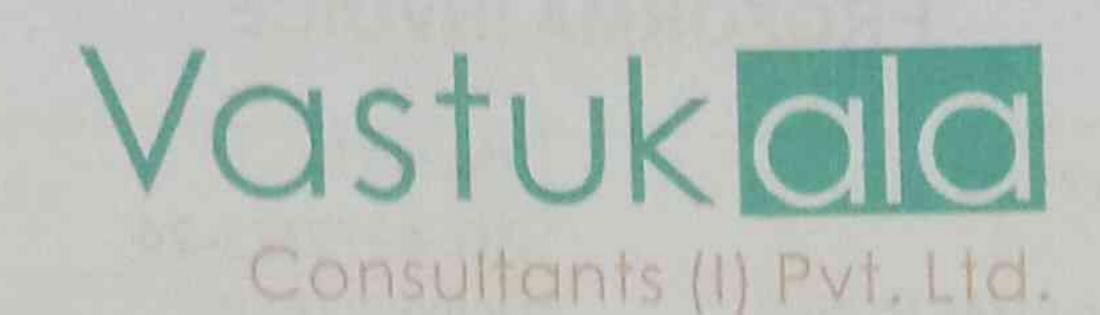
CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: PNB / MCC 2 Fort P M Road Branch / Mr. Tushar Ganeshmal Jain (006699/2305276)

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Vastu/Mumbai/03/2024/006699/2305276 02/9-24-PRBS Date: 02.03.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 502, 5th Floor, Wing - B, "Keval Tower Co-Op. Hsg. Soc. Ltd. ", Plot No. 1 & 2, B. J. Patel Road, Off. Marve Road, Village - Malad, Taluka - Borivali , District - Mumbai Suburban, Malad (West), PIN - 400 064, State - Maharashtra, Country - India belongs to Mr. Tushar Ganeshmal Jain.

Boundaries of the property

North

Ganga Sadan

South

Land Mark Residency

East

BJ Patel Road

West

Aspee Enclave

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 ₹ 2,72,04,744.00 (Rupees Two Crore Seventy Two Lakh Four Thousand Seven Hundred Forty 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

FOI VASTUKALA CONSULTANTS (I) PVT. LTD.

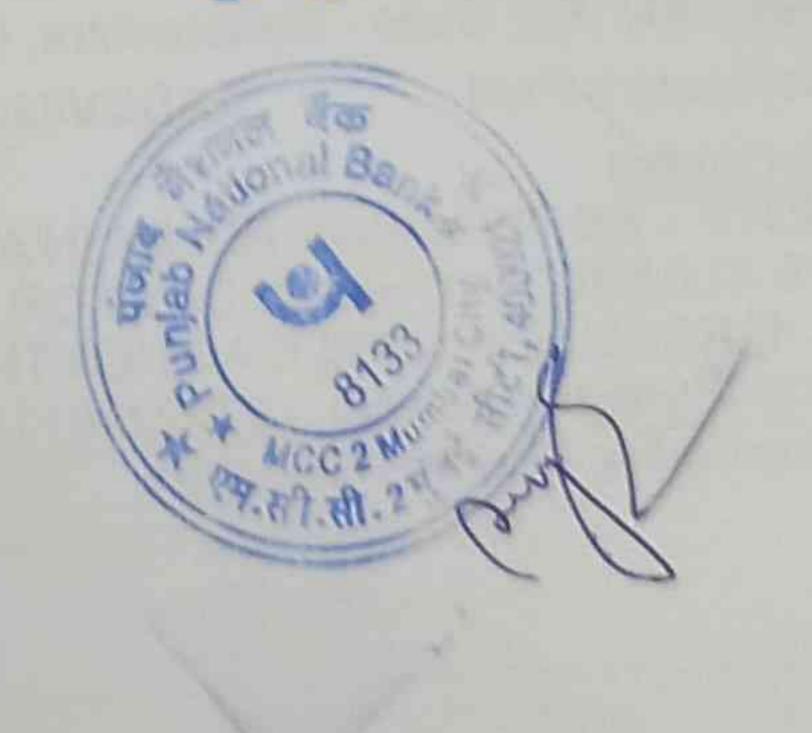
Sharadkumar Chalikwar Director

Digitally signed by Sharadkumar Chalikwar DN: cn=Sharadkumar Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbal, email=cmd@vastukala.org/ Date: 2024.03.02 14:40:59 +05'30'

Sharadkumar Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. [N]C.C.I.T/I -14/52/2008-09 Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138

Encl.: Valuation report





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