

Saurabh

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



Valuation Report Prepared For: SBI / Wagle Ind. Est. Branch/ GBD Realty Developers Pvt. Ltd.(006440/2304852)

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Vastu/Mumbai/02/2024/006440/2304852
07/9-74-JASH
Date: 07.02.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 401, 4th Floor, "Tanishka Commercial Premises Co-op. Soc. Ltd.", CTS No. 148-C, Near Big Bazar, Junction of Akurli Road & Western Express Highway, Village - Akurli, Municipality Ward No. R/South Ward, Kandivali (East), Taluka - Borivali, District - Mumbai Suburban, PIN - 400 101, State - Maharashtra, India belongs to **GBD Realty Developers Pvt. Ltd.**

Boundaries of the property

- North : Growel's Mall
- South : Open Area / Akurli Road
- East : Western Express Highway
- West : Internal Road / Gundecha Industrial Complex

Handwritten signature and date: 12.02.24



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 **₹ 3,02,62,848.00 (Rupees Three Crore Two Lakh Sixty Two Thousand Eight Hundred Forty Eight 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.**

Manoj Chalikwar

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.07 16:55:04 +05'30'

Handwritten signature of Manoj Chalikwar



Director

Auth. Sign.

Manoj Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

State Bank of India Empanelment No.: SME/TCC/2021-22/86/3

Encl.: Valuation report



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Regd. Office : B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org