

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office in Basement Floor, 'B' Wing, "Shiv Chhaya Co-op. Hsg. Soc. Ltd.", 33, Sir M. V. Road, Green Bungalow, Andheri (East), Mumbai – 400 069, State – Maharashtra, Country – India belongs to **Mrs. Pooja Chirag Shah & Mr. Chirag Ashok Shah**.

Boundaries of the property.

North	:	Bina Apartment
South	:	Andheri – Kurla Road
East	:	Ganesh Temple
West	:	Newly Constructed Building

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 **₹ 3,60,90,500.00 (Rupees Three Crore Sixty Lakh Ninety Thousand Five 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.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.12.18 16:43:37 +05'30'

Auth. Sign.



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.



Recd
22/12/23



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