



Mumbai | 2024.01.23 17:02
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Vastukala Consultants (I) Pvt. Ltd.

An ISO 9001:2015 Certified Company

MSME Reg. No.: 27222201137 • CIN: U74120MH2010PTC207869

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Valuation Report Prepared For: Cosmos Bank / Dadar Branch / M/s. Finesse Graphics & Prints Pvt. Ltd. (017068/32548)

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Vastu/Mumbai/02/2020/17068/32548
 22/02-205-S
 Date: 22.02.2020

VALUATION OPINION REPORT

The property bearing Industrial Unit No. 309, 3rd Floor, "Parvati Industrial Premises Co-Op. Soc. Ltd.", New Sun Mill Compound, Lower Parel (West), Mumbai - 400 013, State - Maharashtra, Country - India belongs to M/s. Finesse Graphics & Prints Pvt. Ltd.

Boundaries of the property,

- North : Adhyaru Industrial Estate
- South : Open Plot
- East : Internal Road and Shah & Nahar Industrial Estate
- West : Industrial Building

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 valued for banking purpose for ₹ 1,71,96,410.00 (Rupees One Crores Seventy One Lakh Ninety Six Thousand Four Hundred Ten 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.

ence certified

or VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
 DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=email=sharad@vastukala.org, c=IN
 Date: 2020.02.22 14:42:14 +05'30'

Director

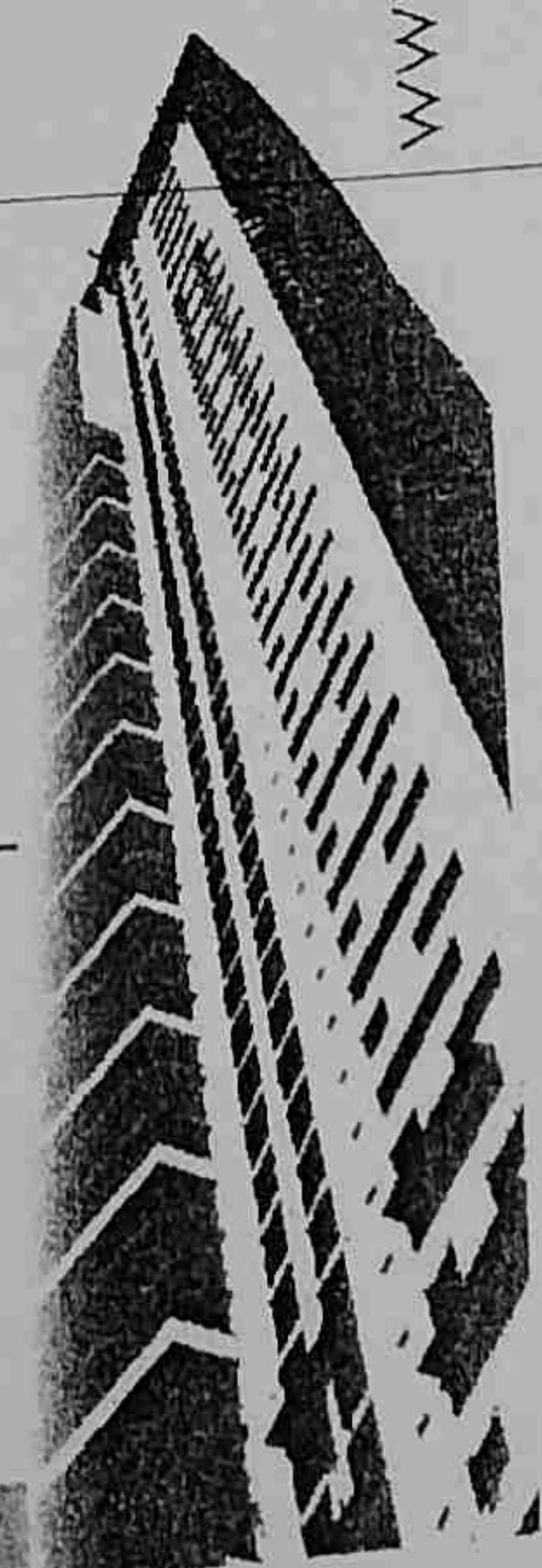


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Sharad B. Chalikwar
 Govt. Reg. Valuer
 Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09
 Incl: Valuation report in Form - 01

