

Sachin

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

Vastukala



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

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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

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.01 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.

Think Auth. Sign. Create



Handwritten signature and date: 1/2/24



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