



VALUATION OPINION REPORT

This is to certify that the property bearing **Residential Flat on Entire 3rd Floor of "Shakuntala Bungalow"**, Plot No. 10, Manav Mandir Road, Street No. 97A, Nepean Sea Road, District - Mumbai City, Walkeshwar, Mumbai, PIN - 400 006, State - Maharashtra, India belongs to **Ami Abhishek Javeri**.

Boundaries of the property

North : Internal Road & Jamuna Niketan
South : Chandralok B Wing
East : Vasant Vihar
West : Manav Mandir CBSE School

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 10,88,76,280.00 (Rupees Ten Crore Eighty Eight Lakh Seventy Six Thousand Two Hundred Eighty 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 report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**
Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.11.07 12:45:51 +05'30'



Sharadkumar Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. [N]C.C.I.T/I -14/52/2008-09
State Bank of India Empanelment No.: SME/TCC/2021-22/86A/3

Encl.: Valuation report

*Recd
12/11/2023*



Our Pan India Presence at :

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