



An ISO 9001:2015 Certified Company

# Vastukala Consultants (I) Pvt. Ltd.

MSME Reg. No.: 27222201137 • CIN: U74120MH2010PTC207869

Think.Innovate.Create

Valuation Report Prepared For: SBI / Industrial Finance Branch, Mumbai / M/s. Tracstar Distilleries Private Limited (020287/35989)

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Vastu/Mumbai/07/2021/020287/35989  
27/11-265-AM  
Date: 27.07.2021

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land & Building bearing Survey No. 31 (Old No. 29), Nagasandra Village, Yashwantpura Hobli, 8th Mile, Tumkar Road, Post Nagasandra, Taluka Bangalore North, District - Bengaluru, PIN - 560073, State - Karnataka, Country - India belongs to **M/s. Tracstar Distilleries Private Limited.**

Boundaries of the property.

North	:	Bangaluru Tumkar Pune Highway
South	:	Open Land
East	:	Open Land & Swathi Petrol Pump
West	:	Open Land

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 for this particular purpose at **₹ 82,33,57,258/- (Rupees Eighty Two Crore Thirty Three Lakh Fifty Seven Thousand Two Hundred Fifty Eight 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

Director

**Manoj B. Chalikwar**

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2018/10366

SBI Empanelment No.: SME/TCC/2021-22/86/3



www.vastukala.org

### Mumbai

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### Aurangabad

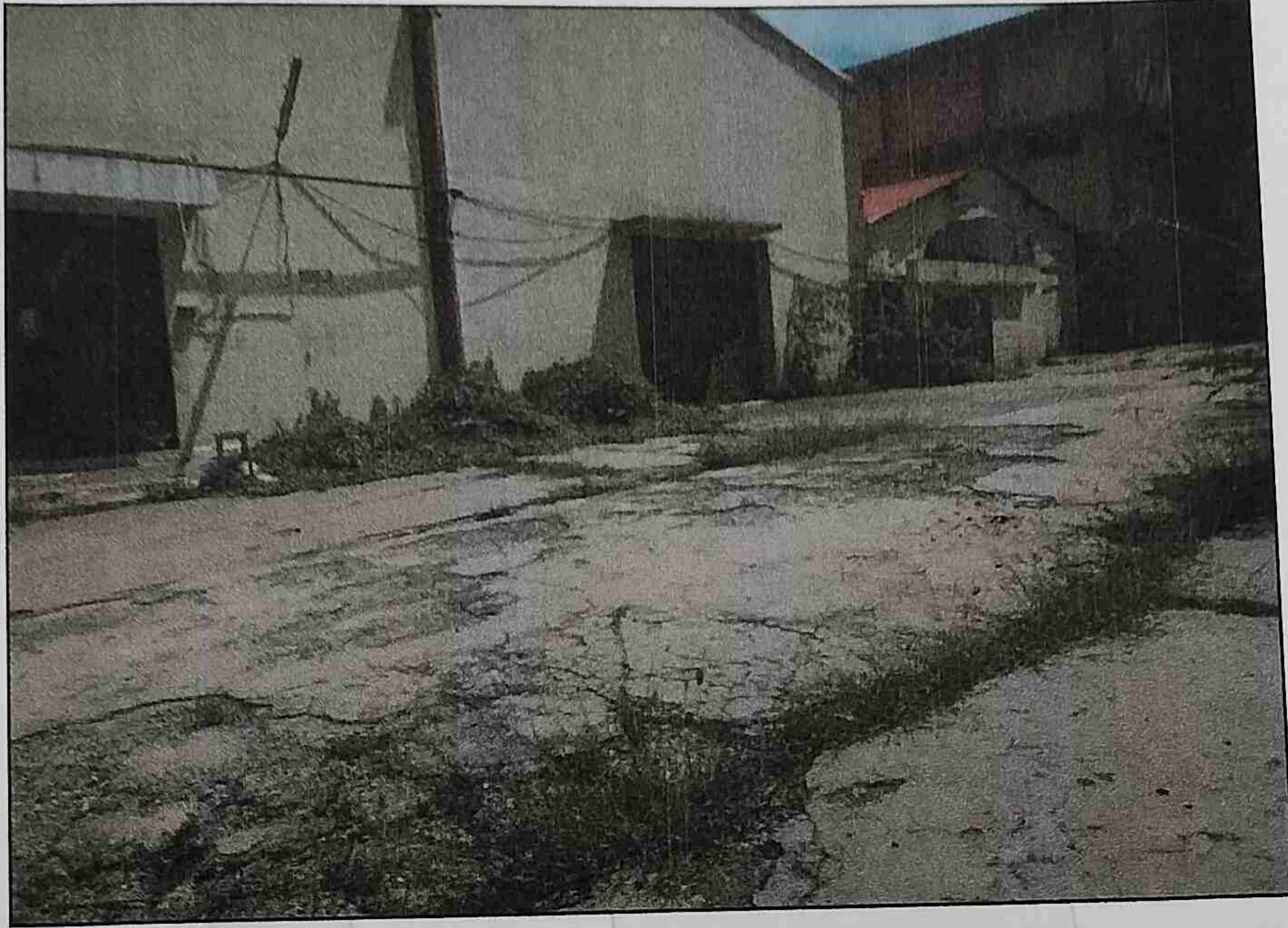
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## Valuation Report of the Immovable Property



