CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An 150 9001: 2015 Certified Company





Valuation Report Prepared For: JSB / Borivli (West) Branch/ Arun Ratilal Mehta(005485/2303982)

Page 2 of 28

Vastu/Mumbai/12/2023/005485/2303982 15/7-211-KPP Date: 15.12.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 306, 3rd Floor, "Neel Dhara", The Neel Dhara Co-op. Hsg. Soc. Ltd., Opp. Adani Electricity, Devidas Road, Village - Borivali, Borivali (West), Taluka - Borivali, District -Mumbai Suburb , PIN - 400 091, State - Maharashtra, India belongs to Arun Ratilal Mehta.

Boundaries of the property

Manavi CHSL North

Mamta Heights South

Road East

Gymkhana Road West

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 ₹ 1,16,10,000.00 (Rupees One Crore Sixteen Lakh Ten 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 BABURAO CHALIKWAR

Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366

Janaseva Sahakari Bank Empanelment No.: 36/ LOAN H.O./2016-17/232

Encl.: Valuation report



Our Pan India Presence at:

Mumbai 9 Thone

P Delhi NCR P Nashik

Aurangabad Pune **♥** Nanded

Indore Ahmedabad
✓ Jaipur

P Rajkot **Raipur**

Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24 mumbai@vastukala.org