

1. VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land and Building on Plot No. 187, 187A & 187B, Vapi Industrial Estate, G.I.D.C., Phase II, Village Vapi, Taluka - Pardi, Dist. Valsad - 396 195, State - Gujarat, Country - India belongs to **M/s. Mangalam Drugs & Organics Ltd.**

Boundaries of the property,

North : Pranav Raj Paper Mill
South : Tulsyani Building
East : VRL Logistics Ltd.
West : 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	29,38,58,851.00 /-	26,44,72,966.00 /-	23,50,87,081.00 /-	17,39,42,930.00 /-

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 BABURAO
CHALIKWAR**

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=admin,
2.5.4.20=9822b6c4fad35dc03e0cf39e26865913490cf3d33d4133
3115279617a18b5652, postalCode=400069, st=Maharashtra,
serialNumber=41a56a566ab8cc89db2a55affce3efeb31f31b32
e394e2812e29a3271625bfc, cn=MANOJ BABURAO CHALIKWAR
Date: 2023.09.04 11:09:02 +05'30'



Director

Auth. Sign.

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/2021-22/86/3



Our Pan India Presence at :

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

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org



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