

### VALUATION OPINION REPORT

This is to certify that the property bearing Residential Duplex Flat No. 243 & 253, 24<sup>th</sup> & 25<sup>th</sup> Floor, "Raag Co-op. Hsg. Soc. Ltd.", Megh Mahlar Complex, Opp. Dindoshi Bus Depot, Film City Road, Yashodham Enclave, Goregaon Mulund Link Road, Goregaon (East), Mumbai - 400063, State - Maharashtra, Country - India belongs to **M/s. Saurav Jewellers Pvt. Ltd. (Earlier known as M/s. Bentonville Electronics Pvt. Ltd.)**

Boundaries of the property.

North : Residential Bungalow  
South : Internal Road  
East : Internal Road  
West : Malhar Building

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 and valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at **₹ 3,71,39,400.00 (Rupees Three Crore Seventy One Lakh Thirty Nine Thousand Four Hundred 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.**

**Sharadkumar**  
**B. Chalikwar**

Director

**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

CBI Emp. No. SMRO/CREDIT/2017-18/1311

Encl: Valuation report.



Digitally signed by Sharadkumar B. Chalikwar  
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16.2.24



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