

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

## Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: SBI / Commercial Fort Branch / M/s. Kopran Limited (012024 /2309510)

Vastu/Mumbai/12/2024/012024 /2309510 10/4-208-ANVSUBS Date: 06.12.2024

# 1. VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land & Building on Survey No. 5, Hiss No. 2, Survey No. 6, Hiss No. 1 to 4, Survey No. 6, Hiss No. 7 & Survey No. 7, Hiss No. 1, Off Mumbai Pune Express Highway, Village - Niphan, Group Gram Panchayat Savroli, Behind Tata Steel, PIN Code-410 203, Taluka - Khalapur, District - Raigad, State- Maharashtra, Country- India. belongs to M/s. Kopran

#### Limited

Boundaries of the property.

North Patalganga River South Oricon Enterprises East KDL Biotech West Savroli Village

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	26,32,83,919.00	23,69,55,527.00	21,06,27,135.00	32,01,35,065.00
Total	26,32,83,919.00	23,69,55,527.00	21,06,27,135.00	32,01,35,065.00

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 12:45:08 +05'30'

Auth. Sign.

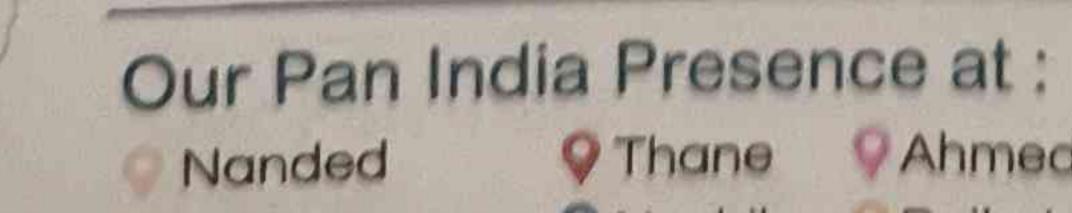


### Manoj B. Chalikwar

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

Aurangabad Pune





Mumbai

9 Thane

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