IN: U74120MH2010PTC207869 g. No.: UDYAM-MH-18-0083617 01:2015 Certified Company



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Valuation Report Prepared For: SBI / RACPC Sion / Mr. Pradip Ramshiromani Maurya (28959/44833)

Vastu/Mumbai/01/202

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1202, 12th Floor, Wing – A, "Marigo Co-op. Hsg. Soc. Ltd.", Lake Road, Plot No. B, Bhandup (West), Mumbai – 400 078, State – N. Country – India belongs to Mr. Arun Raymond Sequeira & Mrs. Natasha Christable Sequeir Proposed Purchaser is Mr. Pradip Ramshiromani Maurya & Mrs. Reeta Pradip Maurya.

Boundaries of the property.

North

: Wing - B

South

: Internal Road

East

Jainam Elysium Building

West

: Slum Area

Considering various parameters recorded, existing economic scenario, and the information that is avereference to the development of neighborhood and method selected for valuation, we are of the opini property premises can be assessed for this particular purpose at ₹ 1,61,90,455.00 (Rupees One of One Lakh Ninety Thousand Four Hundred Fifty Five Only).

The valuation of the property is based on the documents produced by the concern. Legal aspects have taken into considerations while preparing this valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

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Link (10-60) (bodowie (10-60

Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India)