

**VALUATION OPINION REPORT**

This is to certify that the property bearing Commercial Office No. 802 & 803, 8th Floor, "The Corporate Center", Nirmal Lifestyle, L.B.S. Marg, Village – Nahur, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India belongs to **Akola Chemicals (India) Ltd.**

**Boundaries of the property.**

- North : McDonald's
- South : Under Construction
- East : LBS Road
- West : Parking / Garnet 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 Value for this particular purpose at ₹ 1,60,86,105.00 (Rupees One Crore Sixty Lakh Eighty Six Thousand One Hundred Five 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 B. Chalikwar  
Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
ou=Vastukala Consultants (I) Pvt. Ltd.,  
email=cmchal@vastukala.org, serial  
Date: 2021.09.20 18:55:40 +05'30'

C.M.D.

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.

<b>Mumbai</b> 121, 1 <sup>st</sup> Floor, Akruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, INDIA	<b>Delhi NCR</b> L-306, Sispal Vihar, AWHO Society, Sohna Road, Sector - 49, Gurgaon, Harvana - 122018 - INDIA	<b>Nanded</b> 28, S.G.G.S. - Stadium Complex, Gokul Nagar, Nanded - 431 602, (M.S.), INDIA	<b>Aurangabad</b> Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA
---	--	--	--



# Valuation Report of the Immovable Property



### Details of the property under consideration:

Name of Owner: Akola Chemicals (India) Ltd.

Commercial Office No. 802 & 803, 8<sup>th</sup> Floor, "The Corporate Center", Nirmal Lifestyle, L.B.S. Marg, Village – Nahur, Mulund (West), Mumbai – 400 080, State – Maharashtra, Country – India.

Longitude Latitude: 19°09'56.1"N 72°56'14.6"E

### Valuation Done for:

State Bank of India

Diamond Garden Chembur Branch

Industrial Unit No. 11, Building No. 11, Ground Floor, Corporate Park, Sion Trombay Road, Chembur, Mumbai, Pin Code – 400 071, State – Maharashtra, Country – India

## Vastukala Consultants (I) Pvt. Ltd.

Mumbai • Delhi NCR • Aurangabad • Nanded • Indore • Pune

www.vastukala.org

