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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared for: SBI / Overseas Branch (Colaba) / M/s. Man Industries (I) Ltd. 012877 / 2310366 Page 3 of 34

Vastu/Mumbai/12/2024/ 012877/2310366

03/5-16-APU

Date: 21.12.2024

1. VALUATION OPINION REPORT

This is to certify that the Plant & Machinery located at 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 belonging **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 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	Realizable Value	Distress Sale Value
Plant & Machinery	₹ 22.28 Crores	₹ 17.82 Crores	₹ 15.59 Crores
Total	₹ 22.28 Crores	₹ 17.82 Crores	₹ 15.59 Crores

Hence certified.

For Vastukala Consultants (I) Pvt. Ltd.

Umang Patel

Digitally signed by Umang Patel
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Umang Ashwin Patel
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. CAT-VII-A-5062



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