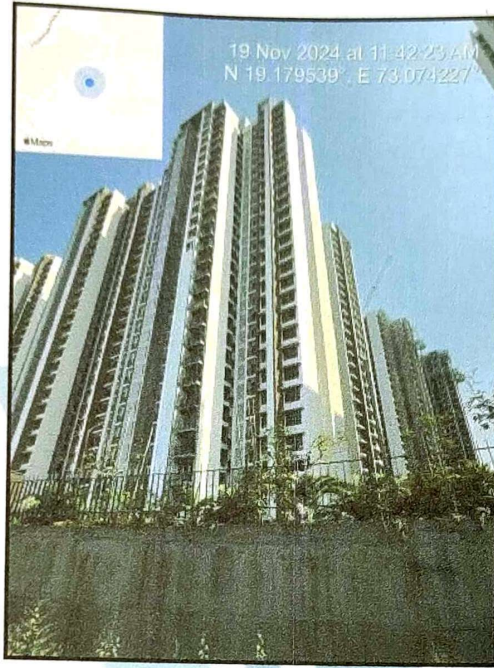


Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner : **Mr. Rohit Hanumant Pachimbare, Mr. Rupesh Hanumant Pachimbare & Mrs. Meera Hanumant Pachimbare**

Residential Flat No. 108, 1st Floor, Wing - CL05 - 02, "My City Phase II Cluster 05 (1 - 6)", Village - Usarghar, Dombivali (East), Taluka - Kalyan, District - Thane, 421201, State - Maharashtra, India.

Latitude Longitude : 19°10'45.8"N 73°4'28.0"E

Intended User:

**State Bank of India
RACPC Sion**

B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirod Road, Off L.B.S. Marg,
Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country - India.

Our Pan India Presence at :

● Nanded

● Thane

● Ahmedabad

● Delhi NCR

● Raipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai: 400072, (M.S), India**

☎ **+91 2247495919**

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 108, 1st Floor, Wing - CL05 - 02, "My City Phase II Cluster 05 (1 - 6)", Village - Usarghar, Dombivali (East), Taluka - Kalyan, District - Thane, 421201, State - Maharashtra, India belongs to **Mr. Rohit Hanumant Pachimbare, Mr. Rupesh Hanumant Pachimbare & Mrs. Meera Hanumant Pachimbare.**

Boundaries of the property

North : Tower T - 3
South : Cluster - IV
East : Internal Road
West : Internal Road & Open Plot

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 **₹ 54,12,000.00 (Rupees Fifty Four Lakh Twelve 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 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: 2024.11.21 12:52:46 +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/38/IBBI/3

Encl.: Valuation report

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