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MISME Reg No: UDYAM-MH-18-UU8561  
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CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Vastu/Nashik/06/2024/09239/2306696  
12/8-140-APU  
Date: 12.06.2024

### 1. VALUATION OPINION REPORT

This is to certify that the Movable Assets located at **Elite Industries Unit-1:-** Plot No. 34, Survey No. 342/3, Dadra and Nagar Haveli, Coastal Highway, Nani Daman, Bhimpore , Taluka & District – Daman , Pin- 396 210 , U.T – Daman and Diu, Country – India; **Elite Industries Unit-2:-** Plot No. 35, Survey No. 342/3, Dadra and Nagar Haveli, Coastal Highway, Nani Daman, Bhimpore , Taluka & District – Daman , Pin- 396 210 , U.T – Daman and Diu, Country – India; **Elite Industries Unit-3:-** Survey No. 170/1-B, and 173/1-B, Building-B, Behind Kabra Industries , Dadra and Nagar Haveli, Gulmohar Road, Coastal Highway, Dunetha, Taluka & District – Daman , Pin- 396 210, U.T. – Daman and Diu, Country – India. belonging to **M/s. Elite Industries**

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 Value (₹)
Movable Assets-Unit-I	1,14,85,000	1,03,36,500	91,88,000
Movable Assets-Unit-II	65,00,000	58,50,000	52,00,000
Movable Assets-Unit-III	1,20,78,000	1,08,70,200	96,62,400
<b>Total</b>	<b>3,00,63,000</b>	<b>2,70,56,700</b>	<b>2,40,50,400</b>

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,  
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Date: 2024.06.12 15:01:57 +05'30'



**Umang Ashwin Patel**

Regd. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/04/2019/10803

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