Mumbai Ackruti Star, Dad, MIDC, Mumbai - 400 093, INDIA 2 28371325 2 28371324 vastukala.org	Delhi NCR L-306, Sispal Vihar, AWHO Society, Sohna Road, Sector - 49, Gurgaon, Haryana - 122018, INDIA Mobile : +91 9216912225 +91 9819670183 delhinc@vastukala.org	Nanded 28, S.G.G.S. - Stadium Complex, Gokul Nagar, Nanded - 431 602, (M.S.), INDIA Tel. : +91 2462 244288 +91 2462 239909 nanded@vastukala.org	Aurangabad Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S), INDIA Tel. : +91 240 2485151 Mobile : +91 9167204062 +91 9860863601 aurangabad@vastukala.org
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Director

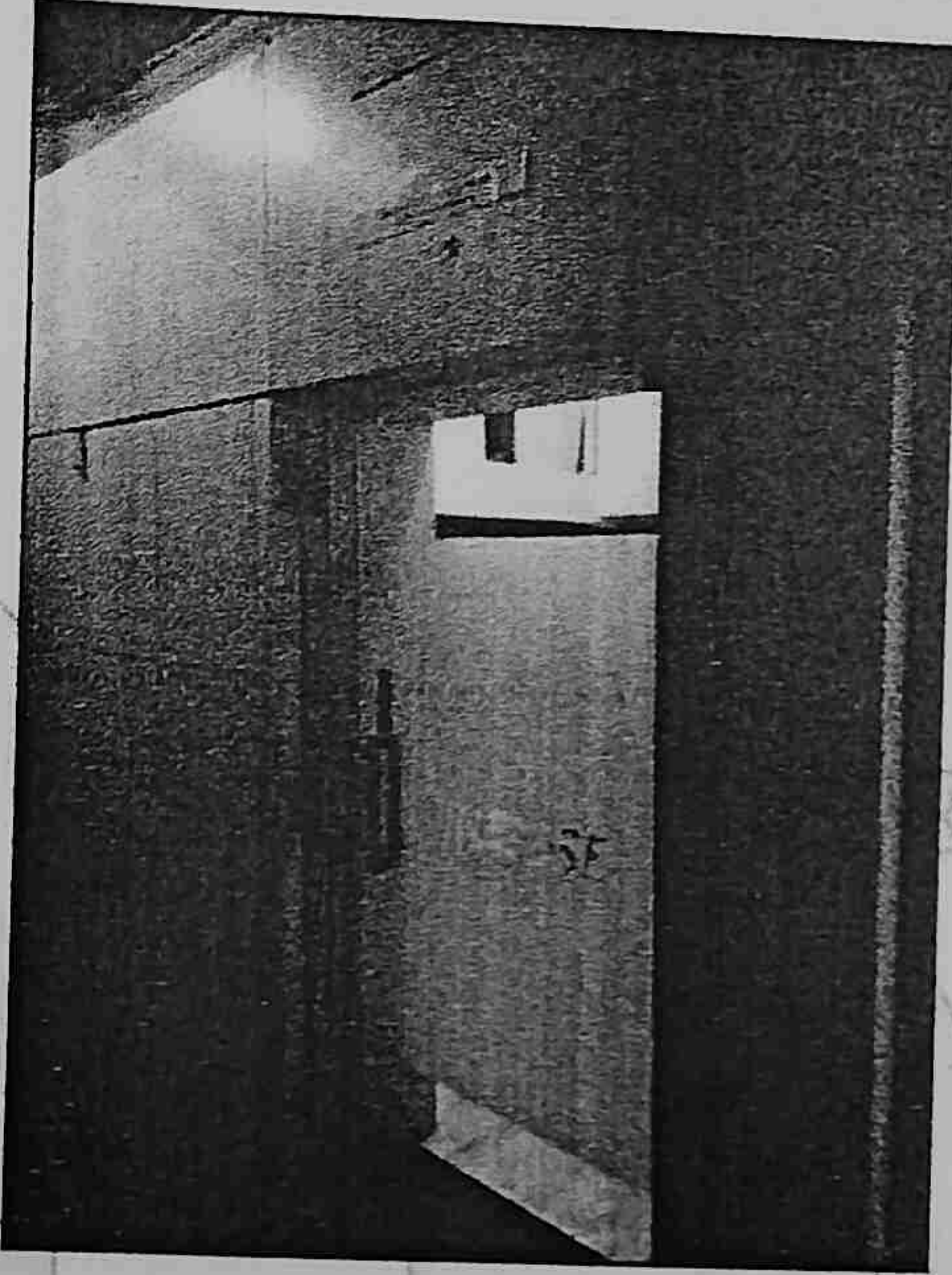
Processing Fee
 • Loan Upto Rs.10.00 Lakh - NIL
 • Above Rs.10.00 Lakh - 0.25% + GST
 (As per Campaign Retail Sankalp @50% Valid up to 16.01.2024)

