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





Valuation Report Prepared For: SBI / SME Chembur Branch / M/s. New India Construction Company (5588/2304040) Page 2 of 24

Vastu/Mumbai/12/2023/5588/2304040 19/02-269-SBSH Date: 19.12.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 201, 2nd Floor, Wing – A, "Vertex Vikas Co-op. Hsg. Soc. Ltd.", Sir M. V. Road, Andheri (East), Mumbai - 400 069, State - Maharashtra, Country - India belongs to M/s. New India Construction Company.

Boundaries of the property.

North Andheri Kurla Road South Navkar Complex East Court Lane

West Station Road / M. V. 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 ₹ 1,90,41,200.00 (Rupees One Crore Ninety Lakh Forty One Thousand Two Hundred 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

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.



Our Pan India Presence at : Aurangabad Pune Rajkot Raipur R Indore P Delhi NCR P Nashik Ahmedabad 9 Jaipur

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