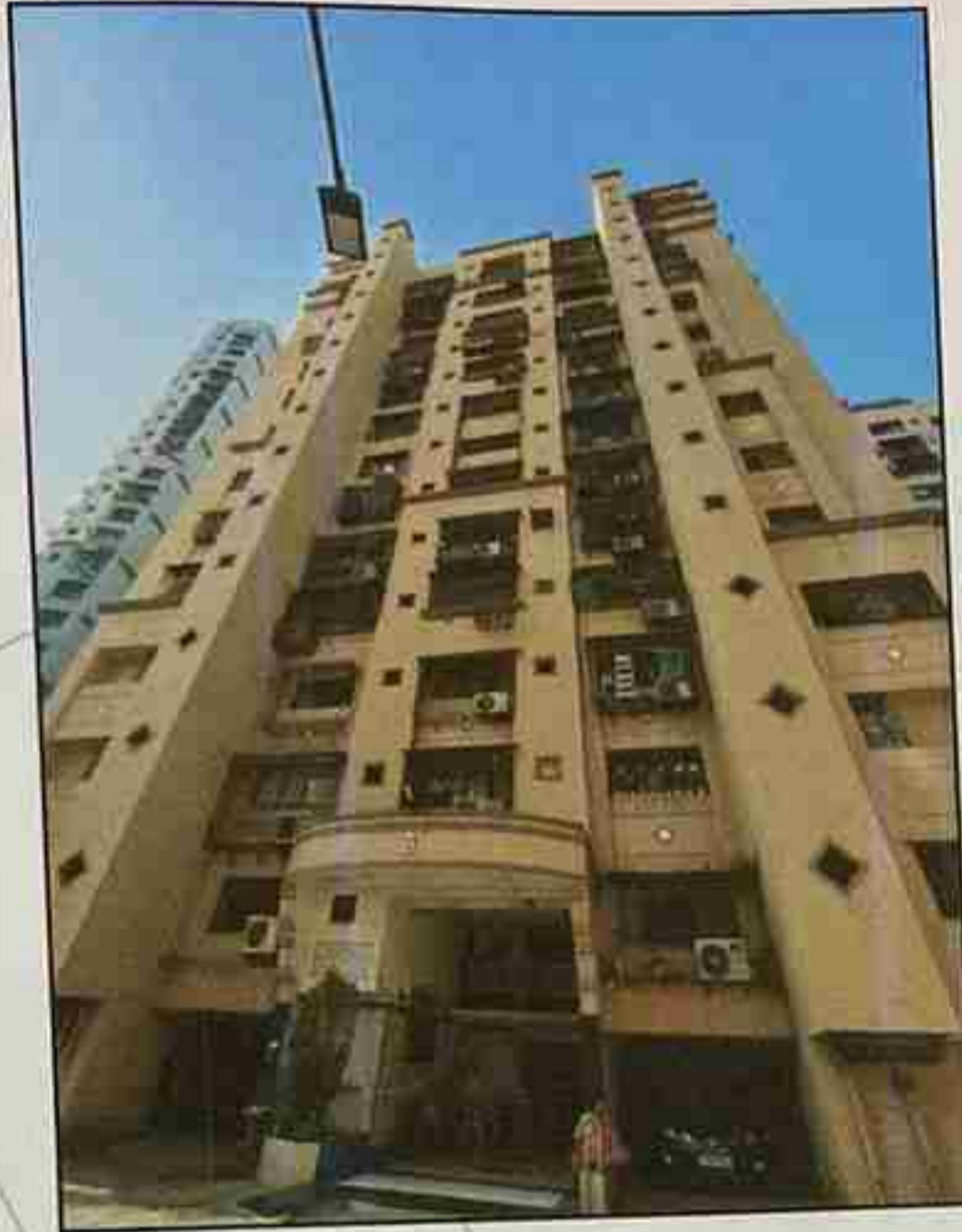


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Yadamma Anjaneyulu Perne & Mr. Anjaneyulu Bachaiah Perne**

Residential Flat No. 141, 14th Floor, B Wing, "Palash Tower A & B Wing Co-Op. Hsg. Soc. Ltd.",
Veera Desai Road, Prathamesh Complex, Andheri West, Mumbai – 400 053,
State – Maharashtra, Country – India.

Longitude Latitude: 19°08'16.0"N 72°50'12.0"E

Think. Innovate. Create

Valuation Done for:

Union Bank of India

Prabhadevi Branch

263, Madhu Hans, Near Century Bazar, Dr. Annie Besant Road, Prabhadevi, Mumbai - 400 025,
State - Maharashtra, Country – India.

Vastukala Consultants (I) Pvt. Ltd.

Mumbai • Delhi NCR • Aurangabad • Nanded • Indore • Pune
Raipur • Jaipur • Ahmedabad • Rajkot • Thane • Nashik





VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 141, 14th Floor, B Wing, "Palash Tower A & B Wing Co-Op. Hsg. Soc. Ltd.", Veera Desai Road, Prathamesh Complex, Andheri West, Mumbai – 400 053, State – Maharashtra, Country – India belongs to **Mrs. Yadamma Anjaneyulu Perne & Mr. Anjaneyulu Bachaiah Perne.**

Boundaries of the property.

- North : Internal Road & Evershine Park
- South : Gundecha Symphony
- East : Veera Desai Road
- West : Palash Tower C & Hanuman Mandir Road

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 and valued for this particular purpose at **₹ 1,86,02,200.00 (Rupees One Crore Eighty Six Lakh Two Thousand Two Hundred 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=INDIA,
2.5.4.20=98226645d35d11d0178c268051149c7933d4131
8115279b17a1805612, postalCode=400008, st=Maharashtra,
serialNumber=41a58a06adcc98802a55488a309b317110d2
a394c382c29a32706258f, cn=MANOJ BABURAO CHALIKWAR
Date: 2022.03.31 13:54:08 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Encl: Valuation report.

www.vastukala.org

Mumbai 121, 1 st Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 002	Delhi NCR L-306, Sispal Vihar, AWHO Society, Sohna Road, Sector - 49, Gurgaon,	Nanded 28, S.G.G.S. - Stadium Complex, Gokul Nagar, Nanded - 431 602, (M.S.), INDIA	Aurangabad Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA Tel. : +91 240 2485151
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