

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Premises on 1st Floor, "Sheetal Krupa", Aarey Road, Goregaon (East), Mumbai - 400 063, State - Maharashtra, Country - India belongs to **M/s. D. G. Land Developers Pvt. Ltd.**

Boundaries of the property.

North : Raghunath Krupa Building
South : Aarey Road
East : Ganjawala Apartment
West : Internal Road

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 **₹ 10,57,27,632.00 (Rupees Ten Crore Fifty Seven Lakh Twenty Seven Thousand Six Hundred Thirty Two 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)

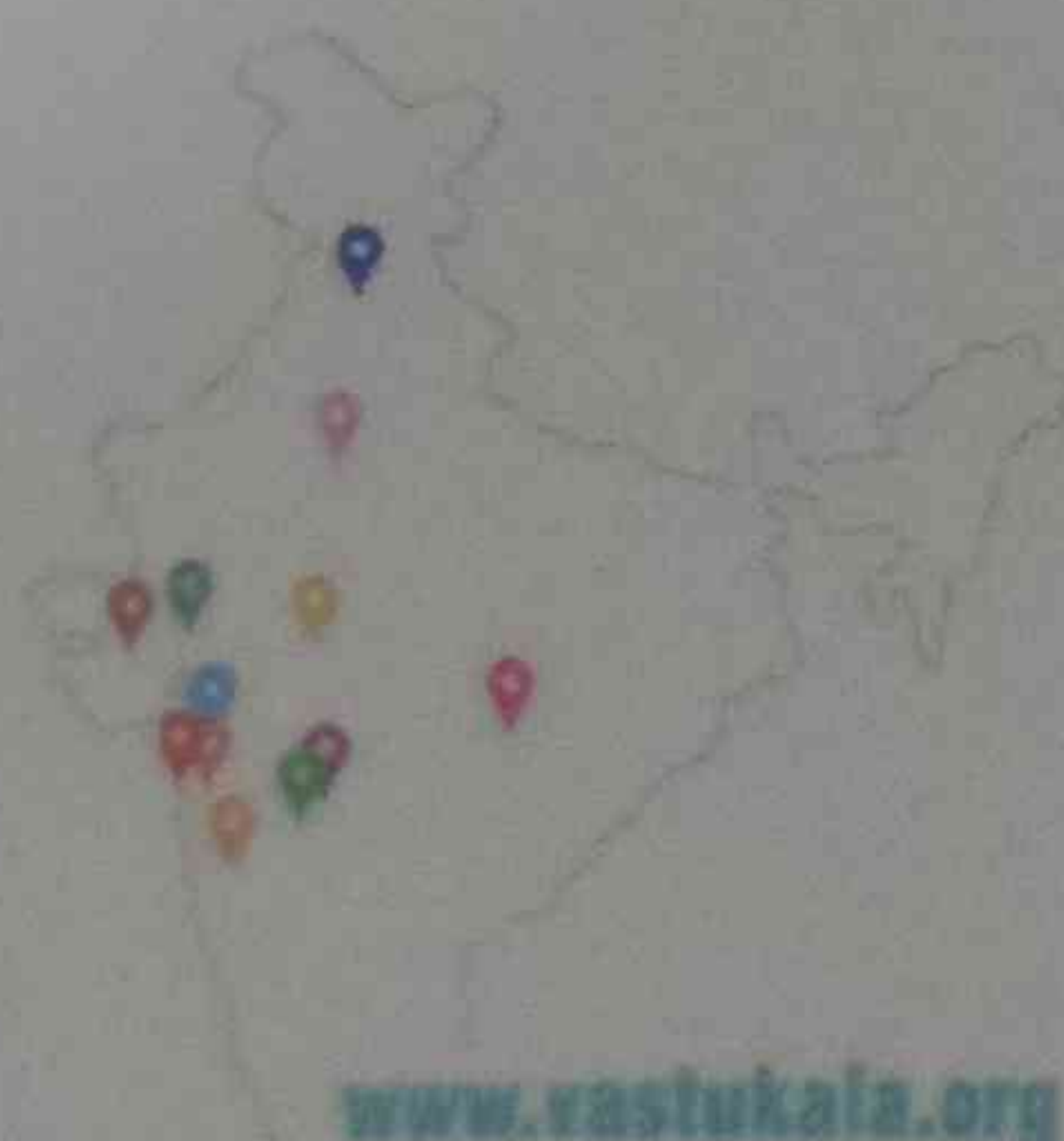
Reg. No. CAT-I-F-1763

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

Encl: Valuation report.

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR,
ou=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
2.5.4.20e1822b6c4fad35d03e0cf29e268e5913490cf3d33d41333
115279b17a15b5662, postalCode=400069, st=Maharashtra,
serialNumber=1a56a566ab8cc899eb2455a8f0e3cfeb21f31bd2e7
94e282e29a327b623bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.08.31 15:25:48 +05'30'

Auth. Sign.



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