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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

North : Internal Road  
 South : Open Plot & Veer Savarkar Road  
 East : Internal Road  
 West : Under Construction Building

1 Name Added



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'

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/38/IBBI/3

Encl.: Valuation report

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