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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: BOI/ Mazgaon Branch / Mr. Azizali Akbarali Udaipurwala (13437/2309952) Page 2 of 21

Vastu/Mumbai/01/2025/13437/2309952

07/01-71-SOVS

Date: 07.01.2025

### VALUATION OPINION REPORT

This is to certify that the property bearing **Commercial Land** bearing Survey No. 89 / C, Near Haji Liykat School, Karjat Neral Road, Village - Jite, Taluka - Karjat, District - Raigad - 410101, Maharashtra, India belongs to **Mr. Azizali Akbarali Udaipurwala**.

Boundaries of the property.

	As per Site
North	: Open Plot / Residential Bungalow
South	: Open Plot
East	: Open Plot
West	: Karjat Murbad 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 valued for :

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)	Insurable Value In (₹)
Commercial Land	4,44,92,934.00	4,00,43,641.00	3,55,94,347.00	N.A.

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

Digitally signed by Manoj Chalikwar  
DN: cn=Manoj Chalikwar, o=Vastukala  
Consultants (I) Pvt. Ltd., ou=Mumbai,  
email=manoj@vastukala.org, c=IN  
Date: 2025.01.07 17:24:13 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

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

Bank of India Empanelment No.: MNZ :C&IC:VA: 19-20

Encl: Valuation report

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