

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 501, 5th Floor, Wing 'A' (Vishnu Tower), "Vishnu & Shivam Tower Building" of Gayatri Satsang Laxminarayan Dham Layout, Thakur Village, Kandivali (East), Mumbai - 400 101, State - Maharashtra, Country - India belongs to **Mr. Indradev Dudhnath Shukla**.

Boundaries of the property.

North : Slum Area
South : Gokul Residency
East : Internal Road & Gayatri Building
West : Sanjeevani Hospital

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 **₹ 2,07,11,318.00 (Rupees Two Crore Seven Lakh Eleven Thousand Three Hundred Eighteen 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=admins,
2.5.4.20=622b6e4fad35dc03e0cf39e26965913490d3d3d413331
15279b17a18b5652, postalCode=400063, st=Maharashtra,
serialNumber=41a56a566ab8cd89d6b2a55a6f1ce3cfeb31f31bd279
4e28f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.31 16:20:30 +05'30'

Auth. Sign.



Our Pan India Presence at :

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

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