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





Valuation Report Prepared For: SBI / SME Chembur Branch / Mr. Vinod Sukhraj Mehta (007560/2305705) Page 2 of 25

> Vastu/Mumbai/03/2024/007560/2305705 23/5-453-PRRJ Date: 23.03.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 105, 1st Floor, "The Association of The Commerce House Block Owners Ltd.", Plot No.140, Commerce House, Nagindas Master Road, Kala Ghoda, Fort, Mumbai - 400 001, State - Maharashtra, Country - India belongs to Mr. Vinod Sukhraj Mehta.

Boundaries of the property.

North Surya Mahal

South Forbes St Road

East Rope Walk Lane

West Nagindas Master 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 ₹ 1,39,00,139.00 (Rupees One Crore Thirty-Nine Lakh One Hundred Thirty-Nine 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.

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: 2024.03.23 11:59:14 +05'30'



Director

Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.



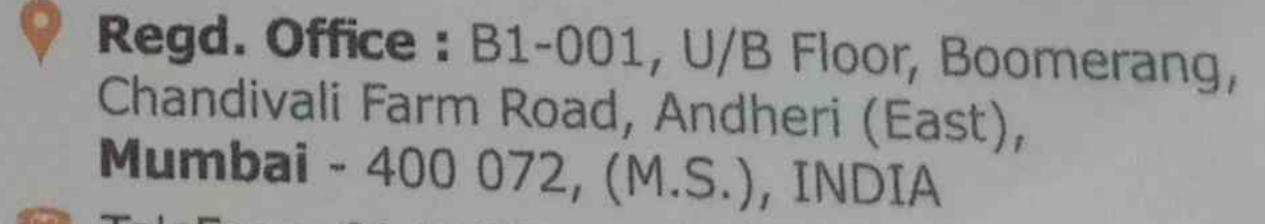


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