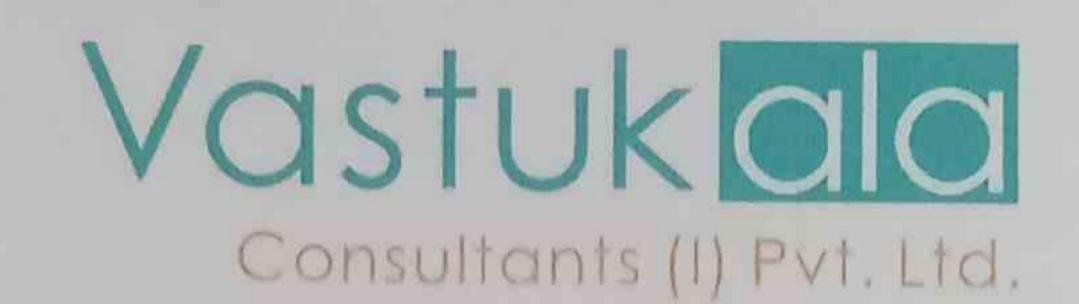
CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: SBI / Commercial Branch (Fort) / M/s. Apar Industries Limited (3944/2302829)

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Vastu/Thane/10/2023/3944/2302829 04/04-26-SBPYVSMU Date: 04.10.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Unit No. 4, Ground + 2 Upper Floors, "Corporate Park Business Premises Co-op. Society Ltd.", Near Swastik Chambers, V. N. Purav Marg, Sion Trombay Road, Chembur, Mumbai – 400 071, State – Maharashtra, Country – India belongs to M/s. Apar Industries Limited.

Boundaries of the property.

North

Open Plot

South East

West

V. N. Purav Marg Swastik Chambers

Bezzola Complex

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 specifications ₹ 26,39,00,000.00 (Rupees Twenty Six Crore Thirty Nine Lakh 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.

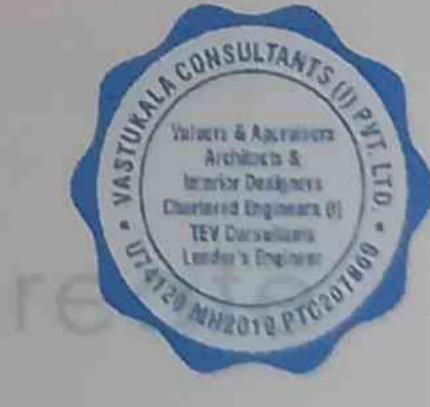
Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

Digitally signed by MANOJ BABURAO CHALIKWAR

DN: c=\N, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, 2.5 A 20=98ZZb6c4fad35dc03e0cf39e26865913490cf3d33d4133 115279b17a18b5652, postalCode-400069, sp-Maharashtra, serialNumber=41x56x566ab8cc89d6b2x55x8fcx3cfxb31f31bd2x3
94x28f2x29x327b625bfc, cn=MANOJ BABURAO CHALIKWAR Date: 2023.10.04 14:59:28 +05'30'



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.





Our Pan India Presence at :

P Delhi NCR P Nashik

Thane

Mumbai Aurangabad Pune Nanded

Indore

Rajkot Raipur

Ahmedabad Jaipur

Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

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