



## 1. VALUATION OPINION REPORT

This is to certify that the Movable Assets on Plot No. 1, Sector 20, Roadpali, Kalamboli, Navi Mumbai, Taluka – Panvel, District – Raigad, PIN – 410 218, State – Maharashtra, Country – India belongs to **M/s. Suasth Healthcare Foundation** and **M/s. Nishkala Healthcare Private Limited** and **Ujin Pharma Chem.** is proposed owner/borrower.

Boundaries of the property

North : Kalamboli Link Road  
South : Raodpali Main Road  
East : Roadplai Central Ave  
West : Open Plot

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	Fair Market Value	Realizable Value	Distress Sale Value
<b>Movable Assets</b>	<b>₹ 68.19 Crores</b>	<b>₹ 57.96 Crores</b>	<b>₹ 47.73 Crores</b>
<b>Total</b>	<b>₹ 68.19 Crores</b>	<b>₹ 57.96 Crores</b>	<b>₹ 47.73 Crores</b>

Hence certified.

For Vastukala Consultants (I) Pvt. Ltd.

**UMANG  
ASHWIN  
PATEL**

Digitally signed by UMANG ASHWIN PATEL  
DN: c=IN, o=VASTUKALA CONSULTANTS (I)  
PRIVATE LIMITED, ou=ADMIN,  
2.5.4.20=084f6bcfaaa5d2df381fb7849bff7f982ef6  
8198bca6b66f470a852d96e2c5ff,  
postalCode=400069, st=Maharashtra,  
serialNumber=0562a4861d25afb9c61a89570a25  
da8b73e945bd0c50f8a180dc06f47f0073e,  
cn=UMANG ASHWIN PATEL  
Date: 2024.03.06 15:38:12 +05'30'



**Umang Ashwin Patel**

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. CAT-VII-A-5062



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