



Valuation Report Prepared For: SBI / SME Chembur Branch / Shri. Ishwardev D. Shukla (3146/2302334) Page 2 of 24

Vastu/Mumbai/08/2023/3146/2302334 31/09-480-SBSH Date: 31.08.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 202, 2nd Floor, Wing - D, "Mahadev Apartment D Wing Co-op. Hsg. Soc. Ltd.", Ashok Nagar, Village Poisar, Kandivali (East), Mumbai - 400 101, State -Maharashtra, Country - India belongs to Shri. Ishwardev D. Shukla & Shri. Indradev D. Shukla.

Boundaries of the property.

North Gaurav Shikhar CHSL

South Internal Road & Bhoomi Hills

East Slum Area

West Internal Road & Open Plot

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 ₹ 1,63,19,040.00 (Rupees One Crore Sixty Three Lakh Nineteen Thousand Forty 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 DIN CHIN OHVASTUKALA CONSULTANTS IN PRIVATE LIMITED, CHALIKWAR

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Auth. Sign.



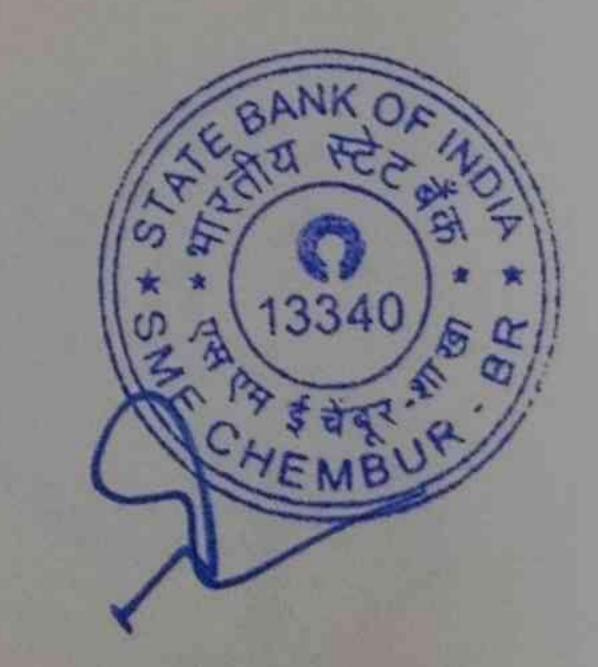
Director

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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