

Sachin.

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

Vastukala
Consultants (I) Pvt. Ltd.



Think.Innovate.Create

Valuation Report Prepared For: UBI / CAPITAL MARKET Cell M S Marg/ Pragya Equilities Pvt. Ltd.(006036/2304373)

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Vastu/Mumbai/01/2024/006036/2304373
08/7-75-PRBS
Date: 06.01.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 504, 5th Floor, Wing - B, "Kailas Plaza Premises Co-Op. Hsg. Soc. Ltd.", Plot No. 355 of T.P.S III, CTS No. 5736, Vallabhbaug Lane, Village - Kirol, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), PIN - 400 077, State - Maharashtra, Country - India belongs to Pragya Equilities Pvt. Ltd..

- Boundaries of the property
- North : Internal Road & Amar Jyot Building
- South : Vallabh Baug Lane
- East : 90 Feet Road
- West : Ram Narayan Narkar Marg

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at ₹ 2,12,43,480.00 (Rupees Two Crore Twelve Lakh Forty Three Thousand Four Hundred Eighty 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Sharadkumar B. Chalikwar
Director

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2024.01.08 10:54:30 +05'30'

Auth. Sign.



Sharadkumar Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. [N]C.C.I.T/I -14/52/2008-09
Union Bank of India Empanelment No.: RO(S):ADV:VAL:012: 2018-19



Encl.: Valuation report



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