

MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: SBI / SME Backbay Reclamation Branch / M/s. Vaibhay Fitting India Pvt. Ltd. (12558/2309454) Page 2 of 25

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Vastu/Mumbai/12/2024/12558/2309454 07/17-152-JABS Date: 07.12.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. H-302, 3rd Floor, 'H' Wing, "Vardhman Complex", Sheetal Township, Dahad Road, Village - Daheri, Taluka - Umbergaon, District - Valsad, PIN - 396 171, State -Gujarat, India belongs to M/s. Vaibhav Fitting India Pvt. Ltd.

Boundaries of the property.

North

South Open Land

East 'I' Wing of Vardhman Complex

Jain Temple

West Open land

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 ₹ 36,26,950.00 (Rupees Thirty-Six Lakh Twenty-Six Thousand Nine 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 valuation report.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2024.12.07 16:33:47 +05'30'



Director

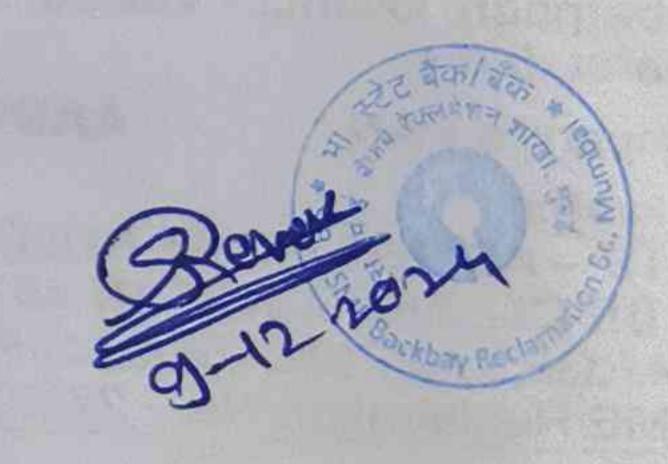
Manoj B. Chalikwar

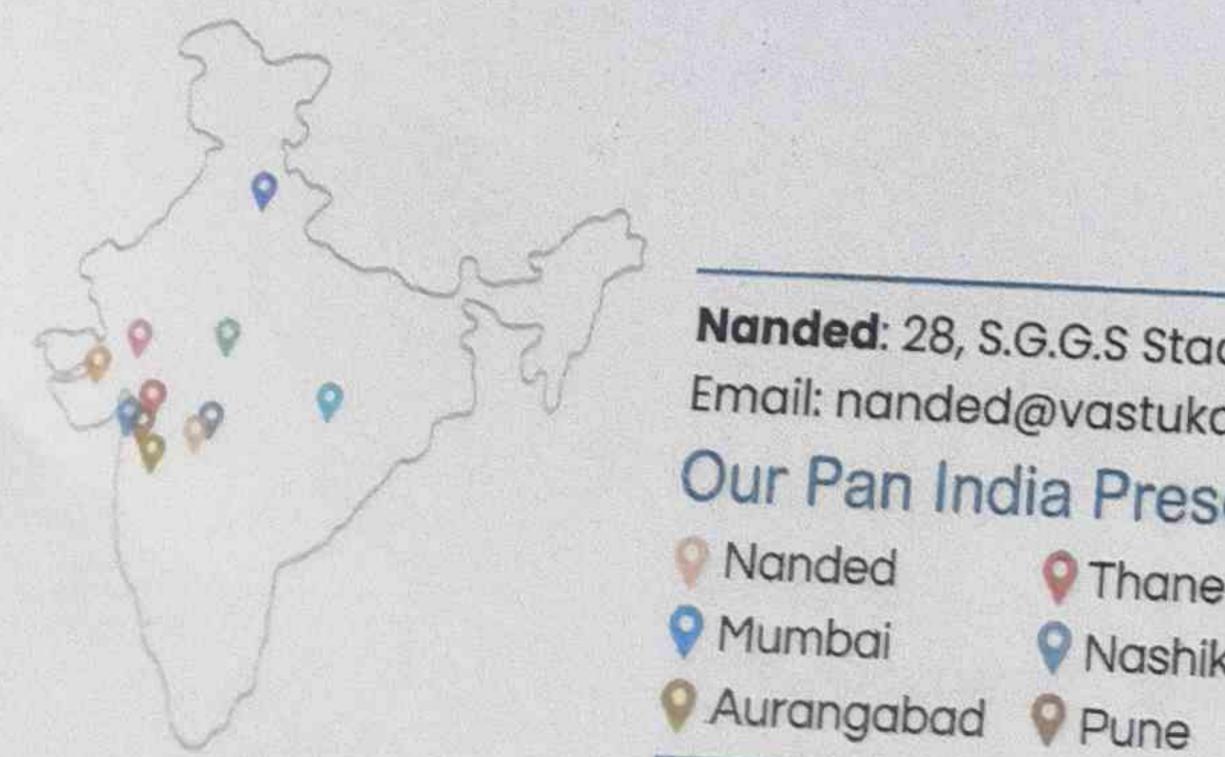
Govt. Reg. Valuer Chartered Engineer (India) Reg. No. IBBI/RV/07/2018/10366

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

Encl: Valuation report.







Nanded: 28, S.G.G.S Stadium Complex, Nanded - 431 602, (M.S), INDIA Email: nanded@vastukala.co.in| Tel: +91 2462 244288 +91 94221 71100

Our Pan India Presence at:

Nanded

P Thane

Nashik

Ahmedabad Delhi NCR

Indore

Rajkot

Raipur

V Jaipur

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