



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 8A, 8th Floor, "Akshay Anand", 7th Road, Sandu Wadi, Chembur, Mumbai – 400 071, State – Maharashtra, Country – India belongs to **Allen Buildwell Private Limited.**

Boundaries of the property.

North	: 9 th Road
South	: Residential Building & 8 th Road
East	: Arjun Apartment
West	: Internal Road

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 **₹ 6,24,17,570.00 (Rupees Six Crore Twenty Four Lakh Seventeen Thousand Five Hundred Seventy 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.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMIN,
2.5.4.20=6812044134025407962491173400793344111
6112786774180852, postalCode=400005, st=Maharashtra,
serialNumber=41, cn=MANOJ BABURAO CHALIKWAR
c=IN, ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=ADMIN, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.02.18 10:38:33 +05:30

Auth. Sign.



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.