



Sadhu

## VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land and Building along with Plant & Machinery located at Survey No. 194/A/1, 195/A/1, 196/2, 198/A/1, 205/A/12, 207/A/1/2, Village- Kolhar Budrak & Survey No. 81/2, 80/2, 85/2, 115/2/2, Village- Lohgaon Tal. Rahata, Dist. Ahmednagar, Pin Code – 413 712, State - Maharashtra, Country-India belongs to **M/s. Pravara Renewable Energy Ltd. (PREL)**.  
Boundaries of the property.

North : Open Land  
South : Open Land  
East : Road and Open Land  
West : Open Land

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 SARFAESI Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2022 purpose at:

Particulars	Fair Market Value (₹)	Realizable Value (₹)	Distress Sale Value (₹)
Land	6,09,49,436	5,48,54,492	4,87,59,549
Building	4,29,21,513	3,86,29,362	3,43,37,210
Plant & Machinery	99,19,36,686	84,31,46,183	69,43,55,680
<b>Total</b>	<b>1,09,58,07,635</b>	<b>93,66,30,037</b>	<b>77,74,52,439</b>

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. Think.Innovate.Create

**Sharadkumar  
Chalikwar**

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Empanelment No.: SMRO/CREDIT/2017-18/1311

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