



Valuation Report Prepared For: SBI/ Diamond Garden Branch Chembur/ Mr. Kaushik B. Gathani (24474/40741)

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Vastu/Mumbai/05/2022/24474/40741

26/03-327-ATVS

Date: 26.05.2022

### VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Gala No. 25 on Ground Floor, "Hindustan Kohinoor Premises Co-Op. Soc. Ltd.", Hindustan Kohinoor Industrial Complex, Lal Bahadur Shastri Marg, Village – Hariyali, Vikhroli (West), Mumbai, Pin code - 400 083, State - Maharashtra, Country - India belongs to Mr. Kaushik B. Gathani.

Boundaries of the property.

- North : Raj Plaza Building
- South : Raj Legacy CHSL
- East : Railway Track
- West : Karm Stambh

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 1,38,52,032.00 (Rupees One Crore Thirty Eight Lakh Fifty Two Thousand Thirty Two Only).

The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into consideration while preparing this valuation report.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO  
CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR  
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version=3, uri=#uri.0, cn=MANOJ BABURAO CHALIKWAR  
Date: 2022.05.26 11:38:17 +05'30'



Auth. Sign.

Director

Manoj B. Chalikwar

Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
Encl: Valuation report.

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