

Hotel Roa Building, LBS Marg, Ghalkopar (West), Mumbai - 400 086.




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**Regd. Office :** B1-001, 1/B floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
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Valuation Report Prepared For: SBI / SME GHATKOPAR/ Mr. Subhash Kantilal Kadokia(005405/2303845) Page 2 of 29

VastuMumbai/12/2023/005405/2303845  
 06/20-74-PSH  
 Date: 06.12.2023

### VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Gala No. 47, 2<sup>nd</sup> Floor, Wing - A, "Nandjyot Industrial Estate", New/Current Survey No. Survey No. 8, Hissa No. 11, 14, Survey No. 9, Hissa No. 1 (Pt), 4 (Pt), 6 (Pt), 7 (Pt), 8 (Pt), 9, 10 & others, Sated Pool, Kurla Andheri Road, Village - Mohli, Sakinaka, Andheri (East), Taluka - Andheri, District - Mumbai Suburban District, PIN Code - 400 072, State - Maharashtra, India belongs to **Mr. Subhash Kantilal Kadokia**.

**Boundaries of the property**

North	: Crescent Solitaire
South	: Aditya Mills Road
East	: Andheri Kurla Road
West	: Kanchan Industrial Estate

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 for this particular purpose at **₹ 3,01,03,500.00 (Rupees Three Crore One Lakh Three Thousand Five Hundred Only)**.

**VALUATION OPINION REPORT**

This is to certify that the property bearing Industrial Unit No. 47, 2nd Floor, 'A' Wing, "Nandjyot Industrial Estate", Safed Pool, Kurla Andheri Road Sakinaka, Village - Mohili, Taluka - Andheri, District - Mumbai, State - Maharashtra, Country - India longs to **Mr. Subhash Kantilal Kadakia**.

Boundaries of the property.

- North : Crescent Solitaire
- South : Aditya Mills Road
- East : Andheri Kurla Road
- West : Kanchan Industrial Estate

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 **₹ 2,82,18,330.00 (Rupees Two Crore Eighty Two Lakh Eighteen Thousand Three Hundred Thirty 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  
 BABURAO  
 CHALIKWAR**  
 Director

Digitally signed by MANOJ BABURAO CHALIKWAR  
 DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PVT. LTD., ou=VASTUKALA CONSULTANTS (I) PVT. LTD., email=manoj.chalikwar@vastukala.com, c=IN

*(Signature)*  
 Auth. Sign.



**Manoj B. Chalikwar**  
 Registered Valuer  
 Chartered Engineer (India)  
 Reg. No. IBBI / RV / 07/2018/10366  
 Reg. No. CAT-I-F-1763  
 SBI Empanelment No.: SME/TCC/2021-22/86/3  
 Encl: Valuation Report

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Mumbai	Delhi NCR	Nanded	Aurangabad
121, 1 <sup>st</sup> Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA	L-306, Sispal Vihar, AWHO Society, Sohna Road, Sector - 49, Gurgaon, Haryana - 122018, INDIA	28, S.G.G.S. - Stadium Complex, Gokul Nagar, Nanded - 431 602, (M.S.), INDIA	Plot No. 106, N-3, CIDCO, Aurangabad - 431 005, (M.S.), INDIA
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b)	Door No.	:	Industrial Unit No. 47
c)	C.T.S. No. / Village	:	Village - Mohili
d)	Ward / Taluka	:	Taluka - Andheri
e)	Mandal / District	:	District - Mumbai
f)	Date of issue and validity of layout of approved map / plan	:	Approved Building Plan were not provided and not verified.
g)	Approved map / plan issuing authority	:	
h)	Whether genuineness or authenticity of approved map/ plan is verified	:	N.A.
i)	Any other comments by our empanelled valuers on authentic of approved plan	:	No
7.	Postal address of the property	:	Industrial Unit No. 47, 2 <sup>nd</sup> Floor, 'A' Wing, "Nandjyot Industrial Estate", Safed Pool, Kurla Andheri Road Sakinaka, Village - Mohili, Taluka - Andheri, District - Mumbai, State - Maharashtra, Country - India
8.	City / Town	:	
	Residential area	:	No
	Commercial area	:	No
	Industrial area	:	Yes
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Village - Mohili Municipal Corporation of Greater Mumbai
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	Boundaries of the property		As per Documents      As per Site
	North	:	Crescent Solitaire      Details not available
	South	:	Aditya Mills Road      Details not available
	East	:	Andheri Kurla Road      Details not available
	West	:	Kanchan Industrial Estate      Details not available
13.	Dimensions of the site		N. A. as property under consideration is a Unit in an apartment building.
			A      B
			As per the Deed      Actuals
	North	:	-      -
	South	:	-      -
	East	:	-      -
	West	:	-      -
14.	Extent of the site	:	Carpet Area in sq. Ft. = 1,613.00 (Area as per Actual Measurement)
			Carpet Area in sq. Ft. = 1,645.00 (Area as per Agreement for Sale)
			Built up Area Sq. Ft. = 1,974.00 (Carpet area as per agreement + 20%)

