

## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. C-1601, 16<sup>th</sup> Floor, Wing - C, "Dosti Heron", Dosti West County – Dosti Nest Phase - 4, Balkum Naka, Off Old Mumbai-Agra Road, Village - Balkum, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400 608, State - Maharashtra, India belongs to **Nishi Jha & Dharmveer Jha.**

### Boundaries of the property

North	: MMRDA Plot
South	: Dosti Tulip Building / Balkum Pipeline Road
East	: Internal Road
West	: Internal Road

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 **₹ 1,05,70,000.00 (Rupees One Crore Five Lakh Seventy Thousand Only) After completion of construction works.** As per Site Inspection 14% 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 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,  
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Date: 2024.07.22 16:20:01 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

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

Bank of India Empanelment No.:



Encl.: Valuation report

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