

## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 1107, Lower Ground Floor, "Eaze Zone in Laxmi Singh Complex Premises Co-Op. Soc. Ltd. ", Rustomjee's Eaze Zone, CTS No. 1214/1, Laxmi Singh Complex, Goregaon Mulund Link Road, Opp. Ozone Tower, Village - Malad, Goregaon (West) , Taluka - Borivali, District - Mumbai Suburban , PIN - 400 064, State - Maharashtra , Country - India belongs to **Mr. Vikas Vinod Singh & Mrs. Ankita Singh**.

Boundaries of the property

North : Internal Road  
South : Vasari Hill Road  
East : Shree Laxmi Tower  
West : Road

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 **₹ 31,23,540.00 (Rupees Thirty One Lakh Twenty Three Thousand Five Hundred Forty 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: 2024.10.21 11:31:19 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

SVC CO-OPERATIVE BANK LTD Empanelment No.: CO/Tec/BUS/526/ 20-21(L&B)

Encl.: Valuation report

### Our Pan India Presence at :

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