

Sachin.

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



Valuation Report Prepared For: BOB / SME Fort Branch / M/s. Pems Engineering Consultants Pvt. Ltd. (6122/2304770)

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Vastu/Mumbai/01/2024/6122/2304770
31/23-472-PRSKU
Date: 31.01.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 1201, 12th Floor, "Millenium Empire", Plot No. 47, Sector - 15, Village - Kharghar, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN – 410 210, State – Maharashtra, Country – India belongs to **M/s. PEMS Engineering Consultants Pvt. Ltd.**

Boundaries of the property

- North : Sai Moksh Housing Complex
- South : Internal Road
- East : Internal Road & Open Plot
- West : D Mart 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 **₹ 1,34,90,820.00 (Rupees One Crore Thirty Four Lakh Ninety Thousand Eight Hundred Twenty 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,
email=manoj@vastukala.org, c=IN
Date: 2024.01.31 18:12:16 +05'30'

Auth. Sign.



Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
Reg. No. IBBI/RV/07/2018/10366
BOB Empanelment No.: ZO:MZ:ADV:46:941



1/2/24



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