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Manish Jha
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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 – Pasthan, 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
TOTAL				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'

Auth. Sign.



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.



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