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





Valuation Report Prepared For SBI / SME Chembur Branch / Mr. Brahmdev Dudhnath Shukla (3147/2302338) Page 2 of 23

Vastu/Mumbai/08/2023/3147/2302338 31/13-484-JAVS Date: 31.08.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 403, 4th Floor, "Coral Park Co-Op. Hsg. Soc. Ltd.", Peru Baug, Aarey Road, Goregaon (East), Mumbai - 400 063, State - Maharashtra, Country - India belongs to Mr. Brahmdev Dudhnath Shukla.

Boundaries of the property.

Aarey Road / Coral Avenue North

Road / Mangrish Apartment South

Internal Road / Shubh Building East

Sai Amrit CHSL West

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 ₹ 2,07,47,890.00 (Rupees Two Crore Seven Lakh Forty Seven Thousand Eight Hundred Ninety 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

Digitally agreed by MANOJBABURAD CHALKWAR 3115279b17a18bS652, postałCode=400069, st=Maharachtra, senaltiumber=41a56a566ab8cc89dfib2a55a8fce3cfeb31f31bd2 e394e28f2e29e327b625bfc, cheMANOJBABURAO 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.





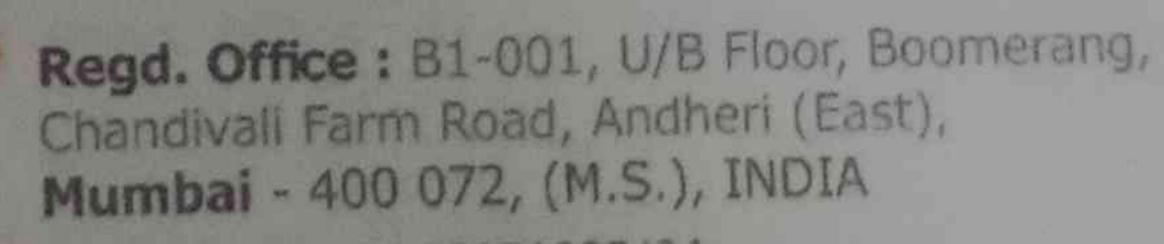


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TeleFax: +91 22 28371325/24 mumbai@vastukala.org