

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land & Building, Plant & Machinery located on Plot No. A - 17, Additional Jalna Industrial Area (Phase - 1), M.I.D.C., Village Jalna, Taluka Jalna, District Jalna - 431 213, State- Maharashtra, Country- India belongs to **M/s. Refkings Cottsoya Pvt. Ltd.**

Boundaries of the property.

North : Internal Road, Other Industries & Bhushan Industries  
South : Kasliwal Power Corporation  
East : Internal Road  
West : Open Plot

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighbourhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market value for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at

Particulars	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Land and Building	₹ 10,74,96,846/-	₹ 9,13,72,319/-	₹ 7,52,47,792/-
Plant & Machinery	₹ 7,37,43,000/-	₹ 6,26,81,550/-	₹ 5,16,20,100/-
<b>Total</b>	<b>₹ 18,12,39,846/-</b>	<b>₹ 15,40,53,869/-</b>	<b>₹ 12,68,67,892/-</b>

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: 2024.07.23 15:51:45 +05'30'




**Umang Ashwin Patel**  
Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/04/2019/10803



**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2019/11744  
Reg. No. (N) CCIT/1-14/52/2008-09  
SBI Empanelment No.: SME/TCC/2017-18/942/178

### Our Pan India Presence at :


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### 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