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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: SBI / RASMECCC Panvel / Mr. Viki Pramod Sutar (013854/2310224) Page 2 of 23

Vastu/Mumbai/01/2025/013854/2310224
25/5-343-JARJ
Date: 25.01.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 704, 7th Floor, "Vaishnavi Dham Co-op. Hsg. Soc. Ltd.", Plot No. E-77 & E-78, Sector - 3, Kharghar (Belpada), Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 210, State - Maharashtra, Country - India belongs to **Mr. Viki Pramod Sutar**.

Boundaries of the property

North : Prabhu Darshan Building
South : Internal Road & Shubhangan CHSL
East : Internal Road No. 3
West : Ambika Heritage

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 ₹ 85,20,700.00 (Rupees Eighty Five Lakhs Twenty Thousand Seven Hundred 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 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: 2025.01.25 14:19:47 +05'30'

Auth. Sign.

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.



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