

# Valuation Report of the Immovable Property



## Details of the property under consideration:

Name of Owner: **Mr. Mohammed Ashraf & Mrs. Ruhi Hasan**

Residential Flat No. 1302, 13<sup>th</sup> Floor, "**Krishna Sarang Galaxy**", Plot No. 104, Sector – 18(Pt.), Ulwe, Navi  
Mumbai – 410 206, Taluka – Panvel, District – Raigad, State – Maharashtra, Country – India.

Latitude Longitude: 18°58'03.1"N 73°01'17.1"E

## Valuation Done for:

**State Bank of India**  
RACPC Sion Branch

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.

**Vastukala Consultants (I) Pvt. Ltd.**  
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## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 1302, 13<sup>th</sup> Floor, "Krishna Sarang Galaxy", Plot No. 104, Sector - 18(Pt.), Ulwe, Navi Mumbai - 410 206, Taluka - Panvel, District - Raigad, State - Maharashtra, Country - India belongs to **Mr. Mohammed Ashraf & Mrs. Ruhi Hasan.**

Boundaries of the property.

North : Open Plot & Bridge  
 South : Open Plot & Today Ganesham  
 East : Nalla & Sthaayin Shrestha  
 West : Internal Road & Moreshwar Darshan

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 ₹ **66,92,000.00 (Rupees Sixty Six Lakh Ninety Two 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.**

**MANOJ  
 BABURAO  
 CHALIKWAR**

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR  
 DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, email=manoj@vastukala.com, c=IN  
 Date: 2022.02.16 16:05:55 +05'30'  
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Aufh. Sign.



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