

Dalmiya Sanyal

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

Vastukala  
Consultants (I) Pvt. Ltd.



Think.Innovate.Create

Valuation Report Prepared For: SBI/ Diamond Garden Branch Chembur/ Mr. Uttamkumar Bhanulal Jain (2317/2301413) Page 2 of 23

Vastu/Mumbai/07/2023/2317/2301413  
05/5-38-PRPY  
Date: 04.07.2023

### VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 4, Ground Floor, "Vaishnav Dham Co-op. Hsg. Soc. Ltd.", Plot No. 80, Sector – 50E, Seawoods, Nerul (West), Navi Mumbai – 400706, State - Maharashtra, Country – India belongs to **Mr. Uttamkumar Bhanulal Jain.**

Boundaries of the property.

- North : Internal Road
- South : Shiv Sankalp
- East : Dattatray Tandel Marg
- West : Shreeji Dham CHSL

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 ₹ 1,36,15,778.00 (Rupees One Crore Thirty Six Lakh Fifteen Thousand Seven Hundred Seventy Eight 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

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.

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=india, email=manoj@vastukala.com, c=IN  
c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=india, email=manoj@vastukala.com, c=IN  
Date: 2023.07.05 10:55:35 +05'30'

Auth. Sign.



- Our Pan India Presence at :**
- Mumbai
  - Thane
  - Delhi NCR
  - Aurangabad
  - Nanded
  - Nashik
  - Pune
  - Indore
  - Ahmedabad
  - Rajkot
  - Raipur
  - Jaipur

Regd. Office : B1-001, U/B Floor, Boomerang, Chandivai Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org