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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: SBI / RASMECCC Panvel / Mr. Mohammad Yakub Sher Mohammad Khan (010441/2307701) Page 2 of 24

Vastu/Mumbai/08/2024/010441/2307701  
14/4-179-JABS  
Date: 14.08.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 402, 4<sup>th</sup> Floor, Building No. A-2, "K. K. Residency", Survey No. 192/3(pt), Village - Shil Taluka & District - Thane, PIN - 400 612, State - Maharashtra, Country - India belongs to **Mr. Mohammad Yakub Sher Mohammad Khan & Mrs. Khalda Mohammad Yakub Khan.**

#### Boundaries of the property

North	:	Internal Road
South	:	Internal Road
East	:	Building No. A-3
West	:	Building No. A-1

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 **₹ 38,64,000.00 (Rupees Thirty Eight Lakhs Sixty Four Thousand Only). After completion of construction works. As per Site Information 71% 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj  
Chalikwar**

**Director**

**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.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.08.14 15:48:51 +05'30'

Auth. Sign.



16/8/24

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