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MSME Reg No: UDYAM-MH-18-0083617

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CIN: U74120MH2010PTC207869

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared For: SBI / Overseas Branch (Colaba) / M/s. Man Industries (I) Ltd. Page 3 of 29

Vastu/SBI/Mumbai/12/2024/12876/2309785

26/5-483-SSPPU

Date: 21.12.2024

1. VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land & Building on Plot No. 258/A, 258/B, 258/C, 258/D, 257/B & 269/B, Pithampur Industrial Area, Sector No. 1, Village – Pithampur, Taluka & District – Dhar, Pin Code – 454 775, Madhya Pradesh, India belongs to **M/s. Man Industries (India) Ltd.**

Boundaries of the property.

North	: Nextech Solutions & Services Pvt and Neha Enterprises (Factory)
South	: Rau-Pithampur Road & Syncom Formulation (India) Ltd.
East	: Open Plot
West	: 220 KVSEC-1

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 **₹ 40,64,55,888/- (Rupees Forty Crore Sixty Four Lakh Fifty Five Thousand Eight Hundred Eighty Eight Only).**

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: 2024.12.21 17:19:47 +05'30'

Auth. Sign.



Manoj B. Chalikwar

Registered Valuer

Chartered Engineer (India)

Reg. No. IBBI / RV / 07/2018/10366

Reg. No. CAT-I-F-1763

SBI Empanelment No.: SME/TCC/38/IBBI/3



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