Sauraly



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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 Prepared For: SBI / SME Chembur Branch / Mr. Nimesh Shashikant Thakkar (13506/2310032) Page 2 of 33

Vastu/SBI/Mumbai/01/2025/13506/2310032 13/12-151-SSPPY

Date: 13.01.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Shop No. 1 to 4, Ground Floor, Wing - A, Residential Flat No. C301 & C302. 3rd Floor, Wing - C, Residential Flat No. D201 & D302, 2nd Floor & 3rd Floor, Wing - D, "Drashti Exotica", Survey No. 26/4B, Village - Pasthal, Taluka & District - Palghar, Pin Code - 421 302, State -Maharashtra, Country - India belongs to Mr. Nimesh Shashikant Thakkar & Mrs. Taruna Nimesh Thakkar

Boundaries of the property

North	Internal Road & Sheetal Jyot CHSL		
South	Anand View Apartment		
East	: Tapasya Road & Academic Building		
West	Open Plot		

List of Property Verified:

Sr.	Unit No.	Wing	Floor	Value in ₹
1	Shop No. 1	A	Ground Floor	1,96,24,960.00
2	Shop No. 2	A	Ground Floor	
3	Shop No. 3	A	Ground Floor	
4	Shop No. 4	A	Ground Floor	
5	C301	C	3rd Floor	47,19,190.00
6	C302	C	3rd Floor	41,84,040.00
7	D201	D	2nd Floor	25,59,900.00
8	D302	D	3rd Floor	41,84,040.00
		3,52,72,130.00		

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 ₹ 3,52,72,130.00 (Rupees Three Crore Fifty-Two Lakh Seventy Two Thousand One Hundred Thirty 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2025.01.13 17:18:04 +05'30'

Valuers & Appraisen Chartered Engineers (TEV Consultants

Director

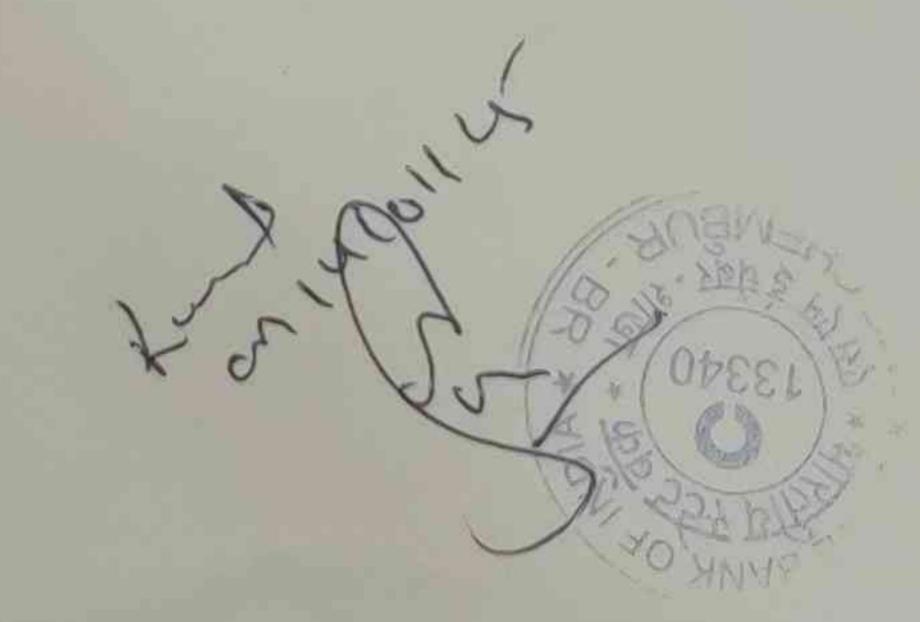
Auth. Sign.

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.



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