

Date :- 08.11.2024

To ,
Vastukala Consultants (I) Pvt. Ltd.
B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Powai,
Andheri (East), Mumbai – 400 072

Sub: Valuation of 4 Office Premises located at “The Ruby”, 29, Senapati Bapat Marg, Dadar (West), Mumbai - 400028, Maharashtra, India.

This is certify that The Ruby Mills Ltd. is the owner of the land and M/s. Mindset Estates Pvt. Ltd. have developed the building named “The Ruby”, 29, Senapati Bapat Marg, Dadar (West), Mumbai - 400028, Maharashtra, India.

The below properties are unsold inventory in the said project, owned by us. Till date these properties are not been sold and under leave and license agreement as follows.

Sr. No.	Leave & License Agreement Date	Office Premises No.	Tenant Name	Usable Carpet Area in Sq. Ft. (As per Leave & License Agreement)	Chargeable Area in Sq. Ft. (As per Leave & License Agreement)
1	01.08.2023	Office Premises on 23rd Floor (26th Floor as per MCGM Plans)	Cathay Pacific Airways Ltd.	13,423.00	22,372.00
2	15.09.2023	Office Premises on 24 th Floor (27 th Floor as per MCGM Plans)	IMCD India Pvt. Ltd.	29,852.00	49,753.00
3	06.08.2024	Office Premises on 25th Floor (28th Floor as per MCGM Plans)	DSP Asset Managers Pvt. Ltd.	29,852.00	49,753.00
4	18.07.2024	Office Premises 26N on 26th Floor (29th Floor as per MCGM Plans)	Signet Excipients Pvt. Ltd.	14,253.00	23,755.00

As these properties are unsold inventory, no separate ownership documents are applicable. You are requested to provide property valuations of the said properties on this conflation letter.

The Ruby Mills Ltd. (Land Owner)

M/s. Mindset Estates Pvt. Ltd. (Developer)

Director's Signatory

Director's Signatory