

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

# Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: SBI / SME Backbay Reclamation Branch / M/s. Valbhav Fitting India Pvt. Ltd. (012559 / 2309439)

www.vastukala.co.in

Vastu/Mumbai/12/2024/012559/2309439 07/2-137-VSU Date: 07.12.2024

### VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land & Building bearing Plot No. 280/1, "GIDC, Umbergaon", Near Veekayem Fashion & Apparels, Village - Umbergaon, Taluka - Umbergaon, District -Valsad - 396 171, Gujarat, India belongs to M/s. Vaibhav Fitting India Pvt. Ltd.

Boundaries of the property.

North

Veekayem Fashion & Apparels

South

Budhraja Packaging Pvt. Ltd.

East

Open land

West

Road and Industrial building

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 and valued for this particular purpose at ₹ 6,84,63,071.00 (Rupees Six Crore Eighty-Four Lakh Sixty-Three Thousand Seventy-One Only).

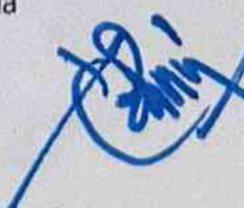
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

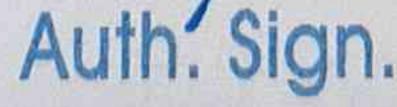
## For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar Chalikwar

Digitally signed by Sharadkumar Chalikwar DN: cn=Sharadkumar Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=cmd@vastukala.org, c=IN Date: 2024.12.07 11:24:52 +05'30'



Director



#### Sharadkumar B. Chalikwar

Govt. Reg. Valuer Chartered Engineer (India) Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation report.







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