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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: SBI/ Commercial Fort Branch / M/s. Kopran Research Laboratories Limited (012023 / 2309546)

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Vastu/Mumbai/12/2024/ 012023/2309546

11/4-244-BHBSAN

Date: 06.12.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing **Industrial Land & Building** on Plot No. K – 4/4, Additional Mahad Industrial Area, M.I.D.C Mahad, Village – Kalinja, Taluka – Mahad, District – Raigad, State- Maharashtra, Country- India. belongs to **M/s. Kopran Research Laboratories Limited**

Boundaries of the property.

North : Plot No. K – 4/3 & Road
South : Plot No. K – 5 & Road
East : Road
West : Plot No. K – 4/3 & K - 5

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the development of neighborhood and method selected for valuation, we are of the opinion that, the property premises can be assessed and Fair Market Value for this particular purpose at:

Particulars	Fair Market Value (₹)	Realizable Value (₹)	Distress Sale Value (₹)	Insurable Value (₹)
Land & Building	18,13,20,199.00	16,31,88,179.00	14,50,56,160.00	16,48,82,970.00
Total	18,13,20,199.00	16,31,88,179.00	14,50,56,160.00	16,48,82,970.00

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.**

**Manoj
Chalikwar**

Director

Digitally signed by Manoj Chalikwar
DN: cn=Manoj Chalikwar, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=manoj@vastukala.org, c=IN
Date: 2024.12.06 15:24:00 +05'30'

Auth. Sign.



Manoj B. Chalikwar
Registered Valuer
Chartered Engineer (India)
Reg. No. CAT-I-F-1763
SBI Empanelment No.: SME/TCC/2021-22/86/3
SME/TCC/2017-18/942/178



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