

CIN: U74120MH2010PTC207869
Reg. No.: LIDYAM-MH-18-0083617
001:2015 Certified Company

Vastukala

Consultants (I) Pvt. Ltd.



Think Innovate Create

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Rammohan Prahlad Singh Tomar**

Residential Flat No. 404, 4th Floor, Wing - B, "Om Vikas Co-op. Hsg. Soc. Ltd.", Santoshi Mata Road, Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane, PIN - 421 301, State - Maharashtra, India.

Latitude Longitude : 19°14'35.1"N 73°8'0.8"E

Valuation Prepared for:

State Bank of India

RACPC Sion

B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kiroi Road, Off L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country - India.

Our Pan India Presence at :

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

📍 **Regd. Office** : B1-001, 10th Floor, Boomerang, Chandivall Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
📠 **Telefax** : +91 22 28371329/24
✉ **mumbai@vastukala.org**



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 404, 4th Floor, Wing - B, "Om Vikas Co-op. Hsg. Soc. Ltd.", Santoshi Mata Road, Village - Chikanghar, Kalyan (West), Taluka - Kalyan, District - Thane, PIN - 421 301, State - Maharashtra, India belongs to **Rammohan Prahlad Singh Tomar**.

Boundaries of the property

- North : 'D' Wing of Om Vikas CHSL
South : Santoshi Mata Road
East : Mahavir Complex
West : 'A' Wing of Om Vikas CHSL

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 **₹ 60,25,800.00 (Rupees Sixty Lakh Twenty Five Thousand Eight Hundred 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
Chalikwar
Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.01.16 12:04:33 +05'30'

Think. Auth. Sign. e. Create



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

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

Encl.: Valuation report



Our Pan India Presence at :

- Mumbai Aurangabad Pune Rajkot
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