

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: UBI / Mid Corporate Branch / M/s. Saj Hotels Pvt Ltd. Page 2 of 28

THA/0425/MAR/03

Vastu/Thane/03/2025/14104/ 2311077

18/18-274 -SOSSPBSU

Date: 18.03.2025

VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Land & Building located at Survey No. 18/2A, Hissa No. 2, "Saj Hotel", Tourist Hotel, Village - Metgutad, Taluka - Mahabaleshwar, Sub Registration District & Taluka - Mahabaleshwar, District - Satara, PIN - 412 806, Maharashtra, India belongs to **M/s. Saj Hotels Pvt. Ltd.**

Boundaries of the property as per Site.

North	:	Forest Area
South	:	Jannimata Mandir Road
East	:	Forest Area
West	:	Panchgani - Mahabaleshwar Road

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood for Land & building and Commercial Development for Plant and Machinery 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 and Building	68,68,24,533.00	61,81,42,080.00	54,94,59,626.00	12,49,50,100.00

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.**

Sharadkumar

B. Chalikwar

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer &

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
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ou=CMD, email=cm@vastukala.org, c=IN
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