



## 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 : V. N. Purav Marg  
East : Swastik Chambers  
West : 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=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admn,  
2.5.4.20=9822b6c4ed35d0360c39e26665913490c7d3d41333  
115279617a18b5652, postalCode=400069, st=Maharashtra,  
serialNumber=1654a566db8cc899d62a55a81ca3cf6b31f51bd2e3  
94c2871c59a37706231afC, cn=MANOJ BABURAO CHALIKWAR  
Date: 2023.10.04 14:59:28 +05'30'

*(Handwritten Signature)*

Auth. Sign.



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.



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