



## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 1001, 10<sup>th</sup> Floor, Wing - A, "Sky Avenue", Village - Katemanivali, Kalyan (West), Taluka - Kalyan, District - Thane, Kalyan, PIN - 421 301, State - Maharashtra, India belongs to **Mr. Nitin Babaji Dighe**.

Boundaries of the property

North : Kalyan Badlapur Road  
South : Chawl  
East : Om Tower  
West : Manali Apartment

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 **₹ 41,99,000.00 (Rupees Forty One Lakh Ninety Nine Thousand Only)**. As per Site Inspection 96% 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

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
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Date: 2023.12.05 17:15:44 +05'30'



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

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