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





Valuation Report Prepared For: BOB / SME Fort Branch / M/s. Pems Engineering Consultants Pvt. Ltd. (6125/2304773)

Page 2 of 23

Vastu/Mumbai/01/2024/6125/2304773 31/26-475-PRSK Date: 31.01.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 1204, 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 Consultants (I) Pvt. Ltd., ou=Mumbai,

Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala email=manoj@vastukala.org, c=IN Date: 2024.02.01 12:26:49 +05'30'



Director

Manoj B. Chalikwar

Registered Valuer

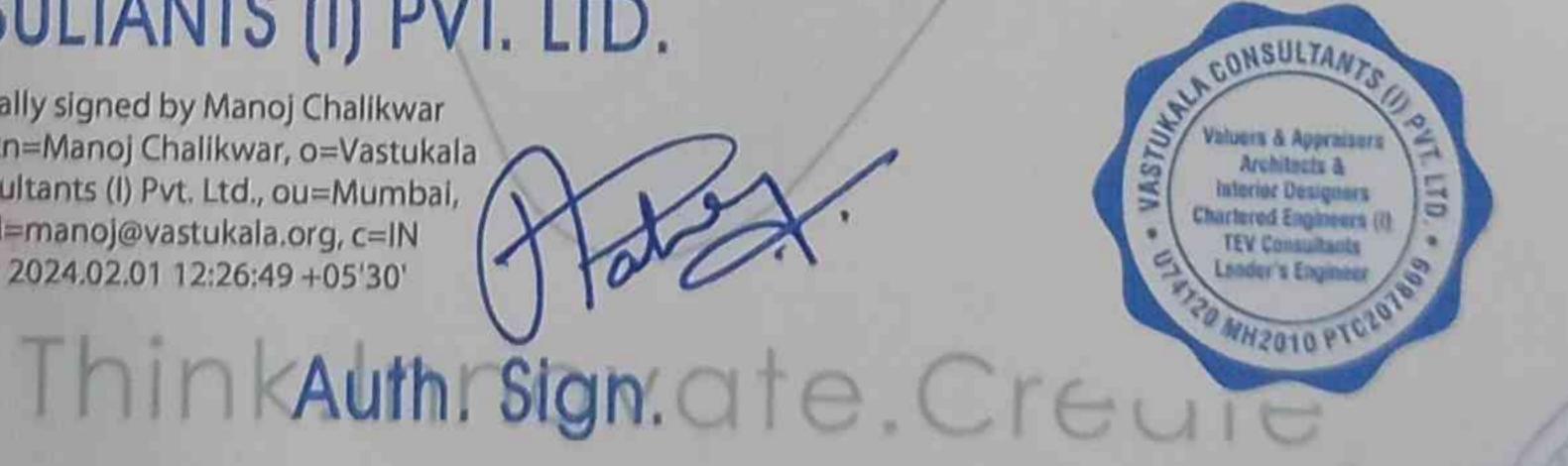
Chartered Engineer (India)

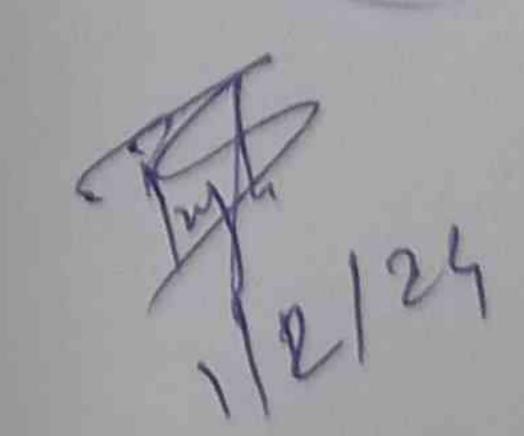
Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

BOB Empanelment No.: ZO:MZ:ADV:46:941

Encl: Valuation report.







Our Pan India Presence at:

Mumbai Thane

P Nanded P Delhi NCR P Nashik

P Aurangabad P Pune ▼ Indore

Rajkot

Raipur Ahmedabad Jaipur

Regd. Office: B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA

TeleFax: +91 22 28371325/24

mumbai@vastukala.org