



**VASTUKALA**  
Unlocking Excellence

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MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

Page 3 of 66

Vastu/Mumbai/07/2024/9298/2307412

25/23-416 -APU

Date: 25.07.2024

### 1. VALUATION OPINION REPORT

This is to certify that the Industrial Plant and Machinery - (Unit – Balaji Fabrics) on land bearing Block No. 194 Part, 195 Part, 206 situated in the outskirts of Village Jolva, Tal. Palsana, District - Surat, PIN – 396 230, 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 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 (₹ in Crores)	Realizable Value (₹ in Crores)	Distress Sale Value (₹ in Crores)
Movable Assets	69.70	59.25	48.79
<b>Total</b>	<b>69.70</b>	<b>59.25</b>	<b>48.79</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.,  
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Date: 2024.07.26 10:51:08 +05'30'



*Handwritten signature and date: 25/7/24*



**Umang Ashwin Patel**  
Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. CAT-VII-A-5062