



Valuation Report Prepared For: UBI / Large Corporate Branch, Mumbai / M/s. TCG Urban Infrastructure Holdings Ltd. (30981/2300289) Page 2 of 33

Vastu/Mumbai/04/2023/30981/2300289

26/05-283PY

Date: 26.04.2023

## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Premises located on various floors in the building “**TCG Financial Centre**”, G Block, BKC Road, Bandra Kurla Complex, Bandra (East), Mumbai - 400 051, State - Maharashtra, Country - India belongs to **M/s. TCG Urban Infrastructure Holdings Ltd.**

Boundaries of the property.

North	:	Nalla & Factory
South	:	6 M. Wide Internal Road
East	:	Zenab Textile Pvt. Ltd.
West	:	Shivam Plastic Pvt. Ltd.

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 valued for this particular purpose at **₹ 845,73,56,865.00 (Rupees Eight Hundred Forty Five Crore Seventy Three Lakh Fifty Six Thousand Eight Hundred Sixty 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,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
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**Director**

**Auth. Sign.**



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

UBI Emp. No. ROS:ADV:Valuer/033:008:2021-22

Encl: Valuation report.



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