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## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/08/2024/010638/2307873  
26/19-351-PRBSNR  
Date: 26.08.2024

### VALUATION OPINION REPORT

This is to certify that the under construction property bearing Industrial Gala No. 22, 7<sup>th</sup> 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   | ₹ 1,03,20,000.00       | ₹ 69,14,400.00   |
| 2   | Realizable Value    | ₹ 92,88,000.00         | ₹ 62,22,960.00   |
| 3   | Distress Sale Value | ₹ 82,56,000.00         | ₹ 55,31,520.00   |

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  
Director

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
c=INDIA, email=cmd@vastukala.org, c=IN  
Date: 2024.08.26 13:24:13 +05'30'

Auth. Sign.

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



Sharadkumar  
26/8/24



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