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