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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: SBI / RASMECCC Panvel / Mr. Badal Patnaik & Mrs. Kalpana Patnaik (014366/2310628) Page 2 of 25

Vastu/Mumbai/02/2025/014366/2310628
18/14-278-PRRJ
Date: 18.02.2025

VALUATION OPINION REPORT

This is to certify that the property bearing belongs Residential Flat No. 303, 3rd Floor, Wing – A, “**Matrix Landmark**”, Plot No. 67 & 68, Sector - 8, Pashpak Nagar, Village – Dapoli, Taluka – Panvel, District – Raigad, Navi Mumbai, PIN – 410 221, State - Maharashtra, Country – India to **Mr. Badal Patnaik & Mrs. Kalpana Patnaik**.

Boundaries of the property

North	:	Internal Road
South	:	Road
East	:	Open Plot
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 ₹ **71,51,100.00 (Rupees Seventy One Lakh Fifty One Thousand One Hundred only) After Completion**. As per site inspection, 32% 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 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: 2025.02.18 16:27:12 +05'30'

Auth. Sign.



Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report.



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