



VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Land & Building at Survey No. 201, Indore Bypass Road, Mirzapur, Gram Ralamandal, Tehsil & District Indore, PIN – 452 020, State – Madhya Pradesh, Country – India belongs to **M/s. Oyster Clubs And Resorts Private Limited.**

Boundaries of the property.

North	:	Open Land
South	:	Common Road
East	:	Remaining Land of Survey No. 201
West	:	Open Land

Considering various parameters recorded herein above, 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 and valued for this particular purpose as follows -

Particulars	:	Full Value after completion (₹) (A + B1)	Proportionate Value as on Today (₹) (A + B2)
Fair Market Value	:	25,56,91,700/-	24,27,52,700/-
Realizable Value	:	23,01,22,530/-	21,84,77,430/-
Distress Sale Value	:	20,45,53,360/-	19,42,02,160/-

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
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Sharadkumar B. Chalikwar

Govt. Reg. Valuer
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Encl: Valuation report.



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