



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 206, 2nd Floor, B Wing, Building Type No. C-5, "New Samir Co-op. Hsg. Soc. Ltd.", Patankar Complex, Nallasopara (West), Taluka - Vasai, District - Palghar, PIN - 401203, State - Maharashtra, Country - India belongs to **Shri. Atmaram Dhondu Padave**.

Boundaries of the property.

- North : Maitry Arcade CHSL
- South : New Ketki CHSL
- East : Akshay Hotel / ST Depot Road
- West : Internal Road / Anjalika Heights

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 this particular purpose at **₹ 21,29,400.00 (Rupees Twenty One Lakh Twenty Nine Thousand Four 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 valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Sharadkumar B. Chalikwar
Digitally signed by Sharadkumar B. Chalikwar
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Date: 2022.02.08 10:03:08 +05'30'

C.M.D. Director

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09



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