

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report: Union Bank of India / UBI-Mid Corporate Branch / Land Owner: The Ruby Mills Ltd. (011602/2308682) Page 2 of 26

Vastu/Mumbai/10/2024/011602/2308682  
18/06-222-BHSKMU  
Date: 18.10.2024

### VALUATION OPINION REPORT

**Address of the property:** Office Premises on 24<sup>th</sup> Floor (27<sup>th</sup> Floor as per MCGM Plans), "The Ruby", Final Plot No. 29, Senapati Bapat Marg, Dadar (West), Mumbai - 400 028, State - Maharashtra, Country - India.

Name of 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 **₹ 151,07,48,000.00 (Rupees One Hundred Fifty One Crore Seven Lakh Forty Eight Thousand Only).**

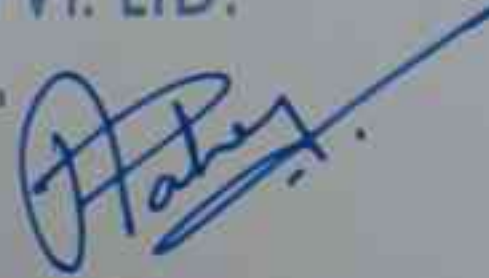
The valuation of the property is based on the documents produced by the concern. Legal aspects have not been taken into considerations while preparing this valuation report.

Hence certified

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

**Manoj Chalikwar**

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2024.10.18 17:05:53 +05'30'



**Director**

**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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