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

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/12/2024/012640/2309268  
25/9-353-JASH  
Date: 29.11.2024

### VALUATION OPINION REPORT

This is to certify that the under construction property bearing Residential Flat No. 2307, 23<sup>rd</sup> Floor, Building No 16, Wing - B, "Ornate Serenity", Naigaon Vasai Link Road, Village - Juchandra, Taluka - Vasai, District - Palghar, Naigaon (East), PIN - 401 208, State - Maharashtra, India belongs to **Sameer Khan**.

#### Boundaries of the property

North : Ornate Galaxy & Road  
South : Open Plot  
East : Open Plot  
West : 'A' Wing of Ornate Serenity

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 **₹ 70,63,200.00 (Rupees Seventy Lakh Sixty Three Thousand Two Hundred Only) After completion of construction works**. As per Site Inspection 13% 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,  
email=manoj@vastukala.org, c=IN  
Date: 2024.11.29 15:12:42 +05'30'

Auth. Sign.



**Manoj Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. AM161706-3

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Encl.: Valuation report

*Manoj Chalikwar*  
20/12/24



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