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





Valuation Report Prepared For: BOM / SAMB Branch Fort / Shri. Shaikh Dabir Ahmed Shamsuddin (3459 /2302425)

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Vastu/Mumbai/09/2023/3459/2302426 06/04-70-SBSH

Date: 06.09.2023

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.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c= Date: 2023.09.66 12:59:32 +05'30'

Director

Auth. Sign.

Sharadkumar B. Chalikwar

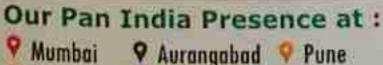
Govt. Reg. Valuer Chartered Engineer (India)

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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Indore

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