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

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Office No. 202, 2nd Floor, Wing – E, **"Deshmukh Park"**, 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 Ideals & Services (India) Pvt. Ltd.**

Boundaries of the property.

North	:	Internal Road & Kamat House
South	:	Oshiwara Garden Road
East	:	Internal Road & City Park CHSL
West	:	HDFC 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 and valued for SARFAESI Securitisation and Reconstruction of Financial 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.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.09.06 13:17:16 +05'30'

Director Auth. Sign.

Sharadkumar B. Chalikwar
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09
BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22
Encl: Valuation report.