

Amount - ₹

Checklist on identification and physical verification of the existing / proposed immovable property as primary / collateral security property

(Physical verification of the properties mortgaged / to be mortgaged to the bank must be meticulous as detailed below.)

Name of the Branch / Business Unit RASMECC PANVEL

Name(s) of the inspecting Official

VALUATION VALUER NAME - A V Justice Associates / Vastu

S. No.	Particulars	Details

820940100702202966  
281001-PAN-12-00088117  
S Certified Company

**Vastukala**  
CONSULTANTS (I) PVT. LTD.



Approved For State Bank of India / RASMECC Panel / M. Jayant Menon (2240/46229)

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Valu/Mumbai/03/2023/05405/46229  
21/27-421-10PA  
Date: 21.03.2023

### VALUATION OPINION REPORT

is to certify that the property bearing Amalgamated Residential Flat Nos. B/2503/A & B/2503/B, 25<sup>th</sup> Floor, E-5 "Avalon Co-op. Hsg. Soc. Ltd.", Hiranandani Gardens, Powai, Mumbai, PIN Code - 400 076, State - Maharashtra, Country - India belongs to Mr. Jayant Menon & Mrs. Priyanka Prabhakaran Kartha.

Boundaries of the property.

North	:	Internal Road & Heritage Garden
South	:	South Avenue Road
East	:	Torino Building
West	:	Verona CHSL

Reports Scrutinized  
Manager / CM

Considering various parameters recorded, existing economic scenario, and the information 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 and valued for this particular purpose at ₹ 5,60,07,000.00 (Rupees Five Crore Sixty Lakh 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO  
CHALIKWAR**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1783

SBI Empanelment No. : SME/TCC/2021-22/86/3

Encl: Valuation report.

Auth. Sign.



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