



VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land & Building on Plot No. B-6, B-7 & B-8/Part, MIDC Mul Growth Centre (Industrial Area), Village – Marhegaon, Akapur, Taluka - Mul, District - Chandrapur, State – Maharashtra, Country – India belongs to **M/s. Rajuri Steel & Alloys Private Limited.**

Boundaries of the property.

North : Open Plot
South : Open Plot
East : Open Plot
West : MIDC – Mul Road

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 and Fair Market Value for this particular purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Land & Building	19,90,62,741/-	16,92,03,330/-	13,93,43,919/-	11,82,03,330/-

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.**

**Manoj
Chalikwar**
Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3

Encl. Valuation Report

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
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Auth. Sign.



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