

CIN: U74120MH2010PTC207869 Reg. No.: UDYAM-MH-18-0083617 1001:2015 Certified Company Vastukala Consultants (I) Pv1. Ltd.

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/aluation Report Prepared For: BOB/ SME Branch Fort Mumbai / Soni Textile (3635/2303042)

Page 3 of 22

pg

Vastu/Mumbai/10/2023/003635/2303042 17/13-239-BSU Date: 17.10.2023

1. VALUATION OPINION REPORT

he said property is located on N.A Plot Nos. 1 to 8, Survey No. 126, Hissa No. 1(pt), Village Narpoli, Taluka Shiwandi, District Thane. State - Maharashtra, Country - India. belongs to Soni Textile Industries.

Boundaries of the property.

North South Open Plot

Building

East West

Narpoli Road Chinchoti Anjur Phata Road / Saraswati English High School

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 Fair Market Value for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Open Land	6,55,52,000.00	`6,22,74,400.00	`5,24,41,600.00

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 co

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

#394x2BD2#29a327b625bfc_cro-MANOTBABURAD CHALLWAR Clate 2023 10 17 to 28 34 +05 30 Auth. Sign



Director

Manoj B. Chalikwar Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763 Encl: Valuation Report

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