



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. B / 1106, 11th Floor, Building No. 2, "S3 Skygreens", Plot No. A, Sanghvi S3 Ecocity, Near Dahisar Check Post, Behind Mahavishnu Temple & Thakur Mall, Village – Mire, Mira Road (East), Taluka & District – Thane, PIN Code – 401 107, State – Maharashtra, Country – India belongs to **Mr. Nitin Kumar**.

Boundaries of the property.

North : Hermitage Housing Complex & Mira Road
South : Internal Road
East : Open Plot
West : Sanghvi S3 Woods (Under Construction Building)

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for **Fair Market Value purpose** at ₹ 1,18,50,000.00 (Rupees One Crore Eighteen Lakh Fifty Thousand Only). As per Site Inspection 10% 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Auth. Sign.



Received
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