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





Valuation Report Prepared For: UBI / CAPITAL MARKET Cell M S Marg/ Shri. Chetan Gopaldas Cholera(006034/2304389)

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Vastu/Mumbai/01/2024/006034/2304389 08/1-91-SBVS Date: 06.01.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 104, 1st Floor, "The Indrapratha Co-op. Hsg. Soc. Ltd.", Neelkanth Valley, 7th Rood, Rajawadi, Village - Ghatkopar, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), Mumbai, PIN - 400 077, State - Maharashtra, India belongs to Shri. Chetan Gopaldas Cholera.

Boundaries of the property

North Internal Road & Satyalaxmi Building

South Sundaram Building

East Satyam Shopping Centre

West Kalindi CHSL

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 ₹ 4,97,08,900.00 (Rupees Four Crore Ninety Seven Lakh Eight Thousand Nine Hundred Only).

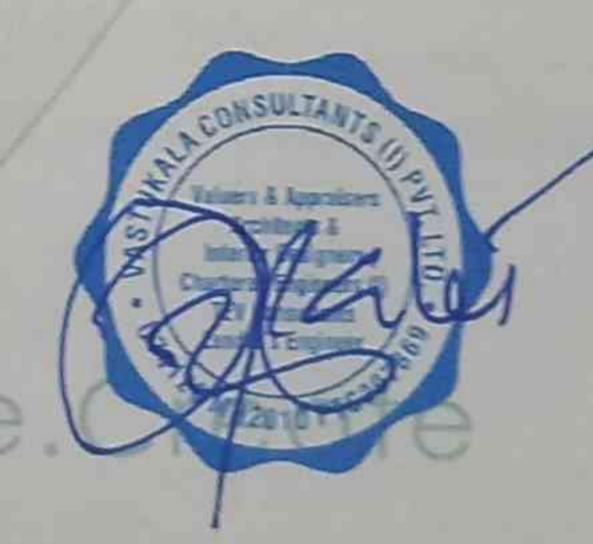
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this report.

Hence certified

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

B. Chalikwar Director

Chalikwar DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN Date: 2024.01.08 10:58:26 +05'30'

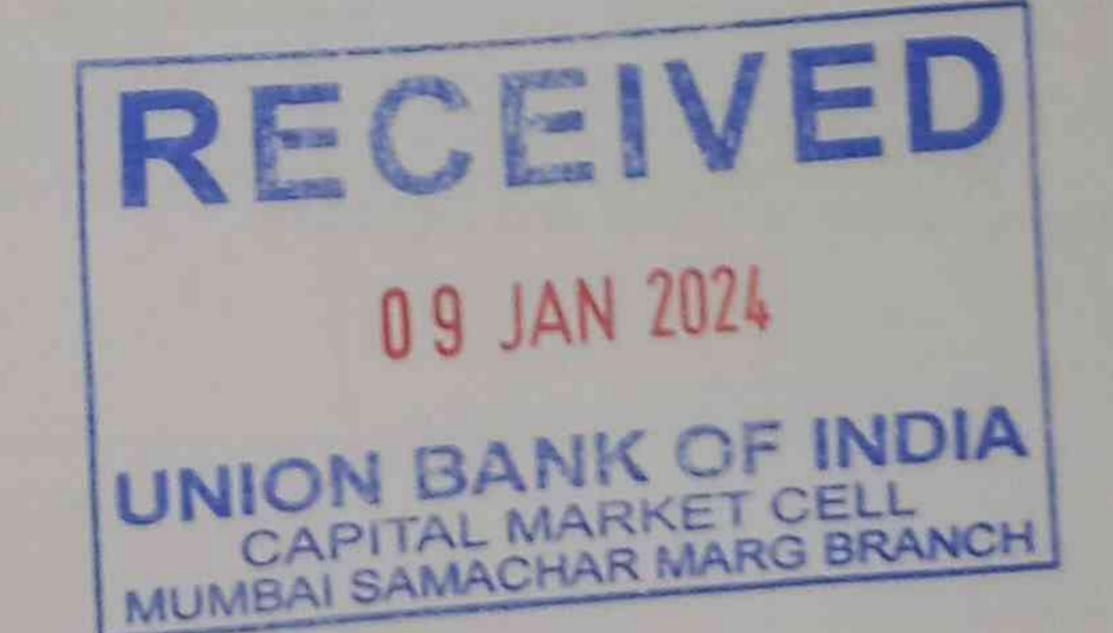


## Sharadkumar Chalikwar

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

Union Bank of India Empanelment No.: RO(S):ADV:VAL:012: 2018-19

Encl.: Valuation report





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