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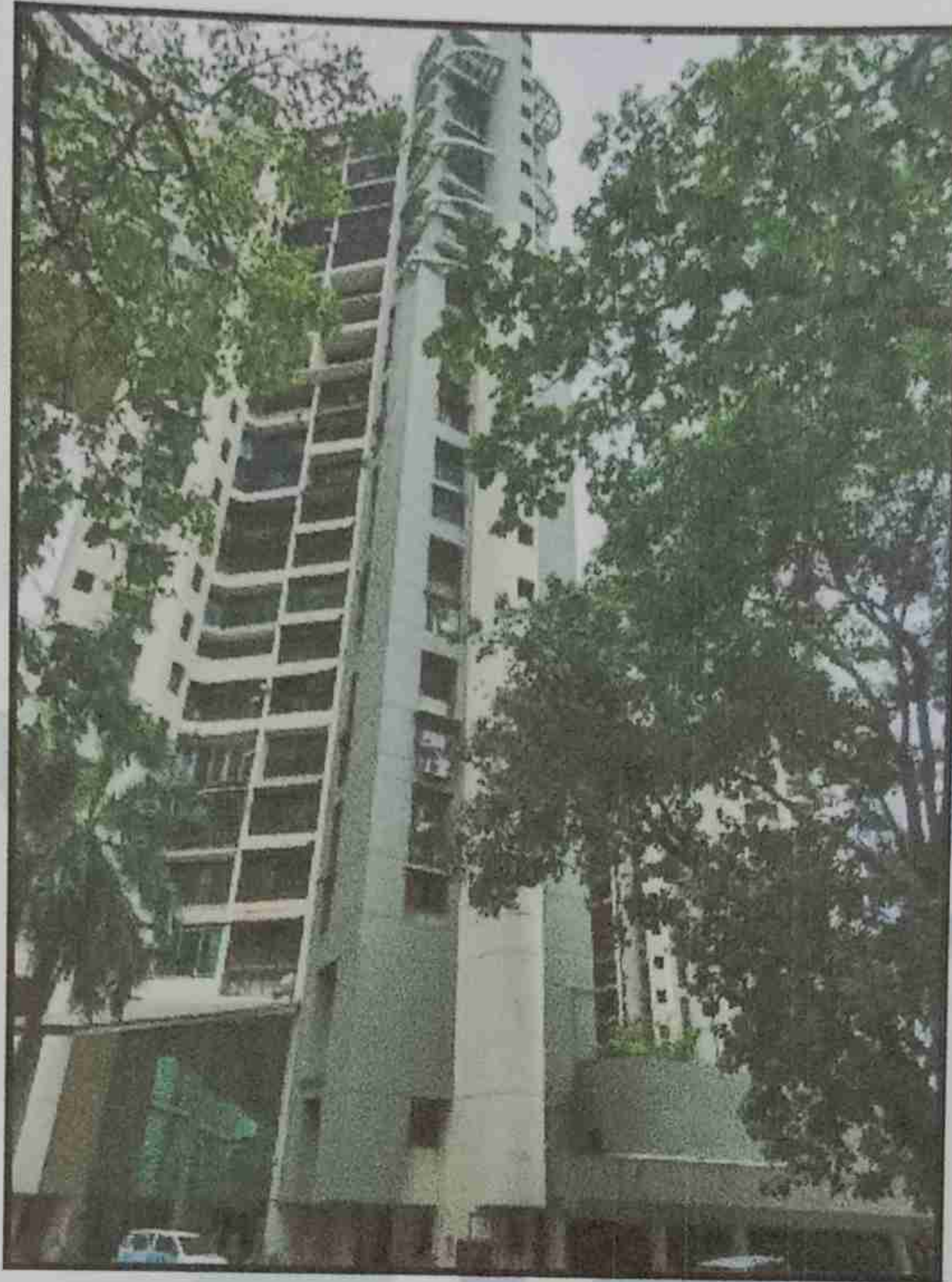
MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner : **Mr. Praveen Shantaram Sardar**

Residential Flat No. 801, 8<sup>th</sup> Floor, Building No 4, "**Happiness Co-Op. Hsg. Soc. Ltd.**", City of Joy Complex, Jata Shankar Dosa Marg, Village - Mulund (West), Mumbai, Taluka - Kurla, District - Mumbai Suburban, PIN - 400 080, State - Maharashtra, India.

Latitude Longitude : 19°10'42.3"N 72°57'32.1"E

### Intended User:

**State Bank of India**  
**RACPC Ghatkopar (West)**

Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra, Country - India.

### Our Pan India Presence at :

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

### Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, **Mumbai**: 400072, (M.S), India

☎ +91 2247495919

✉ [mumbai@vastukala.co.in](mailto:mumbai@vastukala.co.in)

🌐 [www.vastukala.co.in](http://www.vastukala.co.in)

**Vastukala Consultants (I) Pvt. Ltd.**

Vastu/Mumbai/06/2024/009285/2306763  
15/32-207-BHNKNR  
Date: 15.06.2024

**VALUATION OPINION REPORT**

This is to certify that the property bearing Residential Flat No. 801, 8<sup>th</sup> Floor, Building No 4, "**Happiness Co-Op. Hsg. Soc. Ltd.**", City of Joy Complex, Jata Shankar Dosa Marg, Village - Mulund (West), Mumbai, Taluka - Kurla, District - Mumbai Suburban, PIN - 400 080, State - Maharashtra, India belongs to **Mr. Praveen Shantaram Sardar**.

**Boundaries of the property**

- North : Bright, City of Joy Apartment
- South : Hurrah, City of Joy Apartment
- East : A.C.C. Cement Road
- West : Rejoice City of Joy Apartment

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 **₹ 1,68,68,610.00 (Rupees One Crore Sixty Eight Lakh Sixty Eight Thousand Six Hundred Ten 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**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.06.15 11:20:25 +05'30'

  
Auth. Sign.



**Director**

**Manoj Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
State Bank of India Empanelment No.: SME/TCC/38/IBBI/3  
SME/TCC/2021-22/86/3

Encl.: Valuation report

- Our Pan India Presence at :**
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  - 📍 Ahmedabad
  - 📍 Rajkot
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