



VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. IT / ITES Unit No. 503, 5th Floor, Wing - A, "Marathon Futurex", New/Current Survey No. 1/2681, 1/2682, 1/1685, 1, 2, 3/2684, 1, 2/2685, CTS No. 166 (Part), Mafatlal Mill Compound, N. M. Joshi Marg, Village - Lower Parel Division, Municipality Ward No. G/ South Ward, Lower Parel, Mumbai, District - Mumbai, PIN Code - 400 013, State - Maharashtra, India belongs to **Glass Wall Systems (India) Pvt. Ltd.**

Boundaries of the property

North	: C B Gorwala Chawl
South	: Internal Road & Mafatlal Chambers
East	: N. M. Joshi Marg
West	: Railway Lines

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 **₹ 20,50,44,320.00 (Rupees Twenty Crore Fifty Lakh Forty Four Thousand Three Hundred Twenty 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
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: 2024.02.20 12:27:40 +05'30'

Auth. Sign.



Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
Bank of India Empanelment No.: KZO/CR/19-20/582



Encl.: Valuation report



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