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MSME Reg No: UDYAM-MH-18-0083617
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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/08/2024/010637/2307880
26/26-358-PRBSNR
Date: 26.08.2024

VALUATION OPINION REPORT

This is to certify that the under construction property bearing Industrial Gala No. 21, 7th Floor, "Kandivli Co-operative Industrial Estate Limited", Kamla Industrial Park, Plot No. 138 to 141, CTS No. 349, 350, 351 & 352, Government Industrial Estate, Charkop, Village - Kandivli, Kandivli (West), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 067, State - Maharashtra, Country - India belongs to **Mr. Paresh Kumar G. Suru & Mr. Ashok Kumar G. Suru.**

Boundaries	:	Building	Gala
North	:	Internal Road & Residential Building	Building is under construction
South	:	Shree Hanuman Mandir Road	Building is under construction
East	:	Vishnu Kutiya CHSL	Building is under construction
West	:	Residential Building & RSC Road No. 3	Building is under construction

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 as follows:

Sr.	Particulars	Value After Completion	Value As On Date
1.	Fair Market Value	₹ 76,80,000.00	₹ 51,45,600.00
2.	Realizable Value	₹ 69,12,000.00	₹ 46,31,040.00
3.	Distress Sale Value	₹ 61,44,000.00	₹ 41,16,480.00

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.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.08.26 13:30:37 +05'30'

Auth. Sign.

Director

Sharadkumar Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Punjab National Bank Empanelment No.: REF:ZO: SAMD:1138



Encl.: Valuation report

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