

MSME Reg No: UDYAM-MH-18-0083617 An ISO 9001: 2015 Certified Company CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

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Vastu/Mumbai/07/2024/009651/2307355 23/6-359-AAPUM Date: 23.07.2024

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 : 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/-
Total	₹ 18,12,39,846/-	₹ 15,40,53,869/-	₹ 12,68,67,892/-

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'

Sharadkumar B. Chalikwar

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/07/2019/11744

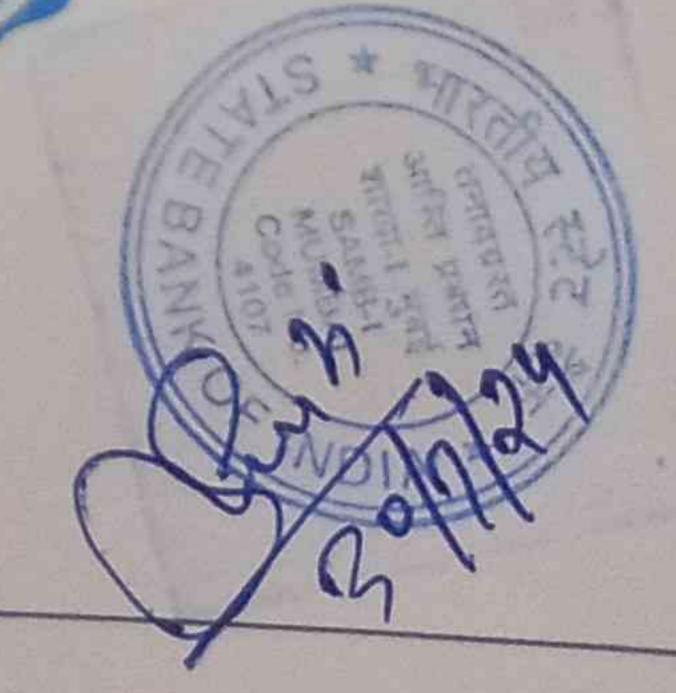
Reg. No. (N) CCIT/1-14/52/2008-09

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

Umang Ashwin Patel

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





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Regd. Office

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