CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: Cosmos Bank - Fort Branch / Mr. Naik Parvez Ahmed Abdul Sattar (5850/2304345)

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Vastu/Mumbai/01/2024/5850/2304345 04/15-47-PANI Date: 04.01.2024

VALUATION OPINION REPORT

The property bearing Residential Flat No. 201, 2nd Floor, Wing – A, Building No. 1 A, "Tagore Nagar Suryoday Co-op. Hsg. Soc. Ltd.", Bindu Madhav Thakare Marg, Tagore Nagar No. 2, Vikhroli (East), Mumbai, PIN Code -400 083, State - Maharashtra, Country - India belongs to Mr. Naik Parvez Ahmed Abdul Sattar.

Boundaries of the property.

North Tagore Nagar Road

South Slum Area

East Wing – B & C

West Bungalow

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 and valued for banking purpose for ₹ 1,10,05,424.00 (Rupees One Crore Ten Lakh Five Thousand Four Hundred Twenty Four 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.

Sharadkumar Chalikwar Director

Digitally signed by Sharadkumar Chalikwar

DN: cn=Sharadkumar Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=cmd@vastukala.org, c=IN Date: 2024.01.04 18:04:56 +05'30'

Auth. Sigh.

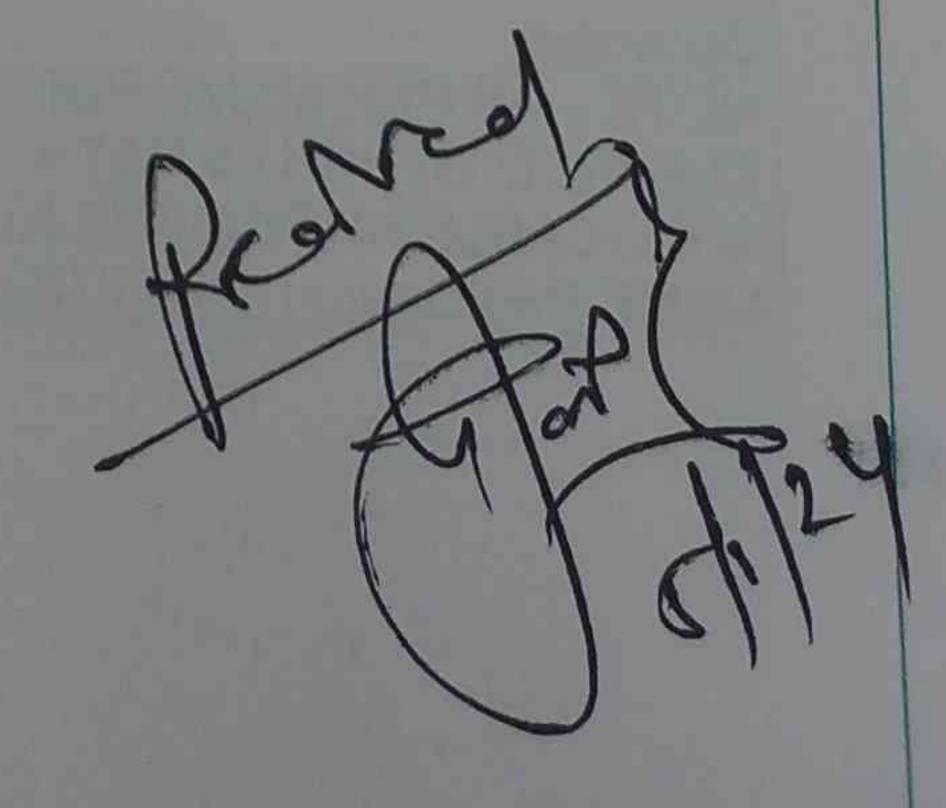
Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

Encl: Valuation report in Form - 01



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