### Details of the property under consideration:

(A/c. M/s. Allied Blenders & Distillers Pvt. Ltd.)

Name of Owner: **M/s. Tracstar Distilleries Private Limited**

Industrial Land & Building bearing Survey No. 31 (Old No. 29), Nagasandra Village,  
Yashwantpura Hobli, 8<sup>th</sup> Mile, Tumkar Road, Post Nagasandra, Taluka Bangalore North,  
District - Bengaluru, PIN - 560073, State - Karnataka, Country - India

Longitude Latitude: 13°02'43.7"N 77°30'15.4"E

Think. Valuation Done for: Create

**State Bank of India**

**Industrial Finance Branch, Mumbai**

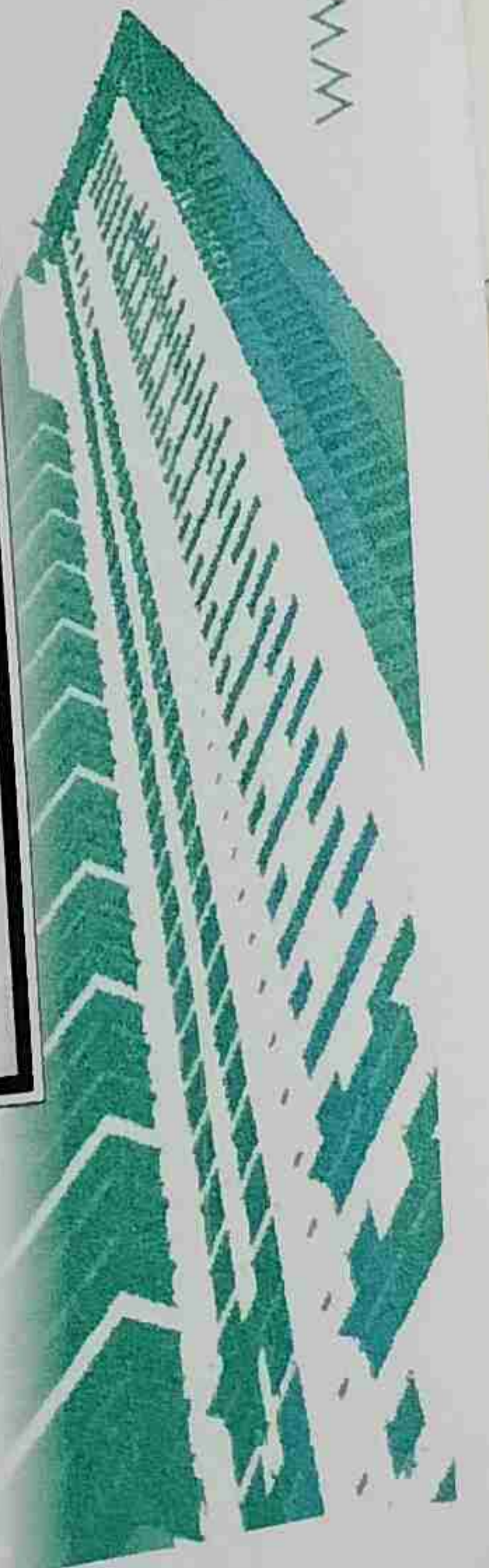
B-202, Wing-B, 2nd Floor, Parinee Crescenzo, Plot No C-38 & C-39, G-Block,  
Bandra Kurla Complex, Bandra (East), Mumbai - 400 051, State - Maharashtra, Country - India

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