



1. VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land & Building on New Survey No.-2219 (Old Survey No.-861/2), New Survey No.-2221, (Old Survey No. 862/3), New Survey No.-6341, (Old Survey No.-81/1/P1), 87/1, 865/2/P1, 82/2-P, 88, 861/1, 862/1 and 863/1 Manekpur Road, Khattalwada, PIN Code-396 130, State- Gujarat, Country- India belongs to M/s. APAR Industries Limited Boundaries of the property.

North : 66 KV Sub Station GETCO Manekpur
South : Vrindavan Vatika at WOT STUDIOS
East : Open Area
West : Khattalwada 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 (₹)	Realizable Value (₹)	Distress Sale Value (₹)	Insurable Value (₹)
Land & Building	1,15,59,59,687	1,04,03,63,719	92,47,67,750	1,01,91,67,250
Total	1,15,59,59,687	1,04,03,63,719	92,47,67,750	1,01,91,67,250

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**

Director

Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. CAT-I-F-1763

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

SME/TCC/2017-18/942/178

Digitally signed by MANOJ BABURAO CHALIKWAR
DN: cn=MANOJ BABURAO CHALIKWAR, o=VASTUKALA CONSULTANTS (I) PRIVATE LIMITED,
ou=Admin, 2.5.4.20=6922b6c4fed35dc03e0c939e26865913490c1d33d41
333115279b17a18b5652, postalCode=400069,
st=Maharashtra,
serialNumber=41a56a566a28cc9d6b2a55a8fca3feb31f31bd
2a394e28f229a377b675dfc, cn=MANOJ BABURAO
CHALIKWAR
Date: 2023.10.03 16:13:37 +05'30'

Auth. Sign.



05/10/23

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