



VALUATION OPINION REPORT

The property bearing Commercial Shop No. 63, Ground Floor, "Moksh Plaza", S. V. Road, Kanheri Village, Borivali (West), Mumbai – 400 092, State - Maharashtra, Country - India belongs to **Mr. Yogesh Jivanlal Lakhani**

Boundaries of the property.	
North	Jambli Galli
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 ₹ **1,78,66,500.00 (Rupees One Crore Seventy Eight Lac Sixty Six Thousand Five 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

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Valuation Report of the Immovable Property



Details of the property under consideration:

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

Commercial Shop No. 63, Ground Floor, "**Moksh Plaza**", S. V. Road, Kanheri Village,
Borivali (West), Mumbai – 400 092, State - Maharashtra, Country - India

Latitude Longitude - 19°13'33.9"N 72°51'16.6"E

Valuation Done for:

Cosmos Bank

MRO-A1, Vile Parle (East) Branch

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

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