

MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

# Vastukala Consultants (I) Pvt. Ltd.

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

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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 Liyakat School, Karjat Neral Road, Village - Jite, Taluka - Karjat, District - Raigad - 410101, Maharashtra, India belongs to Mr. Azizali Akbarali Udaipurwala.

Boundaries of the property.

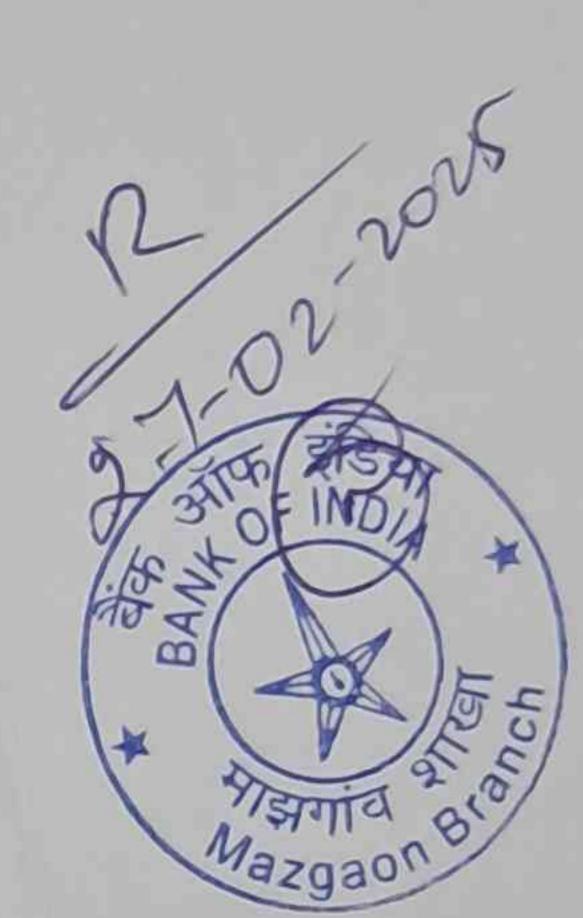
### As per Site

Open Plot / Residential Bungalow North

Open Plot South

Open Plot East

Karjat Murbad Road West



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 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'



Director

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

Nanded

Thane

Ahmedabad

O Delhi NCR

Raipur

Jaipur

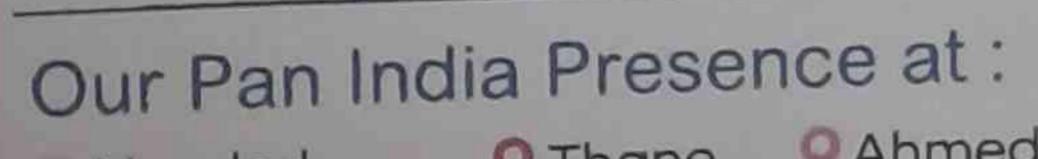
## Regd. Office

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