ROI applicable
 Priority sector advance - 9.50% (Flo
 Non - Priority Sector - 9.75% (Flo
 (As per Circular dt.06.09.2023)

Priority sector advance
 CIBIL score above 75
 Non-Priority Sector
 CIBIL score above
 (As per Circul

NJEEVANI - Reverse
 Credit Loan Scheme - Up

Valuation Report of the Immovable Property



Details of the property under consideration:

Name of Owner: M/s. Finesse Graphics & Prints Pvt. Ltd.

Industrial Unit No. 309, 3rd Floor, "Parvati Industrial Premises Co-Op. Soc. Ltd.", New Sun Mill Compound,
Lower Parel (West), Mumbai – 400 013, State - Maharashtra, Country - India

Latitude Longitude - 18°59'35.2"N 72°49'36.4"E

Valuation Done for:

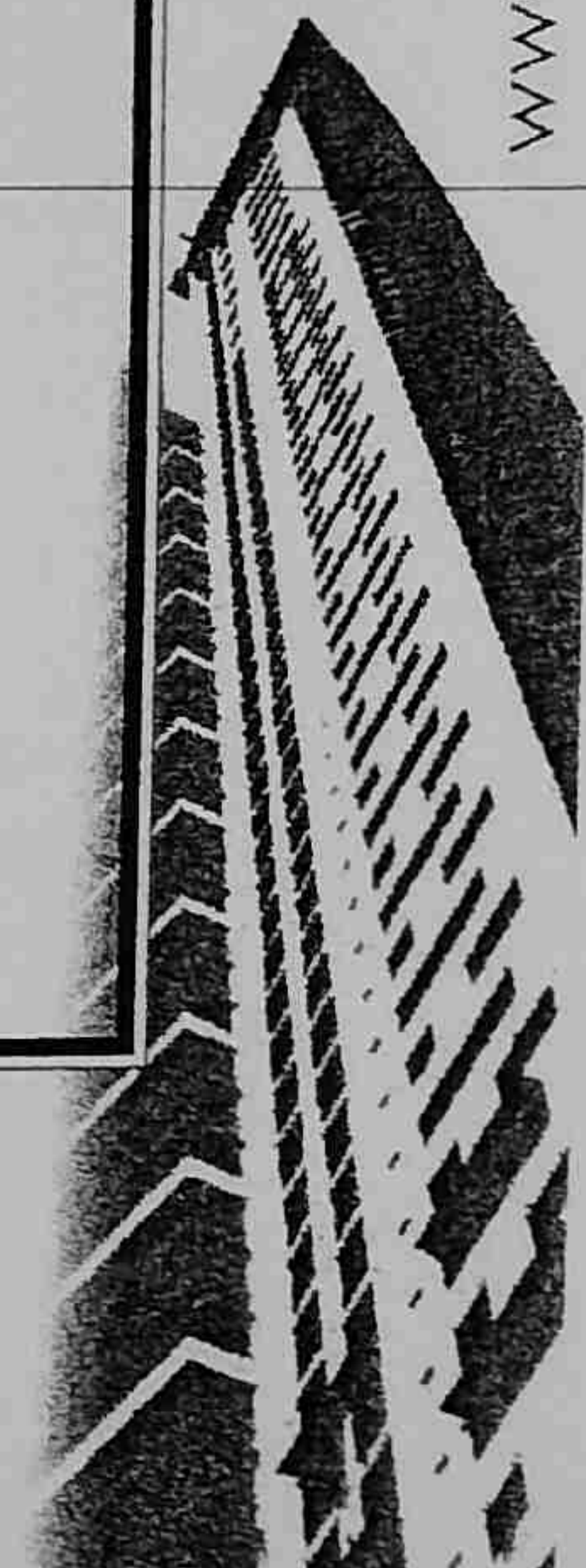
Cosmos Bank
Dadar Branch

Horizon Bldg. 1st Floor, Ranade Road & Gokhale Road,
Dadar (West), Mumbai – 400028, State – Maharashtra, Country – India

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