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





Valuation Report Prepared For: SBI / RACPC Ghatkopar (West)/ Dr. Madhukar Shivram Akolkar (007657/2305545)

Page 2 of 29

Vastu/Mumbai/03/2024/007657/2305545 16/3-293-PRSH Date: 16.03.2024

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 Meeter you taken into considerations while preparing this report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar Consultants (I) Pvt. Ltd., ou=Mumbai,

Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala email=manoj@vastukala.org, c=IN Date: 2024.03.16 12:45:38 +05'30'

Director

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 Nanded

Pune Indore

Rajkot Raipur **9** Jaipur

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

w.vastukala.org

Delhi NCR

Nashik

Ahmedabad