

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 102, 1st Floor, "The Association of The Commerce House Block Owners Ltd.", Plot No.140, Commerce House, Nagindas Master Road, Kala Ghoda, Fort, Mumbai - 400 001, State - Maharashtra, Country – India belongs to **Mr. Sukhraj S. Mehta**.

Boundaries of the property.

North	:	Surya Mahal
South	:	Forbes St Road
East	:	Rope Walk Lane
West	:	Nagindas Master Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at **₹ 1,12,23,075.00 (Rupees One Crore Twelve Lakh Twenty-Three Thousand Seventy-Five 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 valuation report.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.03.23 12:04:08 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report.



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