

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. Kopran Limited. (12026/2309488)

Page 3 of 40

www.vastukala.co.in

Vastu/ Mumbai /12/2024/12026/2309488 09/24-186-APU Date: 06.12.2024

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. 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 industrial development and method selected for valuation, we are of the opinion that, the assets can be assessed and valued for particular purpose at:

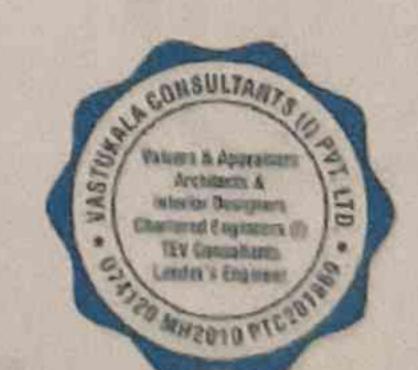
Particulars	Fair Market Value (₹ in Crores)	Realizable Value (₹ in Crores)	Distress Sale Value (₹ in Crores)
Movable Assets	42.13	35.81	29.49
Total	42.13	35.81	29.49

Hence certified.

For VASTUKALA CONSULTANTS (I) PVT. LTD.

Digitally signed by Umang Patel DN: cn=Umang Patel, o=Vastukala Umang Patel ON: cn=Umang Patel, o=Vastukala
Consultants (I) Pvt. Ltd., ou=Mumbai,
email=umang@vastukala.co.in.c=IN 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:

Nanded

9 Mumbai

Aurangabad

Thane Nashik

Pune

Ahmedabad Rajkot

O Delhi NCR Raipur Jaipur

Regd. Office

B1-001, U/B Floor, BOOMERANG, Chandivali Farm Road, Powai, Andheri East, Mumbai: 400072, (M.S), India

+91 2247495919

mumbai@vastukala.co.in www.vastukala.co.in

