

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / SBI / IFB Malad / Mr. Ismail Abdul Karim Balwa (010710/2308988) Page 2 of 68

Vastu/Mumbai/11/2024/010710/2308988

11/03-73-SKVM

Date: 05.09.2024

www.vastukala.co.in

VALUATION OPINION REPORT

Address of the property: Industrial Entire Building Wing C & Wing D comprising of Ground + 2nd Floor Each, "Indiplex – IV", Near Reliance Receiving Station, Shanti Vidya Nagari Road, Mira Road (East), Thane – 401107, Maharashtra, India.

Name of Owner: **Mr. Ismail Abdul Karim Balwa.**

Boundaries of the property.

North	:	Raj Bucket Factory Compound
South	:	Shanti Vidya Nagari Road
East	:	Open Plot
West	:	Open Plot

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 for this particular purpose at **₹ 18,33,28,731.00 (Rupees Eighteen Crore Thirty Three Lakh Twenty Eight Thousand Seven Hundred Thirty One 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.

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

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer
Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/38/IBBI/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: 2024.09.05 14:39:55 +05'30'



Auth. Sign.



*Received
Thank You*

Our Pan India Presence at :

📍 Nanded	📍 Thane	📍 Ahmedabad	📍 Delhi NCR
📍 Mumbai	📍 Nashik	📍 Rajkot	📍 Raipur
📍 Aurangabad	📍 Pune	📍 Indore	📍 Jaipur

Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai: 400072, (M.S), India**
☎ +91 2247495919
✉ mumbai@vastukala.co.in
🌐 www.vastukala.co.in