



Valuation Report Prepared For: SBI/ RACPC Sion/ Mr. Bharat Vishnu Adsule (31956/2301234)

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Vastu/Mumbai/06/2023/31956/2301234

23/08-335-PRDVS

Date: 23.06.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1601, 16<sup>th</sup> Floor, Tower – D, "Naman Premier", Military Road, Village – Marol, Andheri (East), Mumbai - 400 059, State - Maharashtra, Country – India belongs to **M/s. Shree Naman Developers Pvt. Ltd.** Name of **Proposed Purchaser** is **Mr. Bharat Vishnu Adsule**.

### Boundaries of the property.

North	:	Kunti Park
South	:	Internal Road
East	:	Mithi River
West	:	Raj industrial Estate 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 **₹ 1,35,13,500.00 (Rupees One Crore Thirty Five Lakh Thirteen Thousand Five Hundred Only)**. As per site inspection, final finishing work is in progress.

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.**

**Vidhi  
Chalikwar**

**Director**

**Vidhi M. Chalikwar**  
Chartered Valuer (India)  
Membership No. CAT-I/F-1930  
SBI Empanelment No.: SME/TCC/2021-2/86A/3

Digitally signed by Vidhi Chalikwar  
DN: cn=Vidhi Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=vidhi@vastukala.org, c=IN  
Date: 2023.06.24 14:51:34 +05'30'

Auth. Sign.



*[Handwritten Signature]*  
23/6/23



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