

## 1. VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land & Building located on Plot No. E - 3, Gokul - Shirgaon Industrial Area, M.I.D.C., Village Tamgaon, Taluka Karveer, District Kolhapur – 416 234, State- Maharashtra, Country- India belongs to **M/s. Marvelous Metals (P) Ltd.**

Boundaries of the property.

North : Part of Plot No. E-17, Entire Plot No. E-16, Entire E - 15 & Part of Plot No. E - 14  
 South : 50 M. wide MIDC road  
 East : Plot No. E - 4  
 West : Plot No. E - 2

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 | ₹ 9,39,51,962/-   | ₹ 8,45,56,766/-  | ₹ 7,51,61,570/-     | ₹ 1,96,42,618/- |

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 B. Chalikwar**

Digitally signed by Sharadkumar B. Chalikwar  
 DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN  
 Date: 2024.10.03 14:35:34 +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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