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Valuation Report Prepared For: SBI / RACPC Sion Branch / Gauri Atul Sorap (31317/2300534) Page 2 of 24

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VALUATION OPINION REPORT

This is to certify that for under construction property bearing Residential Flat No. 2204, 22rd Floor, Wing - D, "Eastern Groves", Village Hariyali, Kannamwar Nagar, Vikhroli (East), Mumbai - 400 083, State - Maharashtra, Country - India belongs to Gauri Atul Sorap & Atul Dinkar Sorap.

Boundaries of the property.

North Road No. 2 South Aashirwad Clinic

Under Construction Building East

West Internal Road

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 ₹ 1,29,15,000.00 (Rupees One Crore Twenty Nine Lakh Fifteen Thousand Only). As per Site Inspection 64% Construction Work is Completed.

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 BABURAO CHALIKWAR

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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