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MSME Reg No: UDYAM-MH-18-0083617
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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: SBI / SME Backbay Reclamation Branch / M/s. Vaibhav Fitting India Pvt. Ltd. (012559 / 2309439) Page 2 of 30

Vastu/Mumbai/12/2024/012559/2309439
07/12-137-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 : Budhrajia 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'

Auth. Sign.

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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09-12-2024



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