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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: SBI / RASMECCC Panvel / Mr. Samir Anil Ghumkar (012617/2309704) Page 2 of 25

Vastu/Mumbai/12/2024/12617/2309704

20/19-402-PSH

Date: 20.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 118, 11th Habitable Floor, Wing - B, "Bleu", Kalpataru Park Riviera - Wing A & B, Sub - Plot B, Final Plot No. 495 (Part), Village - Panvel, Taluka - Panvel, District - Raigad, PIN Code - 410 206, State - Maharashtra, India belongs to **Mr. Samir Anil Ghumkar & Mrs. Ashwini Samir Ghumkar.**

Boundaries of the property

North	:	Road
South	:	Kalpataru Waterfront Building
East	:	Internal Road & Kalpataru Riverside
West	:	Open Plot

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 **₹ 95,40,000.00 (Rupees Ninety Five Lakh Forty Thousand only) After Completion.** As per site inspection, 76% 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: 2024.12.20 17:08:15 +05'30'

Auth. Sign.



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Regd. Office

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