

## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office Premises on 10<sup>th</sup> Floor, "Edelweiss House", Windsor Lane, Off. C.S.T. Road, Kalina, Santacruz (East), Mumba – 400098, State - Maharashtra, Country – India belongs to M/s. ECL Finance 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 ₹ 61,03,17,755.00 (Rupees Sixty One Crore Three Lakh Seventeen Thousand Seven Hundred Fifty 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**

Director

**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.

Digitally signed by UMANG ASHWIN PATEL  
DN: cn=UMANG ASHWIN PATEL, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=VASTUKALA,  
2.5.4.20=0BAMh1u4a5d1d1381f67822d17f982e661986cad9  
664170a85098a2c158, postalCode=400098, st=Maharashtra,  
serialNumber=02A24A861d158f9c61ab9570a258a8b73e94  
5a20c128ba182dc0a4719d734, cn=UMANG ASHWIN PATEL  
Date: 2023.11.03 17:02:16 +05'30'

Auth. Sign.



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