

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Shop No. 3, Ground Floor, "Pratik Co-op. Hsg. Soc. Ltd.", Mamlatdar Wadi Main Road, Off S. V. Road, Malad (West), Mumbai – 400 064, Maharashtra, Country India belongs to **M/s. Janaseva Sahakari Bank (Borivali) Ltd.**

Boundaries of the property.

North : Pupshak CHSL
South : Mamlatdar Wadi Main Road
East : Element Tower
West : Royal Apartment

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 and Fair Market Value for this particular purpose at **₹ 2,44,59,080.00 (Rupees Two Crore Forty Four Lakh Fifty Nine Thousand Eighty Only).**

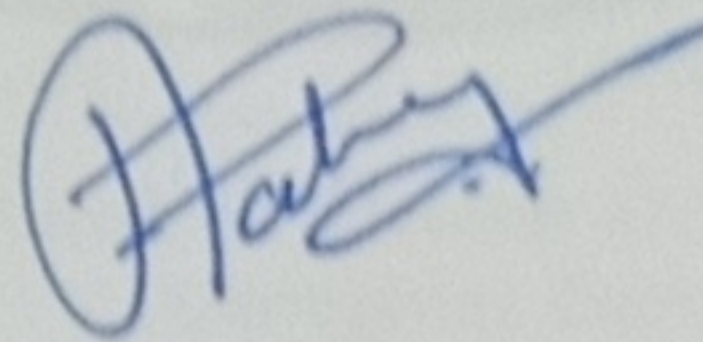
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

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

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.02.17 18:03:10 +05'30'



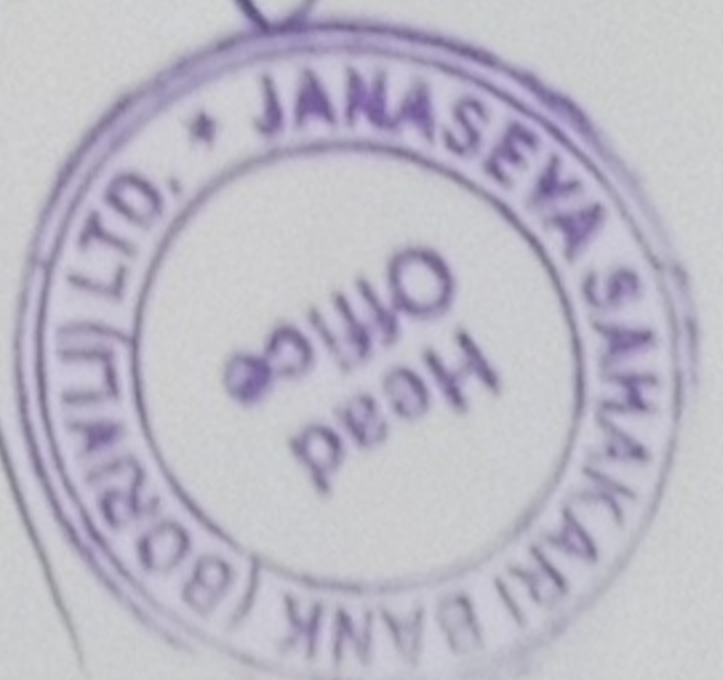
Auth. Sign.

Director

Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
Janaseva Sahakari Bank (Borivali) LTD
Empanelment No.: 36/ LOAN H.O./2016-17/232



*Received
20/02/2025
Manoj Chalikwar*



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