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Valuation Report Prepared For: BOB / Integrated SME Loan Factory (ISMELF), Mumbai Zone / Mrs. Maya Ramesh Patel (004942/2303470)

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Vastu/Mumbai/11/2023/004942/2303470 10/1-166-PSVS Date: 10.11.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 603, 6th Floor, Wing - A, "Alaknanda", Neelkanth Valley Co-Op. Hsg. Soc. Ltd., Near Khopoli Railway Station, Village - Vihari / Khopoli, Taluka - Khalapur, District -Raigad, Khopoli, PIN Code - 410 203, State - Maharashtra, India belongs to Mrs. Maya Ramesh Patel & Mr.

Ramesh Bhikabhai Patel.

Boundaries of the property

North

Open Plot

South

Jainam Garden

East

Prabhakar Niwas

West

Wing = B

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 ₹ 45,07,932.00 (Rupees Forty Five Lakh Seven Thousand Nine Hundred Thirty Two Only).

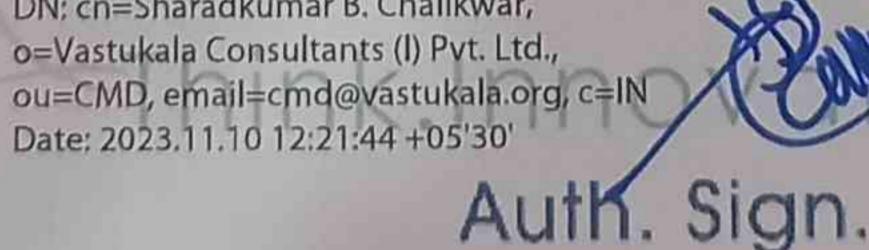
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

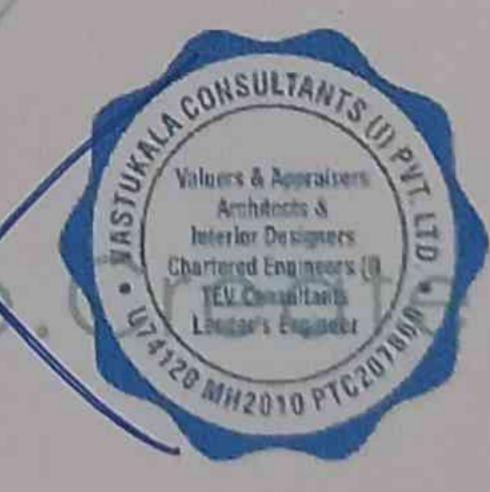
Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD. Digitally signed by Sharadkumar B.

Sharadkumar B. Chalikwar Director

DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN





Sharadkumar Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. [N]C.C.I.T/I -14/52/2008-09

Bank Of Baroda Empanelment No.: ZO:MZ:ADV:44:620

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