



## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 505, 5<sup>th</sup> Floor, Building No 3, Wing - C, Matoshree Nagar Complex, Near Wimco Naka Wimco Colony, Plot No. N A 26, Gaon Deve Road, Kalyan - Badlapur Road, Village - Kohoj - Khuntavali, Taluka - Ambernath, District - Thane, Ambernath (West), PIN Code - 421 505, State - Maharashtra, India belongs to **Mr. Samundar Singh Tanwar & Mrs. Chhigan Kanwar.**

### Boundaries of the property

North : Gaon Devi Road  
South : Open Space  
East : Building No. 2  
West : Building No. 3

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 **₹ 23,33,100.00 (Rupees Twenty Three Lakh Thirty Three Thousand One Hundred 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: 2024.02.09 10:35:39 +05'30'

Auth. Sign.



**Manoj Chalikwar**  
Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBB/RV/07/2018/10366

Bank of India Empanelment No.: NMZ/CrMD/SK/2019-20-113

Encl.: Valuation report



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