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. Jitendra Ganeshmal Jain (006701/2305305)

Page 2 of 23

Vastu/Mumbai/03/2024/006701/2305305 04/9-53-NKPSH Date: 05.02.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 301, 3rd Floor, "Satguru Krupa", Zakaria Road, Village - Malad (South), Municipality Ward No. P-3854 (2) & Street No. 83/2, P/N Ward, Malad (West), Taluka -Borivali, District - Mumbai Suburban District, Mumbai, PIN Code - 400 064, State - Maharashtra, India belongs to Mr. Jitendra Ganeshmal Jain & Mrs. Sona Jitendra Jain.

Boundaries of the property

North Road

South Laxmikunj Building

East Shree Dutta Apartment

West Shree Mahavir Darshan CHSL

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 ₹ 1,42,98,130.00 (Rupees One Crore Forty Two Lakh Ninety Eight Thousand One Hundred Thirty 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

Director

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Digitally signed by Sharadkumar B. Chalikwar DN: cn=Sharadkumar B. Chalikwar,

o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN Date: 2024.03.04 15:28:07 +05'30'

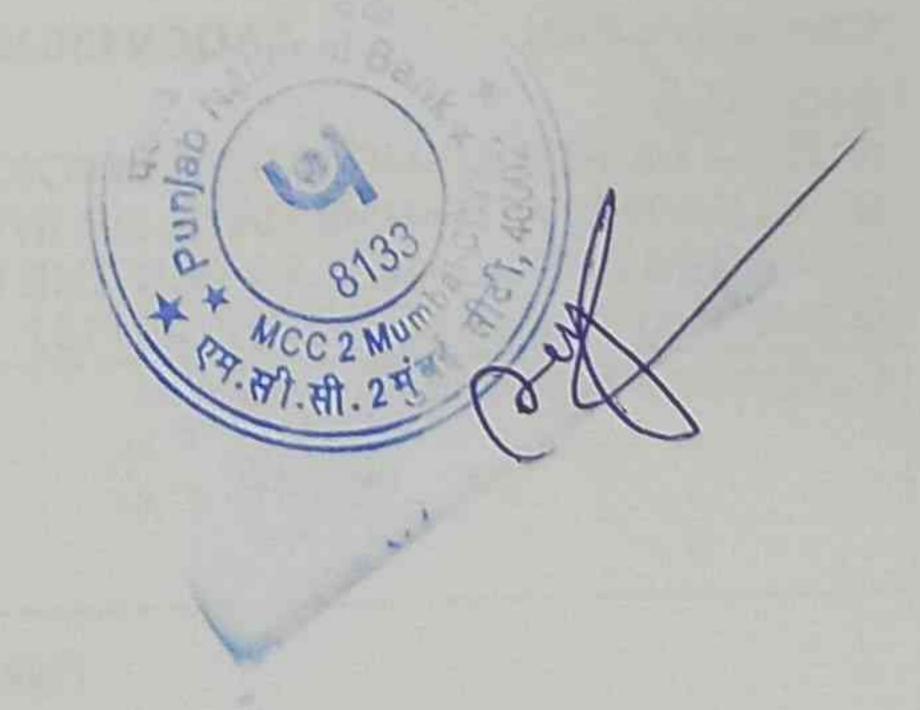
Sharadkumar Chalikwar

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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