

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 202, 2<sup>nd</sup> 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  
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,  
2.5.4.20a9d22b6c4f4d35e0c03e0f39e2695913440c7d33e4133311  
5279b1791835652, postalCode=400009, st=Maharashtra,  
serialNumber=14595460b8c03906b2a55a8f6c3d4031f31bd2a39  
4e282e21a527b625f6, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.08.31 15:07:25 +0530'

Auth. Sign.



### Our Pan India Presence at :

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