

1. VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land & Building located on Plot No. C - 12, Gokul - Shirgaon Industrial Area, M.I.D.C., Village Kaneri, Taluka Karveer, District Kolhapur – 416 234, State- Maharashtra, Country- India belongs to **M/s. Marvelous Metals (P) Ltd.**

Boundaries of the property.

North	:	50 M. wide MIDC road
South	:	Part of Plot No. C-2 & C-3
East	:	Plot No. C-13
West	:	Plot No. C-11

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	Realizable Value	Distress Sale Value	Insurable Value
Land and Building	₹ 4,90,73,782/-	₹ 4,41,66,404/-	₹ 3,92,59,026/-	₹ 99,01,465/-

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: 2024.10.01 14:34:23 +05'30'

Auth. Sign.



Director

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

Encl: Valuation report.



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