

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

Vastu/Mumbai/01/2024/006496/2304663
24/32-365-JASK
Date: 23.01.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1504, 15th 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
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.



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