

**VALUATION OPINION REPORT**

This is to certify that the property bearing Shop No. 21, Ground Floor, "Prathamesh Leela", New MHB Colony, Ashtavinayak Road, Borivali (West), Mumbai, Pin Code – 400 092 State - Maharashtra, Country - India belongs to **Mr. Laxmikant Ramchandra Sawant**

Boundaries of the property.

North	: Ashtavinayak Road
South	: Gorai Samrddhi CHSL
East	: Shubh - Labh CHSL
West	: New MHB Colony 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 and **Realizable Value** for this particular purpose at ₹ 62,04,735.00 (Rupees **Sixty Two Lakh Four Thousand Seven Hundred & Thirty 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.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

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C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178

Encl: Valuation report.

**Mumbai****Delhi NCR****Nanded****Aurangabad**

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