CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company



Page 2 of 23 Valuation Report Prepared For: SBI / RASMECCC Panvel Branch/ Mr. Prashant Kashinath Mokal (32034/2301226) Vastu/Mumbai/06/2023/32034/2301226 22/22-327-NIPA Date: 22.06.2023

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 303, 3rd Floor, Wing - B, "Kanakia Greenberg", Plot No. 34, Village - Akurli, Taluka - Panvel, District - Raigad, PIN Code - 410 206, State - Maharashtra, Country – India belongs to Mr. Prashant Kashinath Mokal & Mrs. Devayani Prashant Mokal.

Boundaries of the property.

North	:	Internal Road
South	:	Open Plot
East	:	Open Plot
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 ₹ 82,68,000.00 (Rupees Eighty Two Lakh Sixty Eight Thousand Only). As per site inspection 71% of 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD. Digitally signed by Vidhi Chalikwar DN: cn=Vidhi Chalikwar, Vidhi

Chalikwar Director

Vidhi M. Chalikwar Chartered Valuer (India) Membership No. CAT-I/F-1930

Encl: Valuation report.

o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=vidhi@vastukala.org, c=lN Date: 2023.06 29 15:40:27 +05'30

SBI Empanelment No.: SME/TCC/2021-2/86A/3

Auth. Sign.





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