

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 708, 7th Floor, "Gateway Plaza Co-op. Premises Soc. Ltd.", CTS No. 4, 5, 8, 9, 10, 11, 12, 13 (pt), 14 (pt), 17, 18 (pt), 19(pt) 24 (pt) and 25, Hiranandani Gardens, Near I. I. T., Saki Vihar Road, Village - Powai, Powai, Mumbai, Taluka - Kurla, District - Mumbai Suburban District, PIN Code - 400 076, State - Maharashtra, India belongs to **Mr. Jawahar Hariram Hemrajani & Mr. Kamlesh Arjun Choudhary**.

Boundaries of the property

North : Sentinel Building
South : Hiranandani Garden
East : Central Ave Road
West : Open Plot

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 **₹ 1,20,38,000.00 (Rupees One Crore Twenty Lakh Thirty Eight Thousand 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

Digitally signed by Manoj Chalikwar
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Auth. Sign.

Director



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Bank of India Empanelment No.: KZO/CR/19-20/582



Encl.: Valuation report



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