End

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared For: SBI/ SME - Vashi Turbhe Branch / M/s. Chintamani Developers (5625/2304529) Page 2 of 37

Vastu/Mumbai/01/2024/5625/2304529 16/01-231-V Date: 16.01.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office Nos. 123, 124, 125, 126, 127, 128 on 1st Floor, Office Nos. 223, 224, 225, 226, 227, 228 on 2nd Floor, Office No. 323A, 323B, 324, 325, 326, 327, 328 on 3rd Floor, Office Nos. 423, 424, 425, 426, 427, 428 on 4th Floor and Office Nos. 523, 524, 525, 526, 527, 528 on 5th Floor, "Chintamani Plaza", B - Wing, Andheri Kurla Road, Mota Nagar, Andheri (East), Mumbai, PIN - 400 053, State - Maharashtra, Country - India belongs to M/s. Chintamani Developers.

Boundaries of the property.

Sir Mathuradas Vasanji Road & Andheri Kurla Road

North Hindustan Lever Ltd. South Motanagar CHSL East Padma Nagar Road West

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 ₹ 85,41,45,000.00 (Rupees Eighty Five Crore Forty One Lakh Forty Five Thousand 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 Chalikwar Director

Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=manoj@vastukala.org, c=IN Date: 2024.01.16 10:54:22 +05'30'

Auth. Sign.

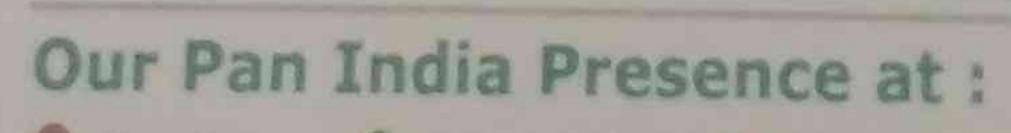
Manoj B. Chalikwar

Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763

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

Encl: Valuation report.





Aurangabad Pune Nanded

P Rajkot

Regd. Office: B1-001, U/B Floor, Boomer Chandivali Farm Road, Andheri (East). Mumbai - 400 072, (M.S.), INDIA

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