

SR NO	BANK	BRANCH	SOFTWARE NO	CUSTOMER'S DETAIL	OUTWARD DATE	OUTWARD NO
1	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	4691	M/s. Kores (India) Ltd Plot No E-14, E-15 & E-16, Thermax Company, Pimpri Industrial Area, (Bhosari block), MIDC, Village – Bhosari, Taluka – Haveli, Pune Pin Code –411 025 State - Maharashtra, Country – India belonging to		2304367
2	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	4689	M/s. Kores (India) Ltd Land and Building on Gut No 149 (Part) Of Village – Mahalunge, Talegaon Chakan Road, Taluka - Khed, District – Pune, Pin Code – 410 501 State - Maharashtra, India		2304368
3	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	4686	M/s. Kores (India) Ltd, Industrial Land and Building on Factory on Plot No. 06 Industrial Area No. 1, M. P. Audyogik Kendra Vikas Nigam (Indore) Ltd., at Pithampur, District – Dhar, Pin Code – 452 001, State - Madhya Pradesh, India		2304369
4	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	4687	M/s. Kores (India) Limited Land and Building on Plot No 58/1, 58/2, 59 – A, 65 – A, 65 – B, 65 – C, 66 – A, Opposite – Sadhana Nitrochem, MIDC, Village – Dhataw, Taluka – Roha, District – Raigad, Pin Code – 402 116 State – Maharashtra, India belongs to	06.01.2024	2304371
5	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	4694	M/s. Kores (India) Ltd Land and Building on City Survey No 4480 & 4481, Station Road, Near – Railway Station, Village – Wankaner, Taluka – Wankaner, District – Morbi, Pin Code – 363 621, State – Gujarat, India	06.01.2024	2304372
6	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	5891	KORES INDIA LTD Industrial Plant & Machinery No. Basement Floor Pimpri Industrial Area, Bhosari, Taluka - Haveli, Pune, State - Maharashtra, India Plant & Machinery	06.01.2024	2304381
7	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	5894	KORES INDIA LTD Industrial Plant & Machinery No. Basement Floor, Plot No 6, Pithampur Industrial area no 1, Madhya Pradesh Audhogik Kendra Vikas Nigam (Indore) Ltd. (MPAKVN), Village - Pitampur, Dhar, Indore, State - Maharashtra, India, Plant & Machinery	06.01.2024	2304383
8	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	5893	KORES INDIA LTD Roha– Pharma & Sp. Chemical Division Industrial Plant & Machinery No. Basement Floor, Plot No. 59-A, 65-B, 65-C, 66A, Roha Industrial Area, Village - Dhataw, State - Maharashtra, India Plant & Machinery	06.01.2024	2304384
9	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	5890	KORES INDIA LTD Industrial Plant & Machinery No. Basement Floor Station Road, Village - Wakaner, State - Maharashtra, India Plant & Machinery	06.01.2024	2304385
10	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	6180	KORES INDIA LTD Pune– Chakan Foundry Plant & Machinery No Basement Floor, Pune– Chakan Foundry, Village - Mahalunge, Pune Plant & Machinery	06.01.2024	2304386

Received to valuation  
 08/01/2024  
 23

Shawles Kumar Gupta  
 9930541009



Vastu/Mumbai/01/2024/4689 /2304368

06/2-70-APU

Date: 06.01.2024

## VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land and Building on Gut No. 149 (Part) Of Village – Mahalunge, Talegaon Chakan Road, Taluka - Khed, District – Pune, Pin Code – 410 501 State - Maharashtra, India belongs to **M/s. Kores (India) Limited**.

Boundaries of the property.

North : Gut No. 149 Part  
South : Bhushan Power Steel Company  
East : Road & Metalyn Company  
West : Preci Forge & Gears Company

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 of the property for banking purpose at ₹ 34,32,99,111.00 (Rupees Thirty Four Crore Thirty Two Lakhs Ninety Nine Thousand One Hundred and Eleven Only)**.

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: 2024.01.06 17:11:37 +05'30'

Auth. Sign.



**Manoj B. Chalikwar**

Registered Valuer

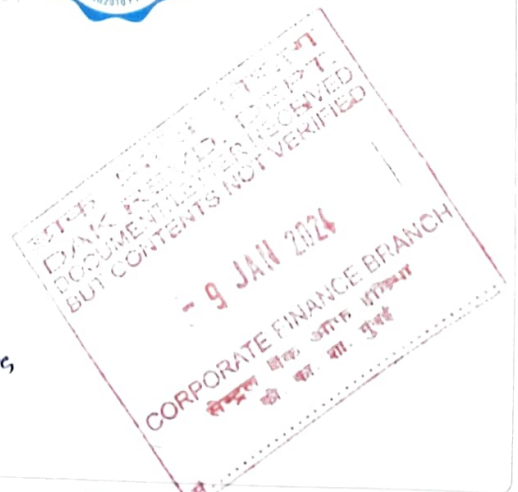
Chartered Engineer (India)

Reg. No. CAT-I-F-1763

BOM Emp. No. AX33/CREMON/Valuer / Empanelment/2021-22

Encl: Valuation report.

Shalendra Kumar Gupta  
9930541009



Our Pan India Presence at :

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