

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 4, 2nd Floor, "Ghatkopar Laxmi Palace Co-op. Hsg. Soc. Ltd.", R. B. Mehta Market, Pant Nagar, 60 ft. Road, Ghatkopar (East), Mumbai, PIN – 400 077, State - Maharashtra, Country – India belongs to **Mr. Rakesh Ramdas Kanani & Mr. Parag Ramdas Kanani**.

Boundaries of the property,

North	:	Paras Building & Derasar Lane
South	:	Under Construction Building & Chandra Darshan Building
East	:	R.B. Mehta Marg
West	:	Kailash Kunj Building & 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 **₹ 4,31,68,300.00 (Rupees Four Crore Thirty One Lakh Sixty Eight Thousand Three Hundred 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.

**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 10:40:49 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report.



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