CIN: U74120MH2010PTC207869 ;ME Reg. No.: UDYAM-MH-18-0083617 :O 9001:2015 Certified Company





Valuation Report Prepared For. S81 / Diamond Garden Chembur Branch/ Mr. Ashok A. Rao (29787/45539) Page 2 of 27

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Date: 18.02.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 8B, 8th Floor, "Akshay Anand", 7th Road, Sandu Wadi, Chembur, Mumbai – 400 071, State – Maharashtra, Country – India belongs to Mr. Ashok A. Rao & Mrs. Maya Rao.

Boundaries of the property.

North : 9th Road

South : Residential Building & 8th 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.

Auth. Sign.

Hence certified

FOR VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

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Display on the PETRAL ACTION ASSETS TO REAL PROPERTY CANDISC.

1.1.4.10-9812009 FOR TRANSPORT OF THE PROPERTY OF T



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.