



VALUATION OPINION REPORT

This is to certify that the property bearing Residential Flat No. 2101, 21st Floor, "Silver Oak", Raheja Willows Co-op. Hsg. Soc. Ltd., Lokhandwala Township, Akurli Road, Village - Akurli, Municipality Ward No. R - Wards, Kandivali (East), Mumbai, Taluka - Borivali, District - Mumbai Suburban District, PIN Code - 400 101, State - Maharashtra, India belongs to **M/s. Glass Wall Systems.**

Boundaries of the property

North	: Pine Wood
South	: Birch Wood & Akurli Road
East	: White City Phase - 1 & Under Construction Building
West	: Lokhandwala Road & Mahindra Gate No. 4

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 **₹ 2,31,93,300.00 (Rupees Two Crore Thirty One Lakh Ninety Three Thousand Three 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
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.02.20 12:29:08 +05'30'

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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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