

# Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/02/2025/014120/2310430 06/18-80-PRSH Date: 06.02.2025

### VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1008, 10<sup>th</sup> Floor, Building No 1, Wing - C, Sakura, "Supremo Phase - II", 90 Feet Road, Near Kelkar College, Village - Mulund, Mulund (East), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 081, State - Maharashtra, Country - India belongs to Mr. Nitin Surendra Rangdale, Mrs. Seema Nitin Rangdale Mr. Shubham Nitin Rangdale.

Boundaries of the property

1 Name

Added

North

: Internal Road

South

Open PLot & Veer Savarkar Road

East

: Internal Road

West

Under Construction Building

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 ₹ 1,02,48,000.00 (Rupees One Crore Two Lakh Forty Eight Thousand Only) After completion of construction works. As per Site Inspection 24% 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

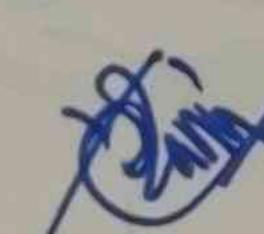
Digitally signed by Manoj Chalikwar

DN: cn=Manoj Chalikwar, o=Vastukala

Consultants (I) Pvt. Ltd., ou=Mumbai,

email=manoj@vastukala.org, c=IN

Date: 2025.02.06 16:41:03 +05'30'



Director

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/38/IBBI/3

Encl.: Valuation report

### Our Pan India Presence at:

Nanded

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Mumbai Nashik

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