

Vastukala Consultants (I) Pvt. Ltd.

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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 Vasantao 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=Mumbai,
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.



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6/3/25