



1. VALUATION OPINION REPORT

This is to certify that the Plant & Machinery on Plot No. 2, Survey No. 331/2B, Shop No. 1 & 2, Ground (Mezzanine) Floor, "Sai Villa Apartment", Opp. Metro Zone, Near Guru Govind Singh College, Samarth Nagar, Dnyaneshwar Nagar, Pathardi Phata, Village - Pathardi, District - Nashik - 422009, State - Maharashtra, India belongs to **M/s. Core Fitness**.

Boundaries of the property: -

North	:	Safalya Apartment
South	:	Open Plot
East	:	Road
West	:	Building

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 **Fair Market value** for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose as below:

Particulars	Fair Market Value (₹)	Realizable Value (₹)	Distress Sale Value (₹)
Plant and Machinery	2,446,000.00	2,079,100.00	1,712,200.00

Hence certified.

For Vastukala Consultants (I) Pvt. Ltd.

Umang A.
Patel

Digitally signed by Umang A. Patel
DN: cn=Umang A. Patel, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=umang@vastukala.org, c=IN
Date: 2024.01.03 12:09:33 +05'30'



Umang Ashwin Patel

Regd. Valuer
Chartered Engineer (India)
Reg. No. IBBI/RV/04/2019/10803
SBI Empanelment No.- SME/TCC/2021-22/86/4

Reviewed
3/1/2024

Nashik : 4, 1st Floor, Madhusa Elite, Vrundavan Nagar, Jatra-Nandur Naka Link Road, Adgaon, Nashik - 422 003, (M.S.)
E-mail : nashik@vastukala.org, Tel. : +91 253 4068262 / 9890380564

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- 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

2. VALUATION REPORT (IN RESPECT OF PLANT AND MACHINERY)

To,
The Branch Manager,
State Bank of India,
CIDCO Colony (Vilholi) Branch
 Lekha Nagar Bus Stop, Nashik-422009,
 State - Maharashtra, Country - India

I		General (Form- O - 7)
1.	Location of factory/ works/ premises	: Plant & Machinery on Plot No. 2, Survey No. 331/2B, Shop No. 1 & 2, Ground (Mezzanine) Floor, " Sai Villa Apartment ", Opp. Metro Zone, Near Guru Govind Singh College, Samarth Nagar, Dnyaneshwar Nagar, Pathardi Phata, Village - Pathardi, District - Nashik - 422009, State - Maharashtra, India.
2.	Purpose for which valuation is made	: As per the request from State Bank of India, CIDCO Colony (Vilholi) Branch to assess Realizable value of the property for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose.
3.	a) Date of inspection	: 28.11.2023
	b) Date on which the valuation is made	: 03.01.2024
4.	Basis of valuation / assumptions made of	: As mentioned below.
	a) Indigenous Machines	: The Plant & Machinery under valuation are Indigenous. For Valuation Cost Approach is used for calculation of Fair Market Value. Basis of Valuation is as under: - <ul style="list-style-type: none"> • Purchase Value • Visual Observation • Specifications of Machinery • Manufacturer of Machinery • Condition of Machinery • Present Maintenance • Age of Machines • Estimated Balance Economic Life • Depreciation calculated by straight line method We have assessed the Fair Market Value (FMV) by applying appropriate depreciation considering the above parameters
	b) Imported Machines	: NA
5.	Details of the charges created on the assets	: Information Not available

