Sachia

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617

An ISO 9001:2015 Certified Company





Valuation Report Prepared For: SBI / Backbay Reclamation Branch / M/s. Edelweiss Commodities Services Ltd. (3796/2303360)

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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 : JP Morgan Towers : Dani Corporate Park

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).

: Windsor Lane & Open Plot

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

West

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=084f6bcfaaa5d2df381fb7849bff7f982ef6819

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st=Maharashtra,

serialNumber=0562a4861d25afb9c61a89570a25da8

b73e945bd0c50f8a180dc06f47ff0073e, cn=UMANG



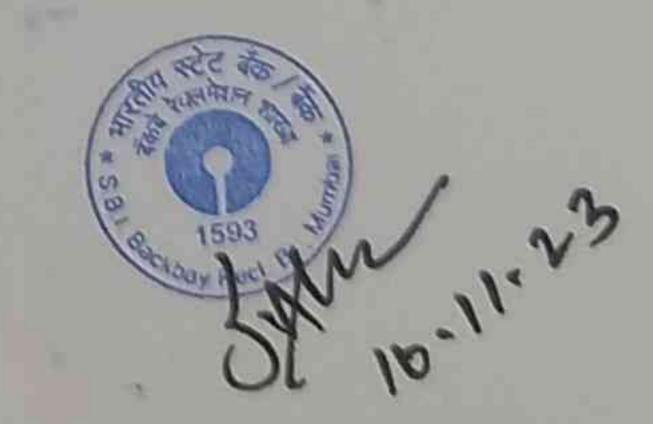
Umang A. Patel Govt. Reg. Valuer

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.



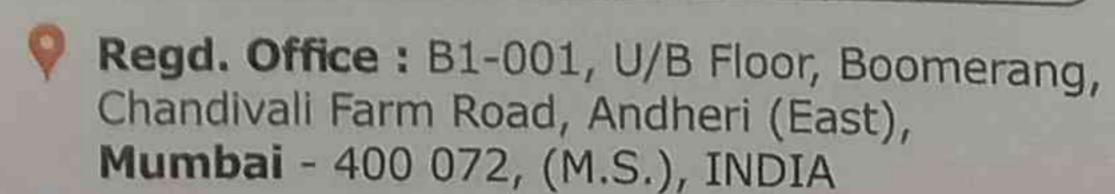


Our Pan India Presence at :

ASHWIN PATEL

Date: 2023.11.03 11:41:48 +05'30'

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mumbai@vastukala.org