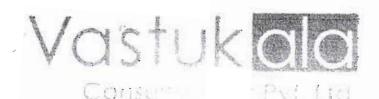
CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certifled Company





Valuation Report Prepared For: SVC Co-Operative Bank Ltd./ MIG Branch / M/s. Aryan Agrochem Industries (002230/2301616)

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Vastu/Indore/07/2023/002230/2301516 17/31-241-344

Date: 17.07.2323

VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land & Building on Plot No. 64, Industrial Area Maksi, Off Mumbai- Agra National Highway (AH 47), Tehsil & District Shajapur, PIN – 465 106, State – Madhya Pradesh, Country – India belongs to M/s. Aryan Agrochem Industries.

Boundaries of the property.

North

Plot No. 65

South

: Plot No. 63

East

18 Mtr. Wide Road

West

Plot No. 62

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	:	Full Value After Completion (₹) (A + B1)	Proportionate Value as on Today (₹) (A + B2)
Fair Market Value	:	58,67,929/-	52,35,049/-
Realizable Value		52,81,136/-	47,11,544/-
Distress Sale Value	:	46,94,343/-	41,88,039/-

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.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

MANOJ BABURAO CHALIKWAR

Muri



Director

Auth. Sign.

Manoj B. Chalikwar Registered Valuer Chartered Engineer (India) Reg. No. CAT-I-F-1763 Encl: Valuation report.



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B.E.

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