

MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/08/2024/010638/2307873 26/19-351-PRBSNR Date: 26.08.2024

## VALUATION OPINION REPORT

This is to certify that the under construction property bearing Industrial Gala No. 22, 7th Floor, "Kandivli Coopeartive Industrial Estate Limited", Kamla Industrial Park, Plot No. 138 to 141, CTS No. 349, 350, 351 & 352, Government Industrial Estate, Charkop , Village - Kandivli , Kandivli (West), Taluka - Borivali , District - Mumbai Suburban , PIN - 400 067, State - Maharashtra , Country - India belongs to Mr. Paresh Kumar G. Suru & Mr. Ashok Kumar G. Suru.

Boundaries	1	Building	Gala
North	- 3	Internal Road & Residential Building	Building is under construction
South	1 3	Shree Hanuman Mandir Road	Building is under construction
East	3	Vishnu Kutiya CHSL	Building is under construction
West	3	Residential Building & RSC Road No. 3	The second secon

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 as follows:

Sr.	Particulars	Value After Completion	Value As on date
1	Fair Market Value	₹1,03,20,000.00	₹ 69,14,400.00
2	Realizable Value	₹ 92,88,000.00	₹ 62,22,960,00
3	Distress Sale Value	₹ 82,56,000.00	₹ 55,31,520.00

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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar

Director

Auth, Sign.

Sharadkumar Chalikwar

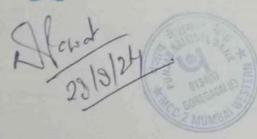
Govt. Reg. Valuer Chartered Engineer (India)

Reg. No. [N]C.C.I.T/I -14/52/2008-09

Punjab National Bank Empanelment No.: REF.ZO: SAMD:1138

Encl.: Valuation report





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## Regd. Office

BI-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S.), India

**\*** +91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in

