



Valuation Report Prepared For: SBI / SPL PBB Branch/ Mrs. Lata Sagar Bhogte (30971/2300145)

Page 2 of 24

Vastu/Mumbai/04/2023/30971/2300145
18/13-142-PRDVS
Date: 18.04.2023

VALUATION OPINION REPORT

This is to certify that the property under consideration bearing Residential Flat No. 605, 6th Floor, "Prabha Vinayak Co-Op. Hsg. Soc. Ltd.", New Prabhadevi Road, Prabhadevi, Mumbai – 400 025, State – Maharashtra, Country – India belongs to **Mrs. Lata Sagar Bhogte & Mr. Sagar Laxman Bhogte.**

Boundaries of the property.

North	:	Krypton Tower
South	:	Sapha Apartment
East	:	New Prabhadevi Road
West	:	Lloyds Garden



Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: Mrs. Lata Sagar Bhogte & Mr. Sagar Laxman Bhogte

Residential Flat No. 605, 6th Floor, "Prabha Vinayak Co-Op. Hsg. Soc. Ltd.", New Prabhadevi Road,
 Prabhadevi, Mumbai - 400 025, State - Maharashtra, Country - India

Longitude Latitude: 19°00'48.5"N 72°49'38.8"E

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Valuation Prepared for:

State Bank of India

SPL PBB Branch

Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai Samachar Marg, Fort,
 Mumbai - 400 001, State - Maharashtra, Country - India.

Our Pan India Presence at :

- | | | | |
|-------------|--------------|-------------|----------|
| 📍 Mumbai | 📍 Aurangabad | 📍 Pune | 📍 Rajkot |
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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

CIN: U74120MH2015PTC207869
GSTIN: 27AAYAM180083617
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18/13-142-PROVD
Date: 18.04.2023

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Boundaries of the property.

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- South : Sapha Apartment
- East : New Prabhadevi Road
- West : Loyds Garden

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 **₹ 1,05,70,000.00 (Rupees One Crore Five Lakh Seventy 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
email=sharikumar@vastukala.org,
ou=Vastukala Consultants (I) Pvt. Ltd.,
c=IN



C.M.D.

Auth. Sign

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2019/11744
Reg. No. (N) CCIT/1-14/52/2008-09

Our Pan India Presence at :

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