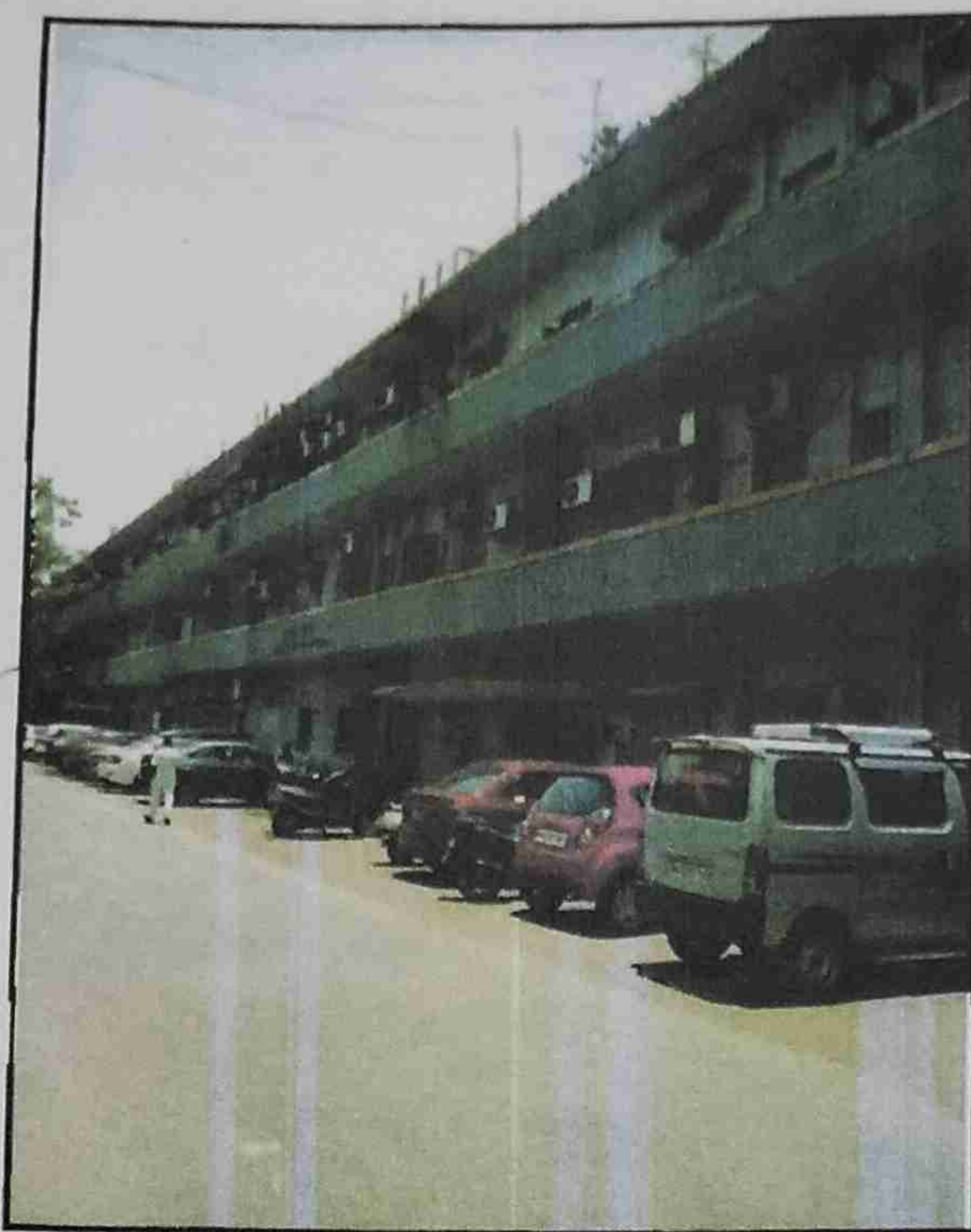


## Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: **M/s. Shaligram & Sons**

Industrial Gala No. 231, 2<sup>nd</sup> Floor, Wing – A, "Rahul Mittal Industrial Premises Co-op. Soc. Ltd.",  
Sanjay Building No. 3, Sir M. V Road, Marol, Andheri (East), Mumbai – 400 059,  
State - Maharashtra, Country – India.

Longitude Latitude: 19°06'18.5"N 72°52'55.2"E

### Valuation Done for:

**Union Bank of India**

**Princess Street Branch**

Devkaran Mansion, Shamaldas Gandhi Marg, Princess Street,  
Mumbai, PIN Code - 400 002, State - Maharashtra, Country - India

**Vastukala Consultants (I) Pvt. Ltd.**  
**Mumbai • Delhi NCR • Aurangabad • Nanded**



Vastu/Mumbai/05/2022/24385/40490  
07/18-19-5L/5  
Date: 07.05.2022

## VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Gala No. 231, 2<sup>nd</sup> Floor, Wing – A, "Rahul Mittal Industrial Premises Co-op. Soc. Ltd.", Sanjay Building No. 3, Sir M. V Road, Marol, Andheri (East), Mumbai – 400 059, State - Maharashtra, Country – India belongs to **M/s. Shaligram & Sons.**

Boundaries of the property.

- North : Hind Saurashtra Industrial Estate
- South : Internal Road
- East : Mittal Industrial Estate Road
- West : Skyline Icon

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 and valued for this particular purpose **₹ 1,46,73,750.00 (Rupees One Crore Forty Six Lakh Seventy Three Thousand Seven Hundred Fifty 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**  
Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: cn=, o=VASTUKALA CONSULTANTS & PRIVATE  
LIMITED, ou=ADMIN,  
2.5.4.70=90221666a43502160c119c2685191240c1  
30330413311122901947805671  
postalCode=400056, st=Maharashtra,  
serialNumber=114564500a0c993160730548c01e1e  
d31f31b120194e201262ba127160100, cn=MANOJ  
BABURAO CHALIKWAR  
Date: 2022.05.07 16:52:58 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI / RV / 07/2018/10366  
Reg. No. CAT-I-F-1763  
Encl: Valuation report.

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