

Vastu/Mumbai/12/2023/5586/2304039
19/01-268-SBSH
Date: 19.12.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Basement Floor situated on Wing – C, "**Navkar Commercial Complex**", Navkar Commercial Premises Co-op. Soc. Ltd.", Sir M. V. Road, Opp. Andheri Court, Andheri (East), Mumbai – 400 069, State – Maharashtra, Country – India belongs to **M/s. Aditi Constructions**.

Boundaries of the property.

North : Vertex Vikas Building
South : Old Police Quarters
East : Court Lane
West : Station Road / M. V. 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 **₹ 3,57,68,285.00 (Rupees Three Crore Fifty Seven Lakh Sixty Eight Thousand Two Hundred Eighty Five 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.**

**Manoj
Chalikwar**

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.

Digitally signed by Manoj Chalikwar
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