

**VALUATION OPINION REPORT**

The property bearing Residential Flat No. 402, 4th Floor, Building No. 3, "**Jaswanti Gold**", Subhash Lane, Kandivali (West), Mumbai, PIN Code - 400 067, State - Maharashtra, Country - India, belongs to **Mr. Kirit M. Shah & Mrs. Geeta K. Shah**. Name of Client / Proposed Buyer: **Mr. Anil Narayan Bhai Barot & Mrs. Jagruti Anil Barot**.

Boundaries of the property :

North	BMC Ground
South	Jaswanti Residency CHSL
East	Subhash Lane
West	Under Construction Building & Road

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 and valued for Housing Loan purpose at **₹ 2,89,80,000.00 (Rupees Two Crore Eighty Nine Lac Eighty Thousand 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

Think.Innovate.Create

For VASTUKALA CONSULTANTS (I) PVT. LTD.


C.M.D.


Director



Sharad B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
Encl.: Valuation report

Mumbai	Mumbai (South)	Delhi NCR	Nanded	Aurangabad
21, 1 st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA Tel. : +91 22 28371325 Fax : +91 22 28371324 mumbai@vastukala.org	4 th Block, 2 nd Floor, Rahimtoola House, 7, Homji Street, Fort, Mumbai - 400 001, (M.S.), INDIA Tel. : +91 22 40032436 +91 22 40022436 mumbaisouth@vastukala.org	L-306, Sispal Vihar, AWHO Society, Sohna Road, Sector - 49, Gurgaon, Haryana - 122018 (U.P.), INDIA Mobile : +91 9216912225 +91 9819670183 delhincr@vastukala.org	28, S.G.G.S. - Stadium Complex, Gokul Nagar, Nanded - 431 602, (M.S.), INDIA Tel. : +91 2462 244288 +91 2462 239909 nanded@vastukala.org	Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA Tel. : +91 240 2485151 Mobile : +91 9167204062 +91 9860863601 aurangabad@vastukala.org

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : Mr. Kirit M. Shah & Mrs. Geeta K. Shah

Name of Client / Proposed Buyer : Mr. Anil Narayan Bhai Barot & Mrs. Jagruti Anil Barot

Residential Flat No. 402, 4th Floor, Building No. 3, "Jaswanti Gold", Subhash Lane, Kandivali (West), Mumbai, PIN Code - 400 067, State - Maharashtra, Country - India.

Latitude Longitude : 19°12'03.1"N 72°50'41.0"E

Valuation Done for:

**Cosmos Bank
Dadar Branch**

Horizon Bldg., 1st Floor, Ranade Road & Gokhale Road, Dadar (West), Mumbai - 400 028,
State - Maharashtra, Country - India.

Vastukala Consultants (I) Pvt. Ltd.

Mumbai · Delhi NCR · Aurangabad · Nanded

Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2008 Certified Company

www.vastukala.org

A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
W
X
Y
Z