

**VALUATION OPINION REPORT**

The property bearing Commercial Shop No. 49, Lower Ground Floor, "Moksh Plaza", S. V. Road, Kanheri Village, Borivali (West), Mumbai – 400 092, State - Maharashtra, Country - India belongs to **Mr. Yogesh Lakhani**

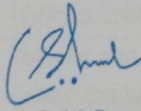
Boundaries of the property.	
North	Jambli Galli Road
South	Laxmi Palace
East	S.V. Road
West	Jain Temple

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 and valued for Banking purpose at **₹ 82,38,600.00 (Rupees Eighty Two Lac Thirty Eight Thousand Six Hundred 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.

  
C.M.D.

  
Director

**Sharad B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Encl.: Valuation report

**Mumbai**

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## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **Mr. Yogesh Lakhani**

Commercial Shop No. 49, Lower Ground Floor, "**Moksh Plaza**", S. V. Road, Kanheri Village,  
Borivali (West), Mumbai – 400 092, State - Maharashtra, Country - India

Latitude Longitude - 19°13'34.3"N 72°51'17.0"E

### Valuation Done for:

**Cosmos Bank**

**MRO-A1, Vile Parle (East) Branch**

Pratik Avenue, 1<sup>st</sup>Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle (East),  
Mumbai - 400 057, State - Maharashtra, Country - India.

**Vastukala Consultants (I) Pvt. Ltd.**

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