

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
East : Megha Surgical Hospital
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

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: 2024.10.22 12:06:41 +05'30'

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



Manoj
31/10/24

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Regd. Office

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