

## VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land and Building on Plot No. D-120, Vile Bhagad Industrial Growth Centre, M.I.D.C., Village Warchiwadi, Taluka Mangaon, District Raigad, PIN - 402 120, State - Maharashtra, Country - India belongs to **M/s. Glass Wall Systems (India) Pvt. Ltd.**

Boundaries of the property.

Boundaries	
North	Pioneer Gas Power Ltd. & Road State Highway
South	Plot No. D - 115 & Plot No. D - 98 to D - 110
East	Plot No. D - 98 to D - 110 & Road State Highway
West	Plot No. D - 119 & Plot No. D - 115

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 this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Industrial Land & Building	34,76,74,200/-	31,29,06,780/-	27,81,39,360/-	20,51,68,920/-

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: 2024.02.22 11:47:32 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOI Empanelment No.: MNZ:C&IC: VAL19-20

Encl: Valuation report.



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Regd. Office : B1-001, U/B Floor, Boomerang,  
Chandivli Farm Road, Andheri (East),  
Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org