



Vastu/Mumbai/12/2023/5582/2303945

13/15-174-APVSU

Date: 13.12.2023

1. VALUATION OPINION REPORT

This is to certify that the Plant & Machinery on Gut No. 56, H. No. 2 (pt), Wada - Shahapur Road, Village - Chendavali, Taluka - Wada, District - Palghