

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Land & Building on Plot No. 1, Sector 20, Roadpali, Kalamboli, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN – 410 218, State – Maharashtra, Country – India belongs to **M/s.Nishkala Healthcare Private Limited and Ujin Pharma Chem.,** Name of Owner **M/s. Suasth Healthcare Foundation.**

Boundaries of the property.

North : Kalamboli Link Road
South : Roadpali Main Rod
East : Roadpali Central Ave
West : Open Plot

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 and Fair Market Value for this particular purpose at ₹ **2,15,18,12,187.00 (Rupees Two Hundred and Fifteen Crore Eighteen Lakh Twelve Thousand One Hundred Eighty-Seven 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
Chalikwar
Director**

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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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 :

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