



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

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**
Sharadkumar Chalikwar
Director

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar,
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Auth. Sign.



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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