

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: SBI / Commercial Fort Branch / M/s. Kopran Limited (012024 /2309510) Page 3 of 29

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



Our Pan India Presence at :

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