

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/10/2024/011895/2308786 24/2-326-PRBS Date: 24.10.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Gala No. 20, Ground Floor, "Shah & Nahar Industrial Premises (A-1) Co-Op. Soc. Ltd.", Dhanraj Mills Compound, CTS No. 159, Sitaram Jadhav Road, Dhiraji Mill Compound, Village - Lower Parel Division, Lower Parel (West), Taluka - Mumbai, District - Mumbai Main, PIN - 400 013, State - Maharashtra, Country - India belongs to M/s. PV Media Vision Pvt. Ltd. .

Boundaries of the property

North

: Sidharth Enclave

South

: Internal Road

East

Railway Track

West

Adhyaru Estate

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 ₹ 3,38,38,750.00 (Rupees Three Crore Thirty Eight Lakh Thirty Eight Thousand Seven Hundred Fifty 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.

Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Manoj Chalikwar, o=Vastuka

Manoj Chalikwar, o=Vastuka

Consultants (I) Pvt. Ltd., ou=Mumbal, Date: 2024.10.24 11:18:27 +05'30'

Director

Auth. Sign.

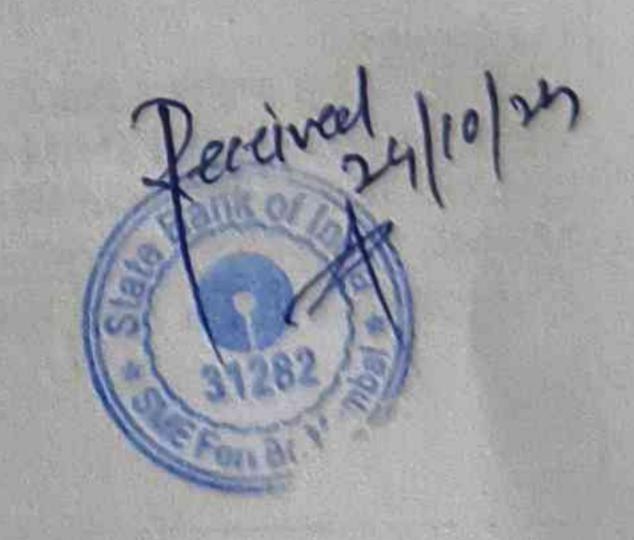


## Manoj Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/38/IBBI/3

Encl.: Valuation report





## Our Pan India Presence at:

Nanded

Mumbai

Aurangabad

**Thane** 

Pune Pune

Nashik

Ahmedabad

Rajkot

Indore

Delhi NCR

Raipur 

Regd. Office

B1-001, 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