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MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/12/2024/011915/2308752 02/10-292-PRSK Date: 22.10.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 45, 4th Floor, Wing - B, "Pethe Nagar Co-Op. Hsg. Soc. Ltd. ", Kedarmal Road, Village - Malad, Malad (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 097, State - Maharashtra, Country - India belongs to Shri. Mukul Arvind Shrotri.

Boundaries of the property

North Apnadesh CHSL

South : Shri B.L Murakar Marg

Megha Surgical Hospital East

West : Kedarmal 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 ₹ 98,69,000.00 (Rupees Ninety Eight Lakh Sixty Nine 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar

DN: cn=Manoj Chalikwar, o=Vastukala

Consultants (I) Pvt. Ltd., ou=Mumbai,

email=manoj@vastukala.org, c=IN Date: 2024.10.22 12:06:41 +05'30'

Director

Auth. Sign.

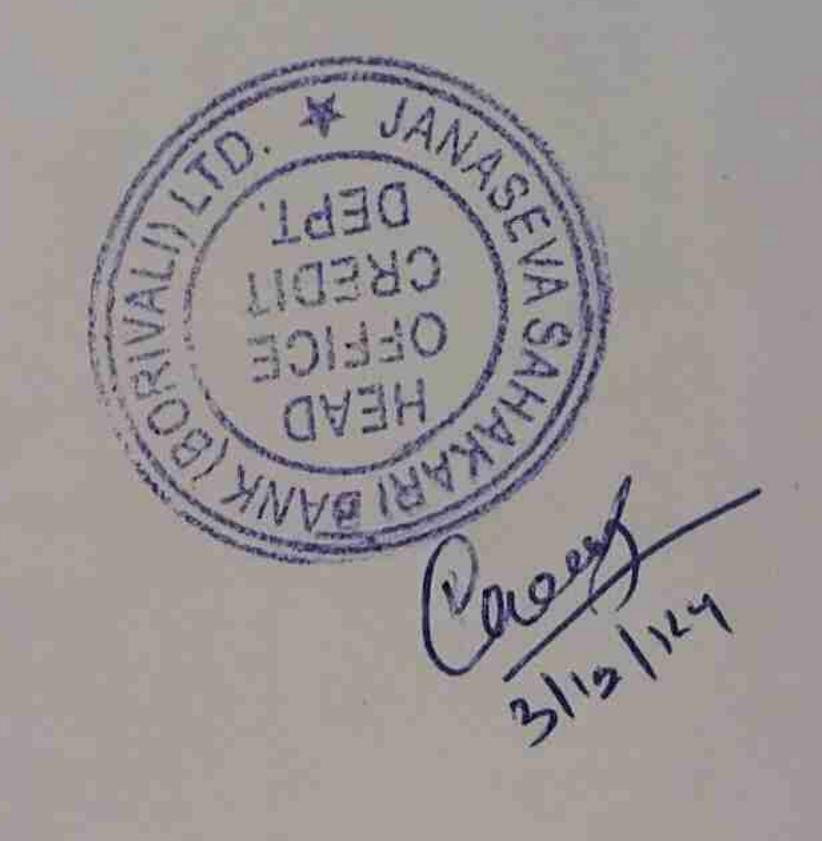


Manoj Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366

Janaseva Sahakari Bank (Borivali) LTD Empanelment No.: 36/ LOAN H.O./2016-17/232

Encl.: Valuation report



Our Pan India Presence at:

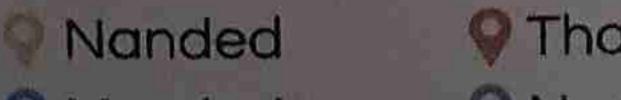
- Thane
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