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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 28

Vastu/Mumbai/07/2024/009956/2307286

18/22-290-PRBS

Date: 18.07.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 181-A2, 18th Floor, Building No A2, "Maker Tower 'E' Premises Co-Op. Soc. Ltd. ", Plot No. 73A, 74, 83, 84 & 85, CTS No. 641 & 641A, G.D. Somani Marg, Cuff Parade, Colaba, Taluka - Block - V, District - Mumbai, PIN - 400 005, State - Maharashtra, Country - India belongs to M/s. Rama Chemicals India Pvt. Ltd. .

Boundaries	:	Building	Office
North	:	Wing - F, J & H	Office No. 184/B
South	:	Internal Road	Passage
East	:	Maker Arcade Road	Passage
West	:	Wing - B	Open Space

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 13,05,41,000.00 (Rupees Thirteen Crore Five Lakh Forty One Thousand 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 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: 2024.07.18 17:42:58 +05'30'

Auth. Sign.



Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.:

Encl.: Valuation report



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Regd. Office

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