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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: SBI / Overseas Branch (Colaba) / M/s. Donear Industries Limited (9299/2307415) Page 3 of 31

Vastu/Mumbai/07/2024/9299/2307415

25/26-419 -APU

Date: 25.07.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land & Building on Plot No. 58, Government Industrial Estate, Masat, Revenue Survey No. 173 Paiki, Village Samarvarni, District - Dadra and Nagar Haveli, PIN - 396 230, Dadra and Nagar Haveli and Daman and Diu, Country - India belongs to **M/s. Donear Industries Limited.**

Boundaries of the property.

North	:	Plot No. 45
South	:	Internal Road
East	:	Maharatex India Pvt. Ltd. Unit No. 3
West	:	Industrial Premises - Plot No. 60

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 **₹ 4,54,36,456/- (Rupees Four Crore Fifty Four Lakh Thirty Six Thousand Four Hundred Fifty Six 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: 2024.07.26 11:02:55 +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: 29/7/24

Our Pan India Presence at :

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