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





Valuation Report Prepared For: BOI / Mumbai Large Corporate Branch/ M/s. Glass Wall Systems (006961/2305248)

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Vastu/Mumbai/03/2024/006961/2305248 01/27-470-PNK Date: 20.02.2024

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, Akruli 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.

Digitally signed by Manoj Chalikwar DN: cn=Manoj Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbal, email=manoj@vastukala.org, c=IN Date: 2024.02.20 12:29:08 +05'30'

Auth. Sign.



Manoj Chalikwar

Director

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





Our Pan India Presence at:

Mumbai

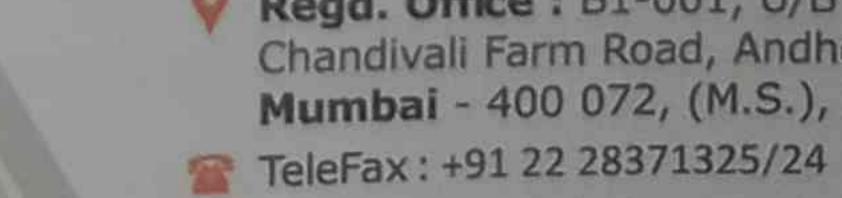
P Delhi NCR P Nashik

Thane

Aurangabad Pune Nanded

Indore Ahmedabad V Jaipur

Rajkot Raipur



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