

## Vastukala Consultants (I) Pvt. Ltd.

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Valuation Report Prepared For: UBI / Mid Corporate Branch / M/s. Saj Hotels Pvt. Ltd. Page 2 of 27

THA/2025/MAR/033

Vastu/Thane/03/2025/14109/ 2311067

18/8-264-SSPBSU

Date: 18.03.2025

### VALUATION OPINION REPORT

This is to certify that the property bearing Commercial Land & Building of Saj Hotel situated on plot bearing Gat No. 171/2(P), 173/1A, 173/1B, 173/2A Near MTDC Resort, Ahmednagar Kalyan Road, Village – Karanjale, Taluka – Junner, District – Pune, Pin Code – 412 409, Maharashtra, India. belongs to M/s. Saj Hotels Pvt. Ltd.

Boundaries of the property as per Site.

North : Road  
South : Open Plot  
East : Open Plot  
West : Ahilyanagar – Kalyan 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 Land & Building 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	30,85,70,562.00	27,77,13,506.00	24,68,56,450.00	3,61,87,800.00

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, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN  
Date: 2025.03.18 19:30:33 +05'30'

Auth. Sign.



Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S.), INDIA  
Email: thane@vastukala.co.in | Tel: 80978 82976 / 90216 05621

Our Pan India Presence at :

Nanded Thane Ahmedabad Delhi NCR  
Mumbai Nashik Rajkot Raipur  
Aurangabad Pune Indore Jaipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai :- 400072, (M.S.), India

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in