

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

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: SBI / RASMECCC Panvel / Vaibhav Vasantrao Ugle (014641/2310876)

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Vastu/Mumbai/03/2025/014641/2310876 05/21-73-PSH Date: 05.03.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 601, 6th Floor, Wing - D, "Dosti Aqua", Dosti Eastern Bay Phase 3 Project, Vidyaalankar College Road, Wadala (East), Mumbai, PIN - 400 037, State -Maharashtra, Country - India belongs to Vaibhav Vasantrao Ugle & Priyanka Vaibhav Ugle.

Boundaries of the property

North		Dosti Blossom Building
South		Wing C & B and Road
East	•	Internal Road
West	•	Dosti Olive Building

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 ₹ 2,67,05,000.00 (Rupees Two Crore Sixty Seven Lakh Five Thousand only). After completion of construction works. As per Site Inspection, 91% 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 Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbal, email=manoj@vastukala.org, c=IN Date: 2025.03.05 18:16:24 +05'30'

Auth. Sign.

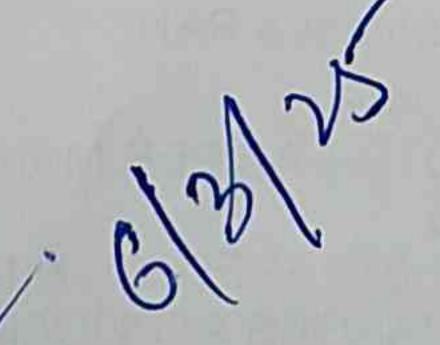
Director

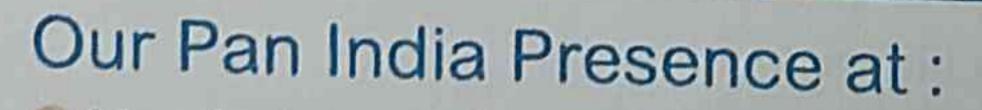
Manoj Chalikwar Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.







Nanded

Thane

Nashik

PAhmedabad PDelhi NCR

Mumbai Aurangabad

Rajkot

Raipur Jaipur

Regd. Office

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