Vastu/Mumbai/02/2025/14221/2310616
18/02-266-PY
Date: 18.02.2025

1. VALUATION OPINION REPORT

This is to certify that the property bearing Land on Survey No. 70, Near Wax Museum, Old Mumbai – Pune Expressway, Village – Valvan, Taluka – Maval, District – Pune, PIN – 410 403, Maharashtra, India belongs to **M/s. Savita Hotels Pvt. Ltd.**

Boundaries of the property.

North	:	Whispering Woods Resort
South	:	Open Plot & Old Mumbai – Pune Express way
East	:	Internal Road
West	:	Open Plot

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and **Value** for this particular purpose at:

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Residential Land	₹ 19,79,19,000.00	₹ 17,81,27,100.00	₹ 15,83,35,200.00

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.

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: 2025.02.18 12:52:56 +05'30'

Auth. Sign.

VASTUKALA CONSULTANTS (I) PVT. LTD. Valuers & Appraisers Architects & Interior Designers Chartered Engineers (I) TEV Consultants Lender's Engineer U74120 MH2010 PTC207869

BANK OF BARODA Branch, Jogeshwari (W), Mumbai

20/02/2025

Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
BOB Empanelment No: ZO:MZ: ADV: 46:941