

VALUATION OPINION REPORT

This is to certify that the property of Industrial Land at Survey No. 122/2 & 123/2/1, Maksi Road, Gram Siya, Tehsil - Dewas Nagar, District - Dewas, PIN - 455 001, State - Madhya Pradesh, Country - India belongs to **M/s. Oyster Exim Pvt. Ltd.**

Boundaries of the property.

North : Balance Land of Khasra No. 122 & Others' Land (Survey No. 118)
South : Land bearing Survey No. 233/2, 234, 233/1/2 of M/s. Oyster Exim Pvt. Ltd.
East : Survey No. 123/2/2
West : Land of Survey No. 123/1 & 122/1 than Nala

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Industrial Land & Building	4,93,21,000/-	4,43,88,900/-	3,94,56,800/-

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: 2023.05.18 15:26:32 +05'30'

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09



Handwritten signature and date: Rcmd 20/5/23

Indore : 106, 1st Floor, Gold Star Tower, 576, M. G. Road, Opp. TI Mall, Indore - 452 001, (M.P.), INDIA
E-mail : indore@vastukala.org, Tel. : +91 7313510884 +91 9926411111

Our Pan India Presence at :

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

Regd. Office : 121, 1st Floor, Ackru Central Road, MIDC, Andheri (E), Mumbai - 400 093, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org