



VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land and Building on Plot No. 70, Satpur Nashik Industrial Area, M.I.D.C., Satpur MIDC Road, Beside Bosch Company, Village – Satpur, Taluka and District – Nashik, PIN Code – 422 007, State – Maharashtra, Country – India belongs to **M/s. Shivanand Industries.**

Boundaries of the property.

North	:	Amit Meta Plast
South	:	Asian Electronics (Nilraj)
East	:	Estate Road
West	:	Amit Meta Plast

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 valued for this particular purpose at **₹ 16,22,97,798.00 (Rupees Sixteen Crore Twenty Two Lakh Ninety Seven Thousand Seven Hundred Ninety Eight 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.**

**MANOJ BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=India,
1.3.4.0=98226e4f6d25d02e1f29a2685f13490f64e1f13111
3279017a18f5632, postalCode=400065, st=Maharashtra,
serialNumber=1156a796ab6cc9d862a53a87c8328e311511bd2e9
4e2822a28a278c5f56, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.06.28 14:22:14 +05'30'

Auth. Sign.



Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Empanelment No.: MNZ:C&IC: VAL19-20

Encl: Valuation report.

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Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

Our Pan India Presence at :

- | | | | |
|-------------|--------------|-------------|----------|
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