

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 801 to 806, 8th Floor, "Vaibhav Chambers Premises Co-op. Society Ltd.", Madhusudan Kalekar Marg, Bandra Kurla Complex, Opp. Income Tax Office, Bandra (East), Mumbai – 400 051, State – Maharashtra, Country – India belongs to Bad Boys Entertainment Pvt. Ltd.

Boundaries of the property.

North : Jagat Vidya Apartment
South : Rajeev CHSL
East : Bandra Kurla Complex Road
West : Shivtirth CHSL

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 for this particular purpose at ₹ 17,25,60,180.00 (Rupees Seventeen Crore Twenty Five Lakh Sixty Thousand One Hundred Eight 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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO
CHALIKWAR

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=6922b3c4fad35d03e0cf39e26865913490.f3d33d413331
15279b17a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a5ba3a0a18c09ad0b2555a8fce1cfe31f31bd2e3
94e2812e294327b0251f, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.16 13:30:51 +05'30'

Auth. Sign.



Reviewed on 22/08/2023



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