

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

Vastukala
Consultants (I) Pvt. Ltd.



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Valuation Report Prepared For: SBI / SME Chembur Branch / M/s. D.G. Land Developers Pvt. Ltd. (003417/2303568) Page 2 of 27

Vastu/SBI/Mumbai/11/2023/003417/2303568
21/11-264-PPAU
Date: 21.09.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Building Known as "Radiant Hospital", Unit No. 39 / Building No. 1, A – Wing, "Sheetal Anjali" bearing Survey No. 241, Hissa No. 2 & Survey No. 242, Hissa No. 4, Village - Virar, Virar (East), Taluka & District - Palghar – 401 305, State - Maharashtra, Country – India being valued for **Client's Name - M/s. D.G. Land Developers Pvt. Ltd.**

Boundaries of the property.

- North : Ekvira Darshan Building
- South : Sai Ratan Tower
- East : Sheetal Anjali Building
- West : Road

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 for this particular purpose at **₹ 13,62,90,000.00 (Rupees Thirteen Crore Sixty Two Lakh Ninety Thousand 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.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**MANOJ BABURAO
CHALIKWAR**

Director
Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822b6c4fad35dc03e0cf39e26865913490cf3d33d41333
115279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8cc89d6b2a55a8f3cfeb31f1bd2e3
94e28f2e29a327b625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.21 13:42:12 +05'30'

Auth. Sign.



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