

2440

CIN: U74120MH2010PTC207869  
MSME Reg. No.: UDYAM-MH-18-0083617  
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**Vastukala**  
Consultants (I) Pvt. Ltd.



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Valuation Report Prepared For: UBI / Zaveri Bazar Branch / Smt. Asha Mahendra Chordia (2440/2301493) Page 2 of 22

Vastu/Mumbai/07/2023/2440/2301493  
11/11-118-SBSH  
Date: 11.07.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 103, 1<sup>st</sup> 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 **Smt. Asha 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 **₹ 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. LTD.**

**Sharadkumar B. Chalikwar**  
Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
ou=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.07.11 15:19:22 +05'30'

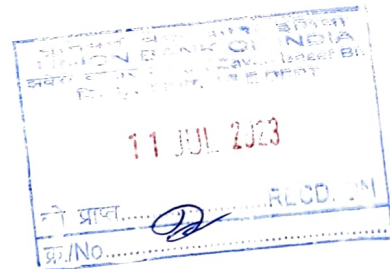
Auth. Sign.



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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