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



Valuation Report Prepared For: UBI / Zaveri Bazar Branch / M/s. Swarnsanta Realty Private Limited (2443/2301489) Page 2 of 22

Vastu/Mumbai/07/2023/2443/2301489 11/07-114-SBSH Date: 11.07.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 115, 1st 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 M/s. Swarnsarita Realty Private Limited.

Boundaries of the property.

D-Mart North

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 ₹ 3,54,92,600.00 (Rupees Three Crore Fifty Four Lakh Nine 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. LID

B. Chalikwar

Sharadkumar Challkwar Challkwar Chalikwar DN: cn=Sharadkumar B. Chalikwar o=Vastukala Consultants (I) Pvt. Ltd. ou=CMD, email=cmd@vastukala.org Date: 2023.07.11 15:07;47 +05'30'

Auth. Sign.

Director

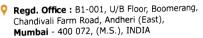
Sharadkumar B. Chalikwar

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









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