



Vastu/SBI/Mumbai/02/2024/6768/2304837  
06/07-59-PYU  
Date: 06.02.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land and Building on Gat No. 357, Hissa No. 37, 38, 39, 40, 41 & 53, Waghjai Nagar, Talgaon – Chakan Road, Village – Kharabwadi, Chakan, Taluka – Khed, District – Pune, Pin Code – 410 501, State – Maharashtra, Country – India belongs to **M/s. Ratnesh Ispat Services Private Limited**

Boundaries of the property.

- North : Old Road
- South : Mahesh Gas Ltd. Yard & ANTB Pune
- East : Open Plot
- West : 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 and **Fair Market Value** for this particulars purpose at **₹ 41,48,64,178.00 (Rupees Forty One Crore Forty Eight Lakh Sixty Four Thousand One Hundred Seventy Eight 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: 2024.02.06 12:43:36 +05'30'

Auth. Sign.



Received  
Manoj  
07/02/2024

**Manoj B. Chalikwar**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI / RV / 07/2018/10366  
Reg. No. CAT-I-F-1763  
SBI Empanelment No.: SME/TCC/2021-22/86/3  
Encl: Valuation report.



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