

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 4706, 47th Floor, Building No 11, "Runwal Forests Tower 9 - 11", L.B.S Road , Near Mangatram Petrol Pump, Village - Kanjur, Bhandup (West), Taluka - Kurla , District - Mumbai Suburban , Mumbai Suburban , PIN - 400 078, State - Maharashtra, Country - India belongs to **Dr. Madhukar Shivram Akolkar & Sunita Madhukar Akolkar.**

Boundaries of the property

North : Tower No. 10
South : Internal Road
East : Railway Track
West : Club House

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 **₹ 1,75,56,000.00 (Rupees One Crore Seventy Five Lakh Fifty Six Thousand Only) After completion of the property.** As per Site Inspection 49% Construction Work is Completed.

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

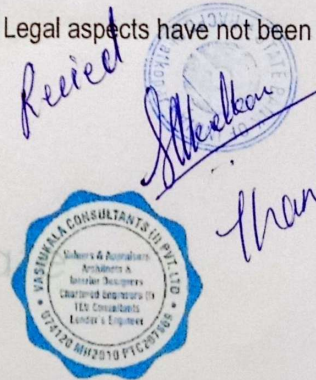
For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

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: 2024.03.16 12:45:38 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

Encl.: Valuation report

Our Pan India Presence at :

Mumbai Aurangabad Pune Rajkot
Thane Nanded Indore Raipur
Delhi NCR Nashik Ahmedabad Jaipur