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MSME Reg. No.: UDYAM-MH-18-0083617
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Vastukala
Consultants (I) Pvt. Ltd.



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Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: **Mrs. Reeta Ramesh Yadav**

Residential Flat No. 803, 8th Floor, Building No. 1, Wing – B, "Shree Krishna Bhoomi", Village Juchandra, Naigaon (East), Taluka Vasai, Dist. Palghar, PIN Code – 401 208, State – Maharashtra, Country – India.

Latitude Longitude: 19°21'45.5"N 72°51'43.4"E

Valuation Prepared for:

State Bank of India

RACPC Borivali (West) Branch

MTNL Building, Devidas Road, Borivali (West), Mumbai, State - Maharashtra, Country - India.

Carpet Area → 542
R.V → 461077000/-
Rental → 12000/-



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📍 **Regd. Office** : 121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA
📞 TeleFax : +91 22 28371325/24
✉️ mumbai@vastukala.org



Valuation Report Prepared For: SBI/ RACPC Borivali (West)/ Mrs. Reeta Ramesh Yadav (30940/2300195)

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Vastu/Mumbai/04/2023/30940/2300195
21/04-192-SH
Date: 21.04.2023

VALUATION OPINION REPORT

This is to certify that the Under-Construction property bearing Residential Flat No. 803, 8th Floor, Building No. 1, Wing – B, "Shree Krishna Bhoomi", Village Juchandra, Naigaon (East), Taluka Vasai, Dist. Palghar, PIN Code – 401 208, State – Maharashtra, Country – India belongs to **Mrs. Reeta Ramesh Yadav**.

Boundaries of the property.

North	: Open Plot
South	: B. G. Kini Road
East	: Internal Road & Parasnath Building
West	: Jay Vijay Nagar 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 **₹ 46,07,000.00 (Rupees Forty Six Lakh Seven Thousand Only)**. As per Site Inspection 10% 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.

Hence certified

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

Sharadkumar B. Chalikwar

Director

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.

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: 2023.04.21 11:33:38 +05'30'

Auth. Sign.



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