



VASTUKALA
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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: BOB / Mid Corporate Branch, Nariman Point / Ramee Hotels Pvt. Ltd. Page 3 of 30

Vastu/BOB/Mumbai/02/2025/13340/2310375

04/02-25-SSPPY

Date: 04.02.2025

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Hotel Building on "Ramee Guest Line" Hotel (4 Star) on Plot No. 3 New Survey No. 1258 & 1259, C. S. No. 9/10 of Matunga Division, Street No. 15, Opp. Swami Narayan Mandir, Near Dadar Railway Station, Dadar (East), Mumbai – 400 014, Maharashtra, India belongs to **Ramee Hotels Pvt. Ltd.**

Boundaries of the property.

North : Kohinoor Hall & Lakhamsi Napoor Road
South : HDFC Bank & Rajgiri Court
East : Swami Gyan Jivandas Marg
West : BMC Ground & Shilpa Apartment

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 and **Value** for this particular purpose at:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Hotel Building	₹ 133,72,27,370.00	₹ 120,35,04,633.00	₹ 106,97,81,896.00

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.**

**Manoj
Chalikwar**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOB Empanelment No: ZO:MZ: ADV: 46:941

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Auth. Sign.



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