



VASTUKALA
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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 Branch (Fort) / M/s. Koprana Limited. (12026/2309488)

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Vastu/ Mumbai /12/2024/12026/2309488

09/24-186-APU

Date: 06.12.2024

1. VALUATION OPINION REPORT

This is to certify that the Movable Assets located at 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 belonging to **M/s. Koprana 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 industrial development and method selected for valuation, we are of the opinion that, the assets can be assessed and valued for particular purpose at:

Particulars	Fair Market Value (₹ in Crores)	Realizable Value (₹ in Crores)	Distress Sale Value (₹ in Crores)
Movable Assets	42.13	35.81	29.49
Total	42.13	35.81	29.49

Hence certified.

For **VASTUKALA CONSULTANTS (I) PVT. LTD.**

Umang Patel

Digitally signed by Umang Patel
 DN: cn=Umang Patel, o=Vastukala
 Consultants (I) Pvt. Ltd., ou=Mumbai,
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 Date: 2024.12.10 13:34:39 +05'30'

Auth. Sign.



Director

Umang Ashwin Patel


Regd. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/04/2019/10803



Our Pan India Presence at :


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