

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 11, Ground Floor, "Shop Zone Premises Co-Op. Soc. Ltd.", CTS No. 2826 to 2838, Mahatma Gandhi Road, Village - Ghatkopar Kirol, Ghatkopar (West), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 086, State - Maharashtra, India belongs to **Mr. Vaibhav Rakesh Kanani** .

Boundaries	:	Building	Shop
North	:	Bank of India	Staircase
South	:	Delight Palace	Passage
East	:	Mahatma Gandhi Road	Lift
West	:	Deep Residency	Shop No. 9

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 **₹ 1,39,41,825.00 (Rupees One Crore Thirty Nine Lakh Forty One Thousand Eight Hundred Twenty 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 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: 2024.08.07 11:35:24 +05'30'

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/38/IBBI/3

Encl.: Valuation report



13.08.24

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Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in