



Valuation Report Prepared For: SBI/SME Backbay Reclamation Branch/ Mrs. Sharda Dilip Parekh (002626/2301673) Page 2 of 26

Vastu/Mumbai/07/2023/002626/2301673

18/34-298-PRSH

Date: 18.07.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2135, 13th Floor, Wing - B, "Clover Regency", Tejpalwadi, Ramji Asher Lane, Village - Kiroil, Ghatkopar (East), Mumbai - 400 077, State - Maharashtra, Country - India belongs to **Mrs. Sharda Dilip Parekh & Mr. Jatin Gopal Parekh.**

Boundaries of the property.

North : Railway Track
South : Ramji Asher Lane
East : Open Plot
West : Swami Vivekanand Garden

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 specifications **₹ 3,38,44,800.00 (Rupees Three Crore Thirty Eight Lakh Forty Four Thousand Eight 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.

MANOJ BABURAO
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PVT. LTD.,
ou=Vastukala,
st=Maharashtra, serial=18, email=manoj.chalikwar@vastukala.com,
cn=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.

Auth. Sign.



Manoj B. Chalikwar
21-07-2023



Our Pan India Presence at :

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