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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 : Mrs. Richa Virendra Geedh (Before Marriage Richa Radheshyam Sharma)

Residential Flat No. 002, Ground Floor, Building No 6, "Raj Vaibhav Co.Op. Hsg. Soc. Ltd. ", Raju Nagar, Village - Chole , Dombivli (West), Taluka - Kalyan , District - Thane , PIN - 421 202, State - Maharashtra, Country - India.

Latitude Longitude : 19°13'44.0"N 73°5'39.4"E**Intended User:****State Bank of India
RACPC Sion**

B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirod Road, Off L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country - India.

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Vastu/Mumbai/07/2024/0

Date

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 002, Ground Floor, Building No 6, "Raj Vaibhav Co.Op. Hsg. Soc. Ltd. ", Raju Nagar, Village - Chole , Dombivli (West), Taluka - Kalyan , District - Thane , PIN -

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Regd. Office

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Vastu/Mumbai/07/2024/010140/2307464
 29/9-468-PRRJ
 Date: 29.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 002, Ground Floor, Building No 6, "Raj Vaibhav Co.Op. Hsg. Soc. Ltd. ", Raju Nagar, Village - Chole , Dombivli (West), Taluka - Kalyan , District - Thane , PIN - 421 202, State - Maharashtra, Country - India belongs to **Mrs. Richa Virendra Geedh (Before Marriage Richa Radheshyam Sharma)** .

Boundaries	:	Building	Flat
North	:	Ground	Marginal Space
South	:	Open Plot	Lift
East	:	Internal Road	Marginal Space
West	:	Amar Orchid	Flat No. 001

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 **₹ 44,10,802.00 (Rupees Forty Four Lakh Ten Thousand Eight Hundred Two 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**
 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: 2024.07.29 15:07:42 +03'30'


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/38/IBBI/3

Encl.: Valuation report

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