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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: SBI / Overseas Branch (Colaba) / M/s. Donear Industries Limited (Balaji Fabrics) (92972307416) Page 3 of 37

Vastu/Mumbai/07/2024/92972307416
25/27-420 -APU
Date: 25.07.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land & Building – (Unit - Balaji Fabrics) bearing Block No. 194 Part, 195 Part, 206 situated in the outskirts of Village Jolva, Tal. Palsana, District - Surat, PIN – 394 310, State- Gujarat, Country – India belongs to M/s. Donear Industries Limited.

Boundaries of the property.

Directions	Block no. 194 Pt & 195 Pt & 206
North	: Omkar Textile & other Industries
South	: Drishya Polyfills Pvt. Ltd. & Surat bardoli Road
East	: Arti Textile & other Industries
West	: Internal Road and Industrial Premises

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 ₹ 181,11,85,845/- (Rupees One Hundred Eighty-One Crore Eleven Lakh Eighty Five Thousand Eight Hundred Forty-Five 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.

Sharadkumar
Chalikwar

Digitally signed by Sharadkumar Chalikwar
DN: cn=Sharadkumar Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=cmd@vastukala.org, c=IN
Date: 2024.07.25 14:05:05 +05'30'

Auth. Sign.

Director

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. (N) CCIT/1-14/52/2008-09

SBI Empanelment No.: SME/TCC/2017-18/942/178



Handwritten signature and date: 26/9/24

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