



Sachin

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 601, 6th Floor, "Tytan Co-op. Hsg. Soc. Ltd.", L. Jagmohan Das Road, Municipality Ward No. D, Nepean Sea Road, Mumbai, PIN - 400 036, State - Maharashtra, India belongs to **Mrs. Anjali Mahesh Mulani & Mr. Mahesh Ajitsinh Mulani**.

Boundaries of the property

North	: Belmont Apartment & Open Plot
South	: Internal Road & Kalpataru Kshitij
East	: Belmont Apartment
West	: A. B. Dubash Lane & Dubash Bungalows

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 **₹ 16,35,60,120.00 (Rupees Sixteen Crore Thirty Five Lakh Sixty Thousand One Hundred Twenty 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 Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.11.30 18:26:55 +05'30'

Manoj Chalikwar



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



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