SRN	IO BANK	BRANCH	SOFTWA E NO	R CUSTOMER'S DETAIL	OUTWARD DATE	
1	CENTRAL BANK ( NOA	DE Corporate Finance Branch (Fort)		Alth. Kicros (troka) Ltd. Plot No. E. Lil. E. Lil. E. Lil. Therman Company. Plonger biological Area. (Bhosaid block). MEDI: Village — Bhosait Lishika — Havel. Pune Plo Code —411 (39) Bale. Maharearitis. Costiny. India belonging to.		7304387
2	CENTRAL BANK O	F Corporate Finance Branch (Fort)	46,00	Mile Norve (India) Ltd Land and Building on Gull No. 148 (Part) Of Village Mahatunge. Talagaco Chakan Rook Tatuka. Khed (Natrict - Puna. Por Code - 410 IG1 Blate. Mahacastera, India.		7304368
	CENTRAL BANK O	Carporate Finance Branch (Fort)	4684	Mrs. Koves (India) Ltd. Industrial Land and Building on Factory on Plot No. IRE. Included Area No. 1: M. P. Audyogik Kendra Vikas Nigam (Indice) Ltd., 8E Pithampur, District – Dhar. Pin Code – 452 001. Italia: Madhya Pradesh. India.		7304360
4	CENTRAL BANK OF	Corporate Fanance Branch (Fort)	4687	Alis. Korea (India) Limited Land and Building on Ptel No. 58/1-58/3-50 - A 65 - A 65 - R 65 - C 66 - A Opposite - Badhana Nitrocham MIDC Village - Chater, Tabika - Roha, District - Ralgad Pin Code - 402-118, State Abbharachtra, India bahmar to	56.61 3084	7304371
S	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	4504	Mis. Korpe (India) Ltd. Land and Building on City Survey No. 4480 & 4481. Station Road, New - Railway Station, Village - Warkaner 1 auka - Workaner District - Morbi, Pin Code - 393 0.71. State - Oujerat, India	06 01 2024	7304373
8	CENTRAL BANA OF	Corporato Finance Branch (Fint)	(40)	KCRES INCALLTO Industrial Plant & Machinery No. Benement Floor Perspit Industrial Area. Bhosairí. Taluka - Haveli. Puno. Stato - Maharashtra. India Plant & Machinery	08.01 7034	/ 104 181
	CEATRAL BANK OF	Corpus alle Filtance Branch (Forth		KONES INDIA LTD Industrial Plant & Machinery No. Basement Floor. Plot No. 6, Pithampus Industrial prea no. 1, Madhya Pradech Audhopik Rendo a VAsas Nigam (Indone) Ltd. (ABPAKVN), Village. Pitampus. (Trail Indone. State., Maharashtra. India, Plant & Machinery.	06.01 7034	7304363
0	ENTRAL BANK OF INDIA	Cognitate Finance (Rearch (Fort)		KORES INDIA LTD Roha. Pharma & Sp. Chambral Division Indicatival Plant & Machinery No. Basement Flory Phil No. 59.A. 65-B.65 C. 66A. Roha Indicatival Area, Village. Chabay. State. Maharasifibra, India Plant & Ulachinery.	06.01.2024	/304384
a	INTIGAL BANK OF INDIA	Corporate Finance Branch (Fort)	5890	CORE'S INDIA LTD industrial Plant & Marchinery No. Basement Floor - litation Coad, Village - Wakaner, State - Maharashtra, India Plant & Machinery	06.01 3034	) 10.4 to 6
CE	NTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	0	ORES INDIA LTD Pune. Chakan Foundry Plant & Machinery No assement Floor, Pune-Chakan Foundry, Village - Mahalunge, Pune Plant & lachinery	06.01 2024	7.304.184

Ore and to refer them

Shadeon Idhmaro gutts

CIN: U74120MH2010PTC207869 MSME Reg. No.: UDYAM-MH-18-0083617 An ISO 9001:2015 Certified Company





Valuation Report Prepared for: CBI /Corporate Finance Branch (Fort) / KIL

(6180/2304386)

Page 3 of 33

Vastu/ Mumbai /01/2024/6180/2304386 06/20-88-APU Date: 06.01.2024

## 1. VALUATION OPINION REPORT

This is to certify that the Movable Assets located at Gut No. 149 (Part) Of Village – Mahalunge, Talegaon Chakan Road, Taluka - Khed, District – Pune, Pin Code – 410 501 State - Maharashtra, Country – India belonging to **M/s. Kores (India) Ltd.** 

## 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 industrial development and method selected for valuation, we are of the opinion that, the assets can be assessed and valued for particular purpose at:

Particulars		Realizable Value (₹ in Crores)	Distress Sale Value (₹ in Crores)
Movable Assets	28.70	25.83	22.96
Total	28.70	25.83	22.96

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: 2024.01.06 17:36:02 +05'30'



**Umang Ashwin Patel** 

Regd. Valuer

Chartered Engineer (India) Reg. No. IBBI/RV/04/2019/10803

> Shailonn kumas Gurta 9930 54 100 9

CORPORATE FINANCE FRANCH

SR N		BRANCH	SOFTWAR E NO	CUSTOMER'S DETAIL	OUTWARD DATE	OUTWARD NO!
1	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	4691	Ms. 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 —411 026 State - Maharashtra, Country — India belonging to		2304367
2	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	4689	Ms. 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	Ms. 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 – Dhatav, 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
Ż	CENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	( /	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)	(	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 - Dhatav, State - Maharashtra, India Plant & Machinery	8 06 01.2024	2304384
С	ENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)		KORES INDIA LTD Industrial Plant & Machinery No. Basement Floor, Statio ROad, Village - Wakaner, State - Maharashtra, India Plant & Machinery	on 06.01.2024	2304385
CE	ENTRAL BANK OF INDIA	Corporate Finance Branch (Fort)	( //	KORES INDIA LTD Pune– Chakan Foundry Plant & Machinery No. Basement Floor, Pune– Chakan Foundry, Village - Mahalunge, Pune Plant Machinery	8 06.01.2024	4 230438
1		and the second s				

