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





Page 2 of 31

Vastu/Mumbai/01/2024/006496/2304663 24/32-365-JASK

Date: 23.01.2024

Valuation Report Prepared For: SBI / SME Fort Branch/ Mr. Arvind Kumar Jaswantrai Jain(006496/2304663)

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1504, 15<sup>th</sup> Floor, Wing - A, "Pratiksha Towers Co-op. Hsg. Soc. Ltd.", Dr. R. S. Nimkar Marg, Opp. Tardeo Bus Depot, Village - Tardeo Division, Municipality Ward No. D, Taluka - Mumbai, District - Mumbai, PIN - 400 008, State - Maharashtra, India belongs to Mr. Arvind Kumar Jaswantrai Jain.

Boundaries of the property

North : Karvy Distribution Bldg. 8A

South : R. S. Nimkar Marg

East : Open Area

West : B & C Wing

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 ₹ 3,00,19,500.00 (Rupees Three Crore Nineteen 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 report.

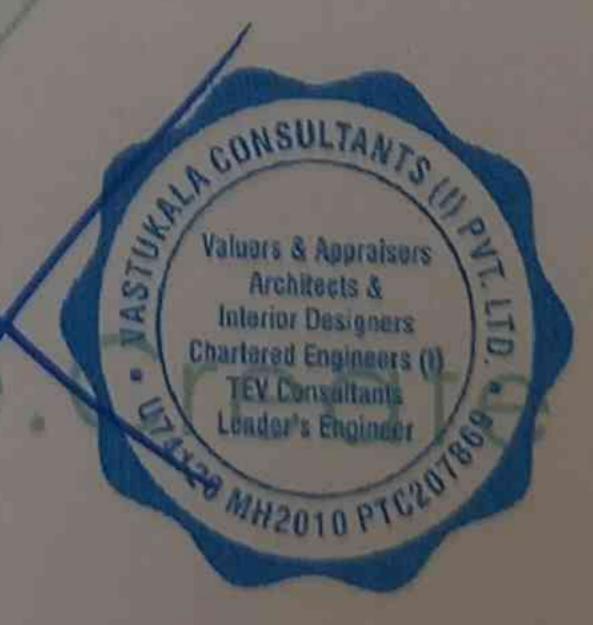
Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwa

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: 2024.01.24 18:36:05 +05'30'

Auth. Sign.



Pecer of Pecer of Park of Sold Branch of Branc

## 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