

मरेपर्यंत वाद संपणारच नाही!

CIN: U74120MH2015PTC207869  
MCA21 Reg. No.: U27504M-2014-10-0282617  
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**Vastukala**  
Consultants (I) Pvt. Ltd.



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Valuation Report Prepared For: SBI / MDC Andheri (East) Branch / Mrs. Sangeeta Prakash Rula (4087730363) Page 2 of 25

Vastu/Mumbai/11/2023/4087730363  
20/11/2023  
Date: 24.11.2023

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 92, 9<sup>th</sup> Floor, Building No. 2, Wing – A, "Windermere 2A Co-op. Hsg. Soc. Ltd.", Off. New Link Road, Oshiwara, Pahadi Goregaon, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India belongs to **Mrs. Sangeeta Prakash Rula & Mr. Prakash Ramgopal Rula.**

#### Boundaries of the property.

- North : BMC Garden & Nalah
- South : DLH Enclave Building & Best Colony Road
- East : Internal Road
- West : Green Park Building

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 **₹ 3,14,73,750.00 (Rupees Three Crore Fourteen Lakh Seventy Three 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 valuation report.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Sharadkumar Chalikwar**  
Director

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmd@vastukala.org,  
c=IN  
Date: 2023.11.24 17:11:54 +05'30'

Auth. Sign.



**Sharadkumar B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
Encl: Valuation report.



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