

Valuation Report Prepared For: PC / M/s. Shreepati Build Infra Investment Ltd./ (7840/2305653) Page 3 of 21

Vastu/Mumbai/03/2024/7840/2305653  
20/19-401-PYM  
Date: 20.03.2024

## 1. VALUATION OPINION REPORT

Project name: "Shreepati Bay View" - Proposed redevelopment of residential cum commercial building on plot bearing C. T. S. No. 1/59, & 2/59, Building No. 252 - 258, 260 I - J - K, 260L, 260M & 260N, Ward No. D - 90, (1 - 1A), 90(2), 91, 92, 95(1), JSS Road, Girgaon, Mumbai - 400 004, State - Maharashtra, Country - India belongs to M/s. Shreepati Build Infra Investment Ltd.

Boundaries of the property.

North : Waknis Building & Mangal Bhuvan  
South : Thakurdwar Road & Under Construction Girgaon Metro Station  
East : Jagannath Shankar Seth Road  
West : Sunni Masjid Kabristan

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 Guideline Value of Proposed Potential FSI at ₹ 317,05,67,389.00 (Rupees Three Hundred Seventeen Crore Five Lakh Sixty Seven Thousand Three Hundred Eighty Nine 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

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj  
Chalikwar  
Director

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Encl: Valuation Report



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