



VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 1203, 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 **₹ 93,46,050.00 (Rupees Ninety Three Lakh Forty Six Thousand Fifty 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
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Consultants (I) Pvt. Ltd., ou=Mumbai,
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Auth. Sign.



1/2/24

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



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