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





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Valuation Report Prepared For: BOM / SAMB Branch Fort / Innovative Ideals & Services (India) Pvt. Ltd. (3457 IZ30Z428)

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Vastu/Mumbai/09/2023/3457/2302428 06/06-72-SBSH Date: 06.09.2023

VALUATION OPINION REPORT

Sky Park Co-op. Hsg. Soc. Ltd., Near Oshiwara Garden, MMRDA District Centre, Ajit Glass Lane, off. S. V. Road, Goregaon (West), Mumbai – 400 104, State – Maharashtra, Country – India belongs to M/s. Innovative This is to certify that the property bearing Commercial Office No. 202, 2nd Floor, Wing - E, "Deshmukh Park",

Ideals & Services (India) Pvt. Ltd.

(2)

Boundaries of the property

North Internal Road & Kamat House

South Oshiwara Garden Road

East Internal Road & City Park CHSL

West HDFC House

the property premises can be assessed and valued for SARFAESI Securitisation and Reconstruction of Financial reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, Considering various parameters recorded, existing economic scenario, and the information that is available with Assets and Enforcement of Security Interest Act. 2002 purpose at ₹ 4,09,83,660.00 (Rupees Four Crore Nine

Lakh Eighty Three Thousand Six Hundred Sixty 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. O TO

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B.
Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
o=Vastukala Consultants ID Pvt. Ltd.
ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.09.06.13:17:16.+05'30'

Auth. Sign



Sharadkumar B. Chalikwar

Director

Chartered Engineer (India) Govt. Reg. Valuer

Reg. No. (N) CCIT/1-14/52/2008-09 BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

Encl: Valuation report

Regd. Office: B1-001, U/B Floor, Boomerang, Chandivall Farm Road, Andheri (East), Chandivall Farm Road, M.S.), INDIA Mumbai - 400 072, (M.S.), INDIA