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





Valuation Report Prepared For: SBI / SME Chembur Branch/ Mr. Surajdev Dudhnath Shukla (3410/2302339) Page 2 of 23

> Vastu/Mumbai/08/2023/3410/2302339 31/14-485-PRSH Date: 31.08.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 202, 2nd Floor, Wing - B, "Raghunath Krupa SRA Co-Op. Hsg. Soc. Ltd.", Aarey Road, Goregaon (East), Mumbai - 400 063, State - Maharashtra, Country - India belongs to Mr. Surajdev Dudhnath Shukla.

Boundaries of the property.

Vishwa Krupa Hospital North

Goregaon Bhaskar CHSL South

Maskar House Building East

Naikwadi Road 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 ₹ 98,79,416.00 (Rupees Ninety Eight Lakh Seventy Nine Thousand Four Hundred Sixteen 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.

CHALIKWAR

2.5.4.20=98228664fad35dc03e0cf39e26865913490cf3d33d49 15279b17a18b3652, postal Code=400069, st=Maharashtra. seripitiomber=41a56a56eab8cc89d6b2a55a8fce3cfeb31G14-3e 94e28f2e29a327b625bfc, cn=MANO)8A8URAC CHALIKWAR Date: 2023.08.21 15c38c35 +05°32



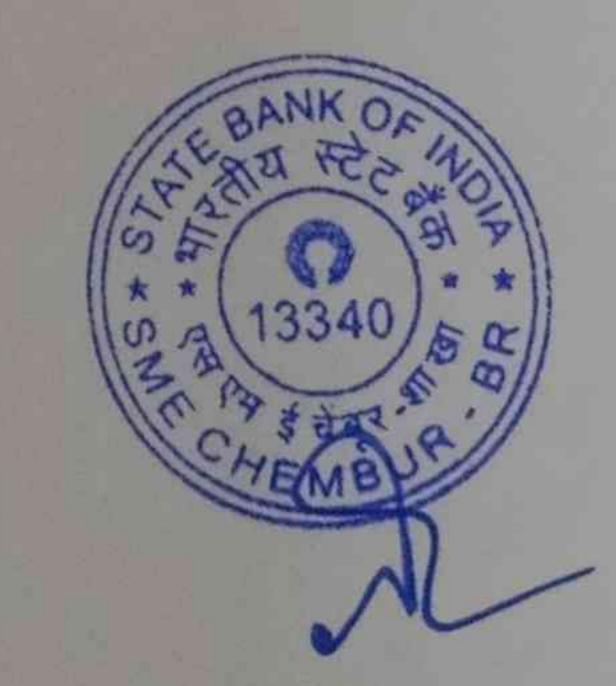
Director

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.





Our Pan India Presence at:

Mumbai 9 Thone

P Nanded P Delhi NCR P Nashik

Aurangabad Pune Indore Ahmedabad Jaipur

Rajkot Raipur Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24

mumbai@vastukala.org