Vastu/Mumbai/03/2025/014784/2311112
19/22-309-SOV
Date: 19.03.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Unit No. 202, 2nd Floor, **"Lodha Supremus "**, New/Current Survey No. 59/10, 13 & 87/5, CTS No. 76, 77, 81, Road No. 11, End off. Mahakali Caves, Village - Mulgaon, Municipality Ward No. K/E, Andheri East, Taluka - Andheri , District - Mumbai Suburban, 400 093, State - Maharashtra, India belongs to **P. S. Sakhalkar**.

Boundaries of the property		
North	:	Road No. 11
South	:	Indian Institute of Packaging
East	:	Lodha Eternis Road
West	:	Commercial 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 for this particular purpose at **₹ 2,83,27,000.00 (Rupees Two Crore Eighty Three Lakh Twenty Seven 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 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: 2025.03.19 19:10:06 +05'30'

Auth. Sign.

Director

Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366

Encl.: Valuation report