PROFORMA INVOICE

| - CO O | Vastukala Consultan | te (I) Dut I td | Invoi | ce No. | | Dated | | |
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Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 24

CIN: U74120MH2010PTC207869

Vastu/Thane/12/2024/012685/2309342 04/6-40-JAVS Date: 04.12.2024

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

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Gala No. 77, Ground Floor, "Vartaknagar Shopkeeper Premises Co-op. Soc. Ltd.", Vartak Nagar , New/Current Survey No. 47115, CTS No. 1723, Tika No. 1/23, Varthak Nagar Naka, Pokhran Road No. 1, Village - Majiwade, Taluka - Thane, District - Thane, Thane (West), PIN - 400 606, State - Maharashtra, India belongs to Mrs. Shalini Sanjay Patil .

| Boundaries | : | Building | Unit | |
|------------|-----|--------------------------------|--------------------------|--|
| North | - : | Slum Area | Internal Passage on Road | |
| South | : | Fish Market / Vegetable Market | Gala No. 76 | |
| East | | Mahatma Phule Jyotiba Chawl | Slum Area | |
| West | : | Bhim Nagar Road | Gala No. 72 | |

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 ₹ 28,10,500.00 (Rupees Twenty Eight Lakh Ten 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.

Manoj Chalikwar

Director

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

Bank Of Maharashtra Empanelment No.: AX33 /CREMON/Valuer/Empanelment/Sr No.55/2019-20

Encl.: Valuation report



Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

Our Pan India Presence at:

 ← Thane Mumbai Nashik Aurangabad
Pune

Rajkot

Ahmedabad Opelhi NCR Ralpur

Regd. Office

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