

2153

CIN: U74120MH2010PTC207869
MSME Reg. No.: UDYAM-MH-18-0083617
An ISO 9001:2015 Certified Company



Valuation Report Prepared For: UBI / Zaveri Bazar Branch / Shri. Sunny Mahendra Chordia (2153/2301487) Page 2 of 22

Vastu/Mumbai/07/2023/2153/2301487
11/05-112-SBSH
Date: 11.07.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 4, Ground Floor, "Aum Supreme Co-op. Premises Society Ltd.", Plot No. 4 to 9, Ram Wadi, Bail Bazar, Opp. H. P. Petrol Pump, Kalyan (West), Thane - 421 301, State - Maharashtra, Country - India belongs to **Shri. Sunny Mahendra Chordia & Shri. Mahendra Madanlal Chordia.**

Boundaries of the property.

North : D-Mart
South : Kalyan Murbad Road
East : Ramkunwar Mansion
West : Agra 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 **₹ 4,26,42,600.00 (Rupees Four Crore Twenty Six Lakh Forty Two Thousand Six 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.

Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
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[Signature]
Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
UBI Emp. No. ROS:Valuer/033:008:2021-22
Encl: Valuation report.

