



www.vastukala.co.in

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

Vastukala Consultants (I) Pvt. Ltd.

Page 2 of 26

Vastu/Mumbai/10/2024/011603/2308684
18/08-224-BHSMU
Date: 18.10.2024

VALUATION OPINION REPORT

Address of the property: Office Premises 26N on 26th Floor (29th 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 **₹ 68,07,64,500.00 (Rupees Sixty Eight Crore Seven Lakh Sixty Four Thousand Five 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 valuation report.

Hence certified

For VASTUKALA CONSULTANTS (I) PVT. LTD.

**Manoj
Chalikwar**

Director

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.

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 17:14:04 +05'30'

Auth. Sign.



Our Pan India Presence at :

- | | | | |
|------------|--------|-----------|-----------|
| Nanded | Thane | Ahmedabad | Delhi NCR |
| Mumbai | Nashik | Rajkot | Raipur |
| Aurangabad | Pune | Indore | Jaipur |

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in