CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617

An ISO 9001:2015 Certified Company





Sachin

Valuation Report Prepared For: SBI - Backbay Reclamation Branch / M/s. Edel Land Limited (3795/2303361)

Vastu/Mumbai/11/2023/3795/2303361 03/27-57-VSU Date: 03.11.2023

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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

Digitally signed by UMANG ASHWIN PATEL

DIGITALLY ASTRUCTURAL A CONSULTANTS (I) PRIVATE LIMITED, ou=ADMIN, 2.5.4.20=084f6bcfaaa5d2df381fb7849bff7f982ef 68198bca6b66f470a852d96e2c5ff, postalCode=400069, st=Maharashtra, serialNumber=0562a4861d25afb9c61a89570a25 da8b73e945bd0c50f8a180dc06f47ff0073e, cn=UMANG ASHWIN PATEL Date: 2023.11.03 11:43:49 +05'30'



Umang A. Patel

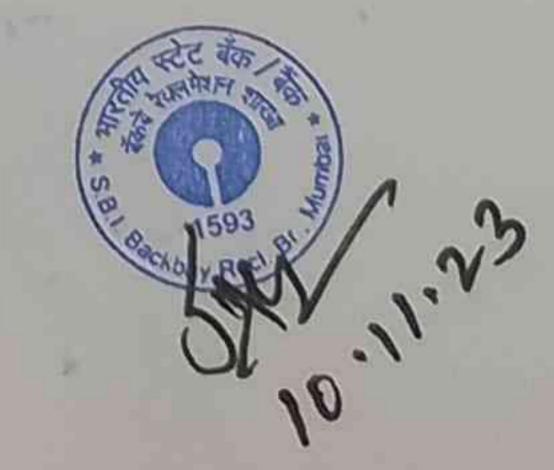
Govt. Reg. Valuer

Reg. No. CAT-VII-A-5062

Reg. No. IBBI/RV/04/2022/15066

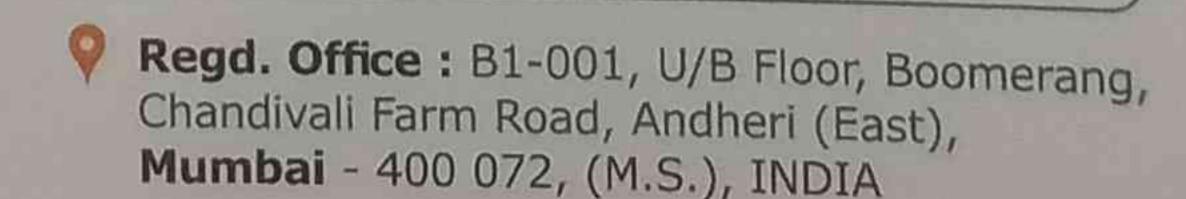
SBI Empanelment No.: SME/TCC/2021-22/85/13

Encl: Valuation Report





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