

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 10, 3rd Floor, "Havana", Sunrise Havana Co-op. Hsg. Soc. Ltd., Near Nana Nani Park, Seven Bungalow, Versova, Andheri (West), Mumbai – 400 061, State – Maharashtra, Country – India belongs to **Shri. Shaikh Dabir Ahmed Shamsuddin**.

Boundaries of the property.

North : Open Plot
South : Rayalsavid Link Road
East : Usha Swapna
West : Sunrise Building

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 SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 2,03,83,000.00 (Rupees Two Crore Three Lakh Eighty Three 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Sharadkumar
B. Chalikwar**

Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.09.06 12:59:32 +05'30'

Auth. Sign.



Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

Encl: Valuation report.



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