

Vastu/Mumbai/12/2023/004550/2304066

20/1-295-SKBS

Date: 20.12.2023

1. VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land bearing Industrial Land bearing Plot No. 30 out of whole Survey No. 72, 75/1, 75/2, 77/1(Part), 77/2, 65, 69/1, 70, 71(Part), 78, 213/2(Part) of Village – Pelhar, “**Apple Industrial Hub**”, Ahmedabad Mumbai Road No. 48, Behind Kamal Motor & Indian Oil Petrol Pump, Vasai (East), Taluka – Vasai, District – Palghar, PIN – 401208, State - Maharashtra, Country – India belongs to **Mrs. Sushila Sanjay Yadav & Mr. Sanjay Kedarnath Yadav.**

Boundaries of the property.

North : Under Construction Building
South : KGN Company
East : Internal Road / Iron Craft Company
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 :

Fair Market Value after completion (100% as per approved plan)

Plot No.	Fair Market Value (₹)	Realizable Value (₹)	Distress Sale Value (₹)
Plot No. 30	3,24,21,730/-	2,91,79,557/-	2,59,37,384/-

Proportionate Value as on 20.12.2023 (Land value + 37% Work completed as per approved plan)

Plot No.	Fair Market Value (₹)	Realizable Value (₹)	Distress Sale Value (₹)
Plot No. 30	1,94,84,390/-	1,75,35,951/-	1,55,87,512/-

The valuation of the property is based on the documents produced by the concerned. Legal aspects have not been taken into consideration while preparing this valuation report.

Hence certified

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For VASTUKALA CONSULTANTS (I) PVT. LTD.

Manoj

Chalikwar

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
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Date: 2023.12.20 16:54:53 +05'30'

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

