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Valuation Report Prepared For: SBI / SME Ghatkopar Branch / Bad Boys Entertainment Pvt. Ltd. (2994/2302054) Page 2 of 25

Vastu/Mumbai/08/2023/2994/2302054 14/13-200-SBSKU Date: 14.08.2023

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

Digitally signed by MANOJ BABURAO CHAUKWAR ON CHIL O-VASTUKALA CONSULTANTS (I) PRIVATE LIMITED. 2.5 A 20 - 98 / 21 Gr. 4(nd 35d c03e0c139 e 26865913490c13d33d413331 94e 26f2e 294327b625hfr. en - MANOJ BABURAO CHALISWAR Date: 2023 08.16 13:30 51 +05'30"

Director

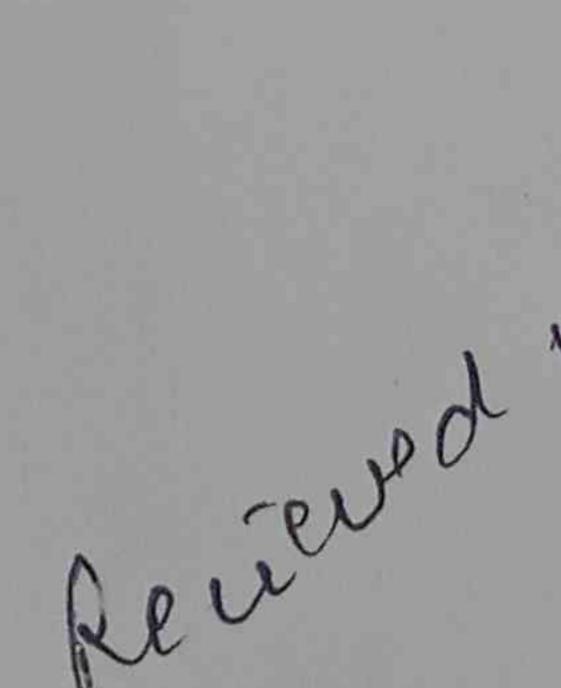
Auth. Sign.

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.







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