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/ Pragya Equilities Pvt. Ltd.(006036/2304373)

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Vastu/Mumbai/01/2024/006036/2304373 08/7-75-PRBS Date: 06.01.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 504, 5th Floor, Wing - B, "Kailas Plaza Premises Co-Op. Hsg. Soc. Ltd.", Plot No. 355 of T.P.S III, CTS No. 5736, Vallabhbaug Lane, Village - Kirol, Taluka - Kurla, District - Mumbai Suburban , Ghatkopar (East), PIN - 400 077, State - Maharashtra, Country - India belongs to

Boundaries of the property

North Internal Road & Amar Jyot Building

South Vallabh Baug Lane East

West Ram Narayan Narkar Marg

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 ₹ 2,12,43,480.00 (Rupees Two Crore Twelve Lakh Forty Three Thousand Four Hundred Eighty Only).

90 Feet Road

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.

Sharadkumar B. Chalikwar

Director

Digitally signed by Sharadkumar B. Chalikwar DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN Date: 2024.01.08 10:54:30 +05'30'

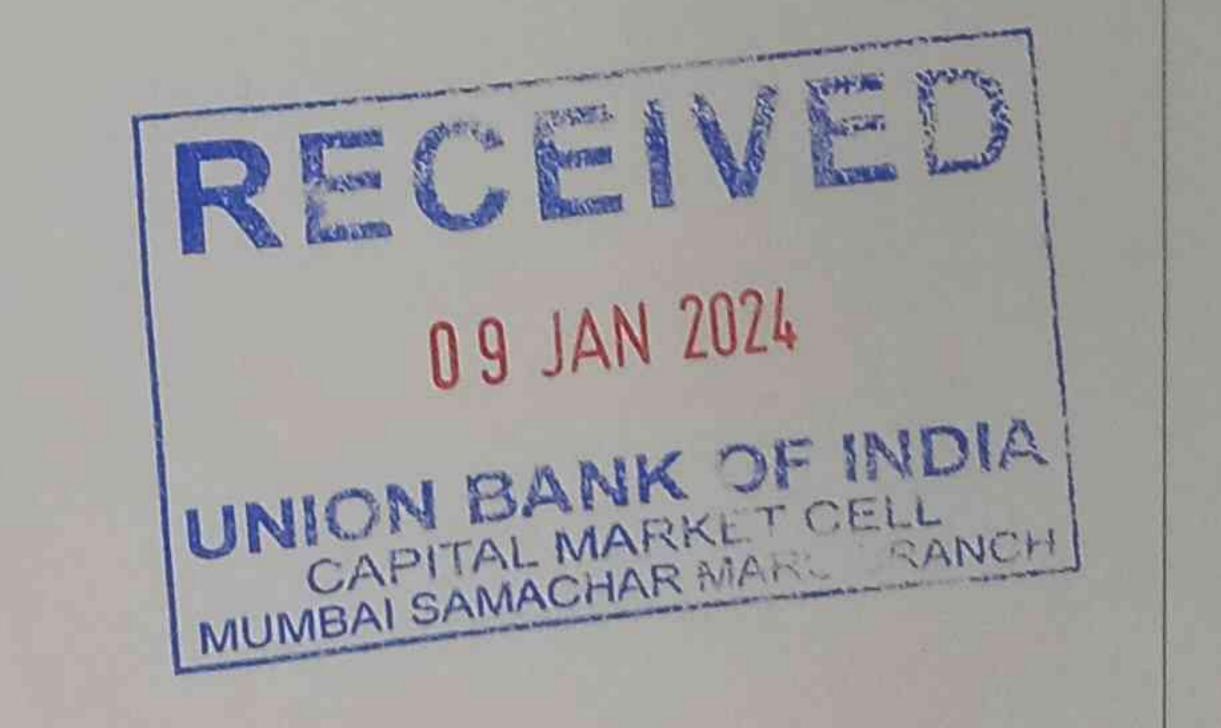


## Sharadkumar Chalikwar

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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