

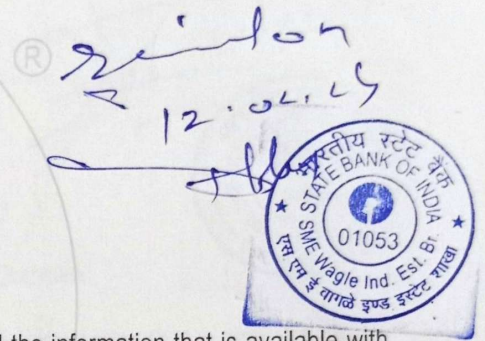


## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 9, 1<sup>st</sup> Floor, Building No 2A1, "Dheeraj Heritage Premises Co-Op. Hsg. Soc. Ltd", Plot No. 20(Part), TPS VI, CTS No. 1609A (Part), S. V. Road, Daulat Nagar, Village - Vile Parle (West), Taluka - Andheri, District - Mumbai Suburban, Santacruz (West), PIN - 400 054, State - Maharashtra, Country - India belongs to **Shri. Bajrang C. Singh**.

Boundaries of the property

North	: Modi Hyundai Showroom
South	: Sane Guruji Road
East	: S. V. Road
West	: Santacruz Bus Depot



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 **₹ 1,02,29,964.00 (Rupees One Crore Two Lakh Twenty Nine Thousand Nine Hundred Sixty 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 report.

Hence certified

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

**Manoj  
Chalikwar  
Director**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.02.07 11:31:31 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

Encl.: Valuation report



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