

### VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Land alongwith Hotel Building known as "The Fountainhead" at Survey Nos. 56/1, 56/2 & 56/3, Village – Bamansure, Taluka – Alibag, District – Raigad – 402201, State - Maharashtra, Country - India belongs **M/s. Edel Land Limited.**

Boundaries of the property.

North : Raul Farmhouse  
South : Open Plot  
East : Alibag – Revas Road  
West : Open Plot

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 ₹ **55,84,30,142.00 (Rupees Fifty Five Crore Eighty Four Lakh Thirty Thousand One Hundred Forty Two 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.**

**UMANG  
ASHWIN  
PATEL**

Digitally signed by UMANG ASHWIN PATEL  
DN: c=IN, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED, ou=ADMIN, 2.5.4.20=084f6bcfaaa5d2df381fb7849bff7f982ef68198bca6b66f470a852d96e2c5ff, postalCode=400069, st=Maharashtra, serialNumber=0562a4861d25afb9c61a89570a25da8b73e945bd0c50f8a180dc06f47ff0073e, cn=UMANG ASHWIN PATEL  
Date: 2023.11.03 11:43:49 +05'30'



**Umang A. Patel**  
Govt. Reg. Valuer  
Reg. No. CAT-VII-A-5062  
Reg. No. IBBI/RV/04/2022/15066  
SBI Empanelment No.: SME/TCC/2021-22/85/13  
Encl: Valuation Report



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**Regd. Office :** B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Andheri (East), Mumbai - 400 072, (M.S.), INDIA  
TeleFax : +91 22 28371325/24  
mumbai@vastukala.org