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## Vastukala Consultants (I) Pvt. Ltd.

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

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, 3<sup>rd</sup> 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	:	Jain Temple
South	:	Open Land
East	:	'I' Wing of Vardhman Complex
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**

**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.

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'

**Auth. Sign.**



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