

Dalmia Saxena

CIN: U74120MH2010PTC207869
MSME Reg. No.: UDYAM-MH-18-0083617
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Valuation Report Prepared For: SBI/ Diamond Garden Branch Chembur/ Shri. Uttamkumar Bhanumal Kothari (Jain) (002309/2301411) Page 2 of 24

Vastu/Mumbai/07/2023/002309/2301411
05/3-36-PRPY
Date: 04.07.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 30, 3rd Floor, A Wing, "Chhadwa Nagar Co-op. Hsg. Soc. Ltd.", Match Factory Lane, Kurla (West), Mumbai – 400070, State - Maharashtra, Country – India belongs to **Shri. Uttamkumar Bhanumal Kothari (Jain) & Mrs. Kailashdevi Bhanumal Kothari (Jain)**.

Boundaries of the property.

- North : Internal Road
- South : Slum Area
- East : Open Plot
- West : HP Keluskar Marg

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 for this particular purpose at **₹ 1,18,82,490.00 (Rupees One Crore Eighteen Lakh Eighty Two Thousand Four Hundred Ninety 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.

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

MANOJ BABURAO CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=Vastukala, email=manoj@vastukala.com, postalCode=400069, serialNumber=1, c=IN, postalCode=400069, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.07.05 11:04:34 +05'30'

Auth. Sign.

Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report.



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