



1. VALUATION OPINION REPORT

This is to certify that the Plant & Machinery located at Gala No. 9 & 10, 1st & 2nd Floor, Building No. Y-2, Shree Anihant complex, Village-Kalher, Taluka-Bhiwandi, Dist.- Thane, PIN Code- 421 302, State – Maharashtra, Country – India belonging to M/s. Designer Fabrics (I) Pvt. Ltd.

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 SARFAESI Securitization and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at:

Particulars	Fair Market Value (₹)	Realizable Value (₹)	Distress Value (₹)
Plant & Machinery	20,23,000	17,19,550	14,16,100
Total	20,23,000	17,19,550	14,16,100

Hence certified.

For Vastukala Consultants (I) Pvt. Ltd.

**UMANG
 ASHWIN
 PATEL**

Chartered Engineer for UMANG ASHWIN PATEL
 Chartered Engineer (India)
 Reg. No. IB81/RV/04/2019/10803
 Date: 10.08.23 to 10.08.23



Umang Ashwin Patel
 Regd. Valuer
 Chartered Engineer (India)
 Reg. No. IB81/RV/04/2019/10803

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THINK INNOVATE. CREATE

VALUATION REPORT OF PLANT & MACHINERY

Name of Owner: **M/s. Designer Fabrics (I) Pvt. Ltd.**

Details of the property under consideration:

Plant & Machinery located at Gala No. 9 & 10, 1st & 2nd Floor, Building No. Y-2, Shree Arihant complex, Village-Kalher, Taluka-Bhiwandi, Dist.- Thane, PIN Code-421 302, State - Maharashtra, Country - India.



Report Prepared For

Cosmos Bank

Dadar West Branch

**Horizon Building, 1st Floor, Rande Road & Gokhale Road Junction, Gokhale Road (North), Dadar (West),
Mumbai - 400 028, State - Maharashtra, Country - India., State - Maharashtra, Country - India.**

Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Aakruti Star, Central Road, MIDC, Andheri (East), Mumbai - 400 093, M.S., India

☎ : +91 2228371524/25 | 📠 : +91 98195 97579 | 🌐 : www.vastukala.org

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