

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 116, 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.

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,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMO, email=cmo@vastukala.org, c=IN
Date: 2023.07.11 15:02:21 +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.



Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur

002444

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: UBI / Zaveri Bazar Branch / M/s. Swarnsarita Realty Private Limited (2444/2301490) Page 2 of 22

Vastu/Mumbai/07/2023/2444/2301490
11/08-115-SBSH
Date: 11/07/2023

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Director

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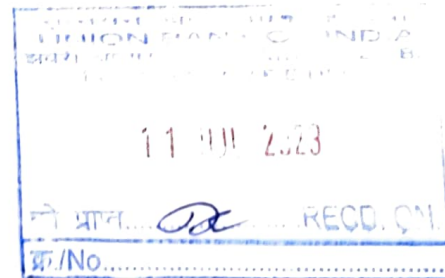
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Our Pan India Presence at :

Mumbai

Aurangabad

Read. Office: B-1, 22