

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / BOB/ RO Office Branch/ M/s. Scient Chemicals Pvt. Ltd (013878/2310200) Page 2 of 26

Vastu/Nashik/01/2025/013878/2310200  
23/25-319-SRSP  
Date: 23.01.2025

### 1. VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land and Factory Building on Gat No. 603/6, Palkee South Side ( East West Portion ), Building No. A, Near Ukay Metal india, Village - Janori, Taluka - Dindori, District - Nashik, PIN Code - 422207, State - Maharashtra, Country - India. belongs to **M/s. Scient Chemicals Pvt. Ltd.**

Boundaries of the property.

Boundaries	Gat No. 603/ 6	As Per Approved Building Plan
North	Gat No. 603/6 Paikee Remaining Part Of Land	Gat No. 603/6 Paikee Remaining Part Of Land'
South	Property Of Mr,Jaliya	Gat No. 603/6 Part.
East	9.00 Mt. Wide Road And 603/ 7	12.00 Mt Wide Road
West	Gat No. 616	Gat No. 614

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 Fair Market Value for this particular purpose at ₹ **3,02,10,600.00 (Rupees Three Crore Two Lakh Ten Thousand Six Hundred 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.**

**Manoj  
Chalikwar**

**Director**

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

Reg. No. IBBI/RV/07/2018/10366

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

Encl: Valuation Report

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
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Date: 2025.01.24 11:25 +05'30'

Auth. Sign.



*[Handwritten Signature]*  
18.2.25