

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
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=Admin,
2.5.4.206982206041d35d0036013943695915400f5d33d4133a11
5279b17b185652, postalCode=400069, st=Maharashtra,
serialNumber=1455856080809062a55a8fca3d4031f1bd2a39
4e282e298527b6254c, c=INDIA, email=MANOJ.BABURAO.CHALIKWAR@VASTUKALA.COM
Date: 2023.08.31 15:07:25 +05'30'

Auth. Sign.



Our Pan India Presence at :

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