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





Valuation Report Prepared For: SBI / SME Chembur Branch / Mr. Ishwardev Dudhnath Shukla (3145/2302344) Page 2 of 24

> Vastu/Mumbai/08/2023/3145/2302344 31/19-490-JAVS Date 31 08 2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 502, 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. Ishwardev 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

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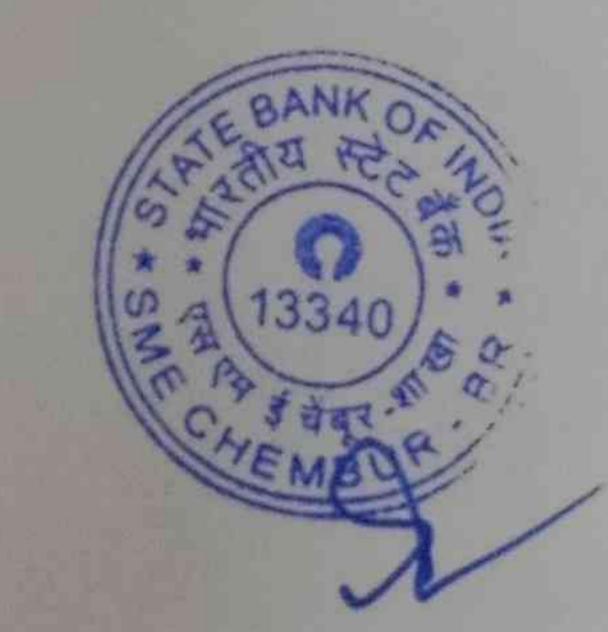
Director

## 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.





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