

- Residential Flat No. 205, 2nd Floor, "Prafullaban Co-op. Hsg. Soc. Ltd.",
Mirandawadi, Plot No. 162, D. L. Vaidya Road, Village - Mahim Division, District - Mumbai, Dadar (West), PIN - 400 028, State - Maharashtra, India"
Company's PAN : AADCV4303R



UPI Virtual ID : vastukala@icici

for Vastukala Consultants (I) Pvt Ltd

Rathod
Authorized Signatory

Declaration
NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.
MSME Registration No. - 27222201137

This is a Computer Generated Invoice



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Report Prepared For: SBI / RACPC Sion / Mr. Rajesh Timmal Yadav (002887/2301114)

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Vastu/Mumbai/08/2023/007897/2501314
05/4-80-585H
Date: 05.08.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 205, 2nd Floor, "Prafullaban Co-op. Hsg. Soc. Ltd.", Mirandawadi, Plot No. 162, D. L. Vaidya Road, Village - Mahim Division, District - Mumbai, Dadar (West), PIN - 400 028, State - Maharashtra, India belongs to **Mr. Rajesh Timmal Yadav & Mrs. Geeta Rajesh Yadav.**

Boundaries of the property

North : Bhartiya Kamgar Sena
South : Ahilya Niwas
East : Sairaj Dham CHSL
West : Internal Road & Matoshree Heights

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 **₹ 1,41,42,960.00 (Rupees One Crore Forty One Lakh Forty Two Thousand Nine Hundred Sixty 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 BABURAO
CHALIKWAR
Director

Digitally signed by Manoj Baburao Chalikwar, DN: cn=Manoj Baburao Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., email=manoj@vastukala.org, c=IN

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl.: Valuation report



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Age of the building	: 17 years
Life of the building estimated	: 43 years Subject to proper, preventive periodic maintenance & structural repairs.
Depreciation percentage assuming the salvage value as 10%	: 25.50%
Depreciation Ratio of the building	-