



Vastu/Mumbai/11/2023/3796/2303360
03/26-56-SKVSM
Date: 03.11.2023

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office Premises on 5th Floor, "Edelweiss House", Windsor Lane, Off. C.S.T. Road, Kalina, Santacruz (East), Mumba – 400098, State - Maharashtra, Country – India belongs to **M/s. Edelweiss Rural & Corporate Services Ltd.**

Boundaries of the property.

- North : Raheja Centre Point
- South : JP Morgan Towers
- East : Dani Corporate Park
- West : Windsor Lane & Open Plot

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 specifications **₹ 59,19,66,895.00 (Rupees Fifty Nine Crore Nineteen Lakh Sixty Six Thousand Eight Hundred Ninety 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.**

**UMANG
ASHWIN PATEL**

Digitally signed by UMANG ASHWIN PATEL
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=ADMIN,
2.5.4.20=084f6bcfaaa5d2df381fb7849b7f1982ef6819
8bca6b66f470a852d96e2c5ff, postalCode=400069,
st=Maharashtra,
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ASHWIN PATEL
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Umang A. Patel
Govt. Reg. Valuer
Reg. No. CAT-VII-A-5062
Reg. No. IBBI/RV/04/2022/15066
SBI Empanelment No.: SME/TCC/2021-22/85/13
Encl: Valuation report.



Sachin
10-11-23



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