

Valuation Report of the Immovable Property

Details of the property under consideration:

Name of Owner : **Mrs. Minaxiben Anilbhai Sojitra**

Residential Flat No. 601, 6th Floor, Wing - C, "**Sapphire 8**", Revenue Survey No. 62/1, 60/2, 45/2, 46/1, Block No. 90, 69, 57, T. P. No. 19 Plot No. 59, 58 & 34, Mouje Parvat, Opp, Pramukh Aaranya, Near Midas Square, Dindoli Road, Godadara, District - Surat, PIN Code - 395010, State - Gujrat, Country - India

Latitude Longitude : **21°10'55.8"N 72°52'40.2"E**

Valuation Done for:

State Bank of India

Industrial Finance Branch Sakinaka

1st Floor, Lekhraj Bhawan, Sakivihar Road, Andheri (East), Mumbai - 400072, State - Maharashtra, Country - India

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Vastu/Mumbai/03/2019/014404/29915

30/1-184-PDAU

Date: 30.03.2019

VALUATION OPINION REPORT

The property bearing Residential Flat No. 601, 6th Floor, Wing - C, "**Sapphire 8**", Revenue Survey No. 62/1, 60/2, 45/2, 46/1, Block No. 90, 69, 57, T. P. No. 19 Plot No. 59, 58 & 34, Mouje Parvat, Opp, Pramukh Aaranya, Near Midas Square, Dindoli Road, Godadara, District - Surat, PIN Code - 395010, State - Gujrat, Country - India belongs to **Mrs. Minaxiben Anilbhai Sojitra**

Boundaries of the property :

North	Road & Open Plot
South	Internal Road & B Wing
East	Garden & D-Wing
West	Road

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 and valued for Fair Market Value purpose at **₹ 64,75,000.00 (Rupees Sixty Four Lac Seventy Five 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 report.

Hence certified

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

Sharadkumar
B. Chalikwar

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C.M.D.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME / TCC / 2016-17 / 156 / Sr. No. - 193

Encl.: Valuation report

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