



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2701, 27th Floor, "Lodha Marquise - B", Senapati Bapat Marg, District - Mumbai, Lower Parel, PIN - 400 013, State - Maharashtra, India belongs to **Mr. Rajesh Khursija**. Name of Proposed Purchaser is **Mrs. Usha Gautam & Mr. Ashok Kumar Gautam**.

Boundaries of the property

- North : Lodha Trump Tower
- South : Internal Road & Times Tower
- East : Senapati Bapat Marg
- West : Kamala Mill

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 **₹ 7,74,40,000.00 (Rupees Seven Crore Seventy Four Lakh Forty Thousand 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.

MANOJ BABURAO
CHALIKWAR

Director

Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

Manoj Chalikwar



Think. Innovate. Create. Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

Encl.: Valuation report

*Received
W.B. Ch.
23/10/23*



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