

VALUATION OPINION REPORT

Address of the property: Office Premises on 25th Floor (28th Floor as per MCGM Plans), "The Ruby", Final Plot No. 29, Senapati Bapat Marg, Dadar (West), Mumbai - 400 028, State - Maharashtra, Country - India.

Land Owner: The Ruby Mills Ltd.

Name of Developer: M/s. Mindset Estates Pvt. Ltd.

Boundaries of the property.

North : Silver Cascade CHSL
South : Prabhat CHSL
East : Senapati Bapat Marg
West : Ruby House

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 ₹ 141,21,18,000.00 (Rupees One Hundred Forty One Crore Twenty One Lakh Eighteen Thousand 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

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,
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Auth. Sign.



Manoj Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/07/2018/10366
UBI Empanelment No.: ROS:ADV:Valuer/033:008:2021-22
Encl: Valuation report.



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