

मरेपर्यंत वाद संपणा

चा चार वर्षीय
ध्यायिनीवर अत्याचार



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CIN: U74120MH2011PTC267805
MCA 21 Reg. No.: U74120MH2011PTC267805
As per MCA 21 2013 Certified Company

Vastukala
Consultants (I) Pvt. Ltd.



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Valuation Report Prepared For: SBI / MIDC Andheri (East) Branch / M/s. Ruia Commodities (4989/2303637) Page 2 of 38

VastuMumbai/11/2023/4989/2303637
24/15-333-PRSK
Date: 24.11.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 805, 8th Floor, "Morya Blue Moon Premises Co-Op. Soc. Ltd.", Andheri Link Road, Near Monginis Cake Factory, Andheri (West), Mumbai – 400 053, State – Maharashtra, Country – India belongs to **M/s. Ruia Commodities.**

Boundaries of the property.

- North : Company Link Road
- South : Veera Desai Industrial Estate
- East : Monginis Cake Factory
- West : Under Construction Building

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 **₹ 1,85,64,896.00 (Rupees One Crore Eighty Five Lakh Sixty Four Thousand Eight Hundred Ninety Six 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 Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2023.11.24 17:30:18 +05'30'

Auth. Sign.



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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