

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land & Building on Plot No. 17 & 17A, TTC Industrial Area, M.I.D.C., Thane - Belapur Road, Turbhe, Village - Pawane, Taluka & Dist. Thane - 400703, State - Maharashtra, Country - India belongs to **M/s. Savita Oils Technologies Ltd.**

Boundaries of the property.

North : Savita Chemical Road & Open area  
South : Under Construction Building  
East : Asian Paints  
West : Thane Belapur 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 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	₹ 126,32,09,129/-	₹ 113,68,88,216/-	₹ 101,05,67,303/-	₹ 8,14,50,093/-

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

Digitally signed by Sharadkumar B. Chalikwar  
DN: cn=Sharadkumar B. Chalikwar,  
o=Vastukala Consultants (I) Pvt. Ltd.,  
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Date: 2023.08.03 18:04:46 +05'30'

Auth. Sign.



Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.: SME/TCC/2021-22/85/13

### Our Pan India Presence at :

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