



Vastu/SBI/Mumbai/04/2024/8231/2305968
15/03-107-PY
Date: 15.12.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Open Plot on Land bearing Old Survey No. 433, New Survey No. 92, Hissa No. 2, Village - Navghar, Bhayandar, Tal & Dist. - Thane, PIN - 401 701, State - Maharashtra, Country - India belongs to **Mr. Devanshu Dinesh Bansal**.

Boundaries of the property.

North	:	Open Land
South	:	Open Land & Internal Road
East	:	Open Land
West	:	Swarna CHSL

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 and Fair Market Value for this particular purpose at ₹ 32,35,50,000/- (Rupees Thirty Two Crore Thirty Five Lakh Fifty 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 valuation 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: 2023.12.15 11:37:21 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

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

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl.: Valuation report.



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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