



VASTUKALA
Unlocking Excellence

www.vastukala.co.in

MSME Reg No: UDYAM-MH-18-0083617

An ISO 9001 : 2015 Certified Company

CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Page 3 of 29

Vastu/Mumbai/07/2024/9300/2307409

25/20-413 -APU

Date: 25.07.2024

1. VALUATION OPINION REPORT

This is to certify that the Industrial Plant & Machinery 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 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 | 2.49 | 2.12 | 1.74 |
| Total | 2.49 | 2.12 | 1.74 |

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,
 email=umang@vastukala.org, c=IN
 Date: 2024.07.26 10:35:11 +05'30'



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

Our Pan India Presence at :

- Nanded
- Thane
- Ahmedabad
- Delhi NCR
- Mumbai
- Nashik
- Rajkot
- Raipur
- Aurangabad
- Pune
- Indore
- Jaipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road,
 Powai, Andheri East, **Mumbai**: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in

www.vastukala.co.in

