

Valuation Prepared for:

State Bank of India  
SPL PBB Fort

Mumbai Main Branch Building, Gate no 1 Horniman Circle Mumbai samachar  
marg Fort.



Our Pan India Presence at :

- |           |            |           |        |
|-----------|------------|-----------|--------|
| Mumbai    | Aurangabad | Pune      | Rajkot |
| Thane     | Nanded     | Indore    | Raipur |
| Delhi NCR | Nashik     | Ahmedabad | Jaipur |

Regd. Office : B1-001, U/B Floor, Boomerang,  
Chandivali Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org

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

Vastukala  
Consultants (I) Pvt. Ltd.



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Valuation Report Prepared For: SBI / SPL PBB Fort/ Mr. Girish Vishram Pawar(004657/2303230)

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Vastu/Mumbai/10/2023/004657/2303230  
27/17-427-SBSH  
Date: 27.10.2023

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 102, 1<sup>st</sup> Floor, Wing - D, "New Ashish Co-op. Hsg. Soc. Ltd.", Chhatrapati Shivaji Complex, Road No. 4, Village - Dahisar, Taluka - Borivali, District - Mumbai, Dahisar (East), PIN - 400 068, State - Maharashtra, India belongs to Mr. Girish Vishram Pawar.

Boundaries of the property

- |       |                               |
|-------|-------------------------------|
| North | : Krishna Vatika Complex      |
| South | : Internal Road & Ganesh CHSL |
| East  | : Jyoti Industrial Estate     |
| West  | : Open Plot                   |

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 ₹ 67,21,750.00 (Rupees Sixty Seven Lakh Twenty One Thousand Seven Hundred Fifty 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.

Sharadkumar  
B. Chalikwar  
Director

Digitally signed by Sharadkumar B.  
Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2023.10.27 16:52:45 +05'30'



Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

State Bank of India Empanelment No.: SME/TCC/2021-22/86A/3

Encl.: Valuation report



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Vastukala Consultants India Pvt. Ltd.

B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai, Andheri(East), Mumbai - 400 072.

To,  
The Branch Manager,  
State Bank of India

