

PG-4886/23-24

OC

CIN: U74120MH2010PTC207869
MSME Reg. No.: UDYAM-MH-18-0083617
An ISO 9001:2015 Certified Company

Vastukala
Consultants (I) Pvt. Ltd.



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Valuation Report Prepared For: BOI / SME City Centre Belapur/ Mrs. Anmol Dalbir Singh Saini (007134/2305369)

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Vastu/Mumbai/03/2024/007134/2305369
06/19-117-PRVS
Date: 06.03.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 803, 8th 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 [®]
- 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

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'

Director

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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



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