



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617
An ISO 9001 : 2015 Certified Company
CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: SBI / RASMECCC Panvel / Mr. Asadpasha Abdulrauf Patil (014002/2310324) Page 2 of 25

Vastu/Mumbai/01/2025/014002/2310324
30/17-443-PRRJ
Date: 30.01.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2906, 29th Floor, Building No. 03, Napoleon, "Sai World Empire – Phase 1", Village – Rohinjan, Taluka – Panvel, District – Raigad, PIN – 410 210, State - Maharashtra, Country – India belongs to **Mr. Asadpasha Abdulrauf Patil**.

Boundaries of the property

North	:	Internal-Road & Open Land
South	:	Alexander Tower
East	:	Internal Road
West	:	Internal Road

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 **₹ 1,71,21,000.00 (Rupees One Crore Seventy One Lakhs Twenty One Thousand 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
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2025.01.31 10:05:00 +05'30'

Auth. Sign.



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.



Our Pan India Presence at :

- | | | | |
|--------------|----------|-------------|-------------|
| 📍 Nanded | 📍 Thane | 📍 Ahmedabad | 📍 Delhi NCR |
| 📍 Mumbai | 📍 Nashik | 📍 Rajkot | 📍 Raipur |
| 📍 Aurangabad | 📍 Pune | 📍 Indore | 📍 Jaipur |

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai: 400072, (M.S), India**
📞 +91 2247495919
✉️ mumbai@vastukala.co.in
🌐 www.vastukala.co.in