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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / SBI / SME Fort Branch / Mr. Bhavik Arvind Shah (0010244/2307642)

Page 3 of 25

Vastu/Mumbai/08/2024/0010244/2307642
10/04-120-JASKU
Date: 10.08.2024

1. VALUATION OPINION REPORT

This is to certify that the property Industrial Plot No. 1232, Sector - KWC, Road No. 14, Steel Warehousing Complex, Village - Kalamboli, Navi Mumbai, Taluka - Panvel, District - Raigad, PIN - 410 218, State - Maharashtra, Country - India belongs to **Mr. Bhavik Arvind Shah**.

Boundaries of the property.

North : Plot No. 1231
South : Plot No. 1233
East : Road No. 14/2
West : Plot No. 1202

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 particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
N.A. Land	1,50,75,000/-	1,35,67,500/-	1,20,60,000/-

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation report.

Hence certified.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Manoj Chalikwar

Director

Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
SBI Empanelment No.: SME/TCC/2021-22/86/3
Encl: Valuation report.

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.08.10 14:21:33 +05'30'

Auth. Sign.



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