

## VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 803, 8<sup>th</sup> Floor, Wing - B, "Ruparel Orion", Off. Eastern Express Highway, Near Swastik Park, Village - Chembur, Taluka - Kurla, District - Mumbai Suburban, Chembur (East), PIN - 400 071, State - Maharashtra, Country - India belongs to **Mrs. Anmol Dalbir Singh Saini**.

Boundaries of the property

North : Eastern Express Highway (R)  
South : Wing - D  
East : Open Plot  
West : Jai Himgiri Society

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 **₹ 1,92,55,100.00 (Rupees One Crore Ninety Two Lakh Fifty Five 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: 2024.03.06 17:40:30 +05'30'

Auth. Sign. 


















**Manoj Chalikwar**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2018/10366  
Bank of India Empanelment No.: NMZ/CrMD/SK//2019-20-113

Encl.: Valuation report

*Auth.*  
R = 07/05/24

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