

## 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

Digitally signed by MANOJ BABURAO CHALIKWAR  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,  
ou=admin,  
2.5.4.20=9827b0c4f6d53d035e0c09e26863913490c3d33d413  
33115270e17e18b5052, postalCode=400069, st=Maharashtra,  
serialNumber=41a56a566ab8c89d462a55e82c3efb31f11bo  
7e334e2072e28e327b6250c, urn=MANOJ BABURAO  
CHALIKWAR  
Date: 2023.07.28 17:31:02 +05'30'

*Manoj*

Auth. Sign.

Director

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

