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Valuation Report Prepared For: SBI RACPC Sion Branch / Ms. Devki Kamalakar Sarangi (21731/38022) Page 2 of 28

VastuMumbai112021(21731/38022)
2202-183-PASH
Date: 22.11.2021

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 403, 4th Floor, Wing - C, Building No. 12, "Venus Co-op. Hsg. Soc. Ltd.", Bhakti Park, Anik Wadala Link Road, Wadala (East), Mumbai, PIN Code - 400 037, State - Maharashtra, Country - India belongs to Ms. Devki Kamalakar Sanzagini & Mr. Hiren Ravindra Welling.

Boundaries of the property

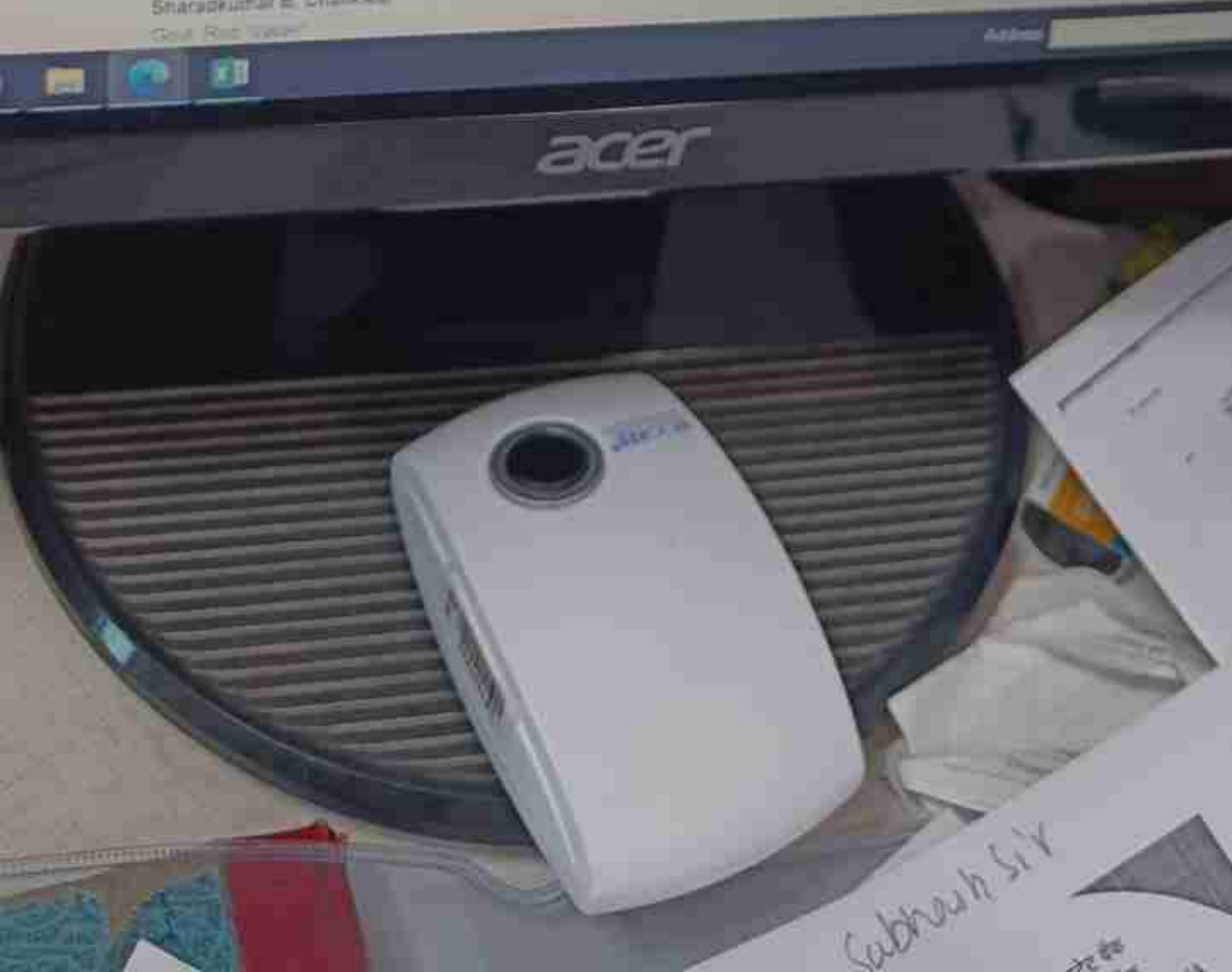
North	Himalayan Heights
South	Open Plot
East	Maker Arcade
West	Bhakti Park Road

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 the particular purpose at ₹ 1,91,61,408.00 (Rupees One Crore Ninety One Lakh Sixty One Thousand Four Hundred Eight 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

Sharadkumar B. Chalikwar
C.M.D. Director
Sharadkumar B. Chalikwar
Govt. Road, Wadala



Subhash Sir