

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

**Vastukala**  
Consultants (I) Pvt. Ltd.



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Valuation Report Prepared For: SBI/ SME - Vashi Turbhe Branch / M/s. Chintamani Developers (5625/2304529) Page 2 of 37

Vastu/Mumbai/01/2024/5625/2304529  
16/01-231-V  
Date: 16.01.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office Nos. 123, 124, 125, 126, 127, 128 on 1<sup>st</sup> Floor, Office Nos. 223, 224, 225, 226, 227, 228 on 2<sup>nd</sup> Floor, Office No. 323A, 323B, 324, 325, 326, 327, 328 on 3<sup>rd</sup> Floor, Office Nos. 423, 424, 425, 426, 427, 428 on 4<sup>th</sup> Floor and Office Nos. 523, 524, 525, 526, 527, 528 on 5<sup>th</sup> Floor, "Chintamani Plaza", B - Wing, Andheri Kurla Road, Mota Nagar, Andheri (East), Mumbai, PIN - 400 053, State - Maharashtra, Country - India belongs to **M/s. Chintamani Developers.**

Boundaries of the property.

North : Sir Mathuradas VasANJI Road & Andheri Kurla Road  
South : Hindustan Lever Ltd.  
East : Motanagar CHSL  
West : Padma Nagar 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 **₹ 85,41,45,000.00 (Rupees Eighty Five Crore Forty One Lakh Forty Five Thousand 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

**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.

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.01.16 10:54:22 +05'30'

Auth. Sign.



Received on 17/1/24



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