

S226 Anni Mordani  
Doc Amt 7

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 / RACPC Belapur / Mr. Ajinath Mahadev Kadam(007798/2305659)

Page 2 of 27

Vastu/Mumbai/03/2024/007798/2305659  
20/25-407-JASK  
Date: 20.03.2024

### VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 810, 8<sup>th</sup> Floor, Wing - A, "Nilkanth Wisteria", Plot No. 8A, Sector 20, Village - New Panvel (East), Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 206, State - Maharashtra, India belongs to **Mr. Ajinath Mahadev Kadam.**

- Boundaries of the property
- North : Open Plot
  - South : Road
  - East : Open Plot
  - 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 for this particular purpose at **₹ 58,80,000.00 (Rupees Fifty Eight Lakh Eighty Thousand Only) After completion of the property.** As per Site Inspection 14% 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 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: 2024.03.20 14:47:15 +05'30'

Auth. Sign.



**Manoj Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

Encl.: Valuation report



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mumbai@vastukala.org

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