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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Vastu/Mumbai/09/2024/010923/2308025  
03/11-31-BSUPM  
Date: 03.09.2024

To,

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

Dear Sir,

**Sub:** Residential Flat No. 301, 3rd Floor, Shreenath Darshan, Vihar Lake Road, Near Bhandup Police Station,  
Village - Bhandup, Bhandup West, Mumbai, 400078, State - Maharashtra, India.

Client Name: Irfan Ramzan Ali Ansari.

With reference to the above subject matter, as per your instructions, we have visited the site and found that the construction work is stopped since many years and the details regarding non progress of construction work could not be found. As per oral information, there are approval and legal issues in the project and even the builder is not traceable.

We found few sale transactions in year 2019-20-21 which were sold around 35K to 40K per Sq. Ft. Which were definitely unrealistic and overvalued transactions.

As there is no clarity about restarting the construction work and completion timeline is also unknown, there are no sales transactions in the said project.

Considering all above facts, findings and insufficient data, we are unable to reach a conclusion and hence will not be able to carry out valuation of this property.

Our invoice for site inspection and investigation is attached herewith for your perusal.

This is for your information and necessary action please.

Yours Faithfully

For Vastukala Consultants (I) Pvt.Ltd.

Sharadkumar  
Chalikwar

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
ou=Mumbai, email=cmd@vastukala.org,  
c=IN  
Date: 2024.09.03 18:04:00 +05'30'

Sharadkumar B. Chalikwar

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. (N) CCIT/1-14/52/2008-09



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