

**Vastukala Consultants (I) Pvt. Ltd.**

Valuation Report : BOI/ Indra Nagar Branch / Shri. Dinesh Raju Shetty (009196/2306694) Page 2 of 24



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Vastu/Nashik/06/2023/009196/2306694

12/6-138-CHAU

Date: 12.06.2024

**VALUATION OPINION REPORT**

This is to certify that the property bearing Industrial Land and Factory Building on **Plot No. 34** Known as "Elite Industries Unit-1" Survey No.342/3, Dadra and Nagar Haveli, Coastal Highway, Nani Daman, Village - Bhimpore, Taluka & District – Daman, PIN - 396 210, Union Territory of Dadra and Nagar Haveli and Daman & Diu, Country – India belongs to **Shri. Dinesh Raju Shetty**.

Boundaries of the property.

North : Jalan Wire Company  
 South : Road  
 East : Slimlites Industries  
 West : Jalan Wire Company

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 **₹ 1,05,51,200.00 (Rupees One Crore Five Lakh Fifty One Thousand Two Hundred 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****Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

Digitally signed by Manoj Chalikwar  
 DN: cn=Manoj Chalikwar, o=Vastukala  
 Consultants (I) Pvt. Ltd., ou=Mumbai,  
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