

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: SBI / RASMECCC Panvel / Mr. Mitheshwar Ravindra Thombre (12247/2308970) Page 2 of 25

Vastu/Mumbai/11/2024/12247/2308970

09/01-55-PRVS

Date: 09.11.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 709, 7th Floor, Wing – A, “Tower - Nova A”, Centrona Nova – A, Kamraj Nagar, Eastern Express Highway, Ghatkopar (East), Mumbai – 400 077, State - Maharashtra, Country – India belongs to **Mr. Mitheshwar Ravindra Thombre & Mrs. Dipali Sukhadeo Yenurkar**

Boundaries of the property

North	:	Eastern Express Highway
South	:	Zen Building
East	:	Kamraj Nagar Road
West	:	Internal Road & Slum Area

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 **₹ 1,73,59,000.00 (Rupees One Crore Seventy Three Lakh Fifty Nine Thousand only) After Completion**. As per site inspection, 10% 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

SBI 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: 2024.11.09 11:18:23 +05'30'

Auth. Sign.



Manoj
Amit Sir



Our Pan India Presence at :

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