



**VASTUKALA**  
Unlocking Excellence

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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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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.**

**Manoj Chalikwar**

Director

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.10.24 11:18:27 +05'30'

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 Thane Ahmedabad Delhi NCR  
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