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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: SBI/ SME Fort Branch / Mr. Bhavik Arvindkumar Shah (010247/2307645)

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Vastu/Mumbai/08/2024/010247/2307645
10/07-123-PASKU
Date: 10.08.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 3603 & 3604, 36th Floor, A Wing, "Shreepati Jewels Ruby – (Wing A) Co-op. Hsg. Soc. Ltd., Shreepati Tower, Tatya Gharpure Marg & Kharatar Ali Marg, Pimpalwadi, Girgaon, Mumbai – 400004, State Maharashtra, Country – India belongs to **Mr. Bhavik Arvindkumar Shah.**

Boundaries of the property.

North : Wing – B & Tatya Gharpure Marg
South : Chawl
East : Wing – C & D
West : Level 40 Building

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 this particular purpose at **₹ 6,13,89,982.00 (Rupees Six Crore Thirteen Lakh Eighty Nine Thousand Nine Hundred Eighty Two 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.**

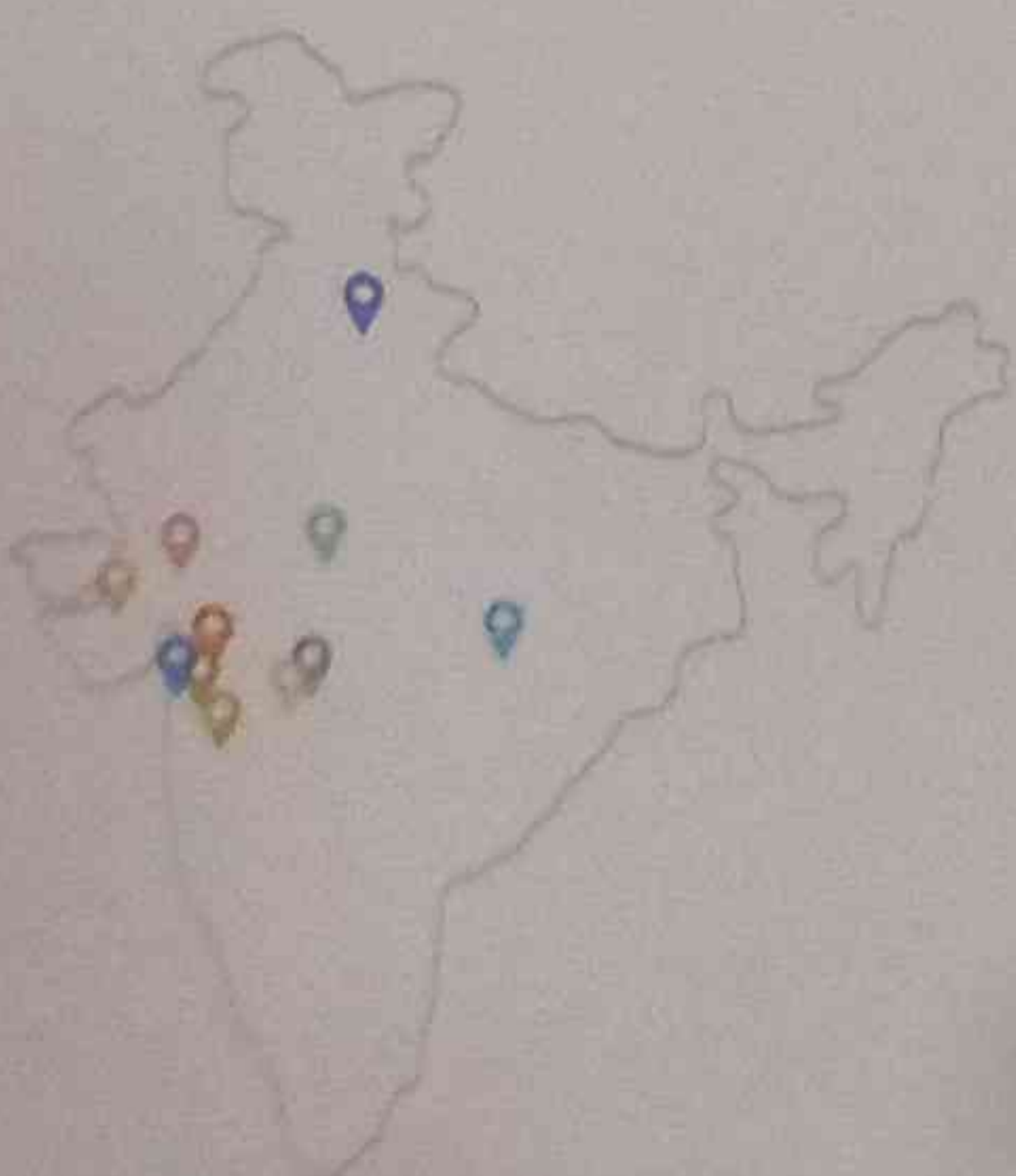
**Manoj
Chalikwar**

Director

Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
State Bank of India Empanelment No.: SME/TCC/38/IBBI/3
Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.10 15:25:02 +05'30'

Manoj Chalikwar
Auth. Sign.



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