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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: BOB / Mid Corporate Branch, Nariman Point / Ramee Hotels Pvt. Ltd. Page 3 of 35

Vastu/BOB/Mumbai/02/2025/13339/2310374
04/01-24-SSPPY
Date: 04.02.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Residential Guest House Building on Plot bearing CTS No. F/1549 & F/1550 of Village - Bandra, Final Plot No. 786 & 787 of TPS - III at 3rd Road, Khar (West), Mumbai - 400 052, Maharashtra, India belongs to **Ramee Hotels Pvt. Ltd.**

Boundaries of the property.

North : Anand Sagar Building & Murli Mahal
South : Bhagwan Building
East : Western Railway Line
West : Road No. 3

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 and **Value** for this particular purpose at:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Residential Guest House Building	₹ 224,79,91,424.00	₹ 202,31,92,282.00	₹ 179,83,93,139.00

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 B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOB Empanelment No: ZO:MZ: ADV: 46:941

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Auth. Sign.



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