

## VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 718 & 719, 7<sup>th</sup> Floor, "Corporate Centre", Nirmal Corporate Centre Co-op. Soc. Ltd., CTS No. 491/A, Nirmal Lifestyle, L.B.S. Marg, Village - Nahur, Municipality Ward No. T - Ward, Mulund (West), Mumbai, Taluka - Kurla, District - Mumbai Suburban District, PIN Code - 400 080, State - Maharashtra, India belongs to **M/s. Glass Walls System**.

Boundaries of the property

North	: Marathon Millennium
South	: Internal Road
East	: LBS Marg
West	: Nirmal Lifestyle Phase - 1

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 **₹ 5,82,49,800.00 (Rupees Five Crore Eighty Two Lakh Forty Nine Thousand Eight 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 report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj Chalikwar

Digitally signed by Manoj Chalikwar  
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Date: 2024.02.20 12:30:03 +0530

Auth. Sign.



Director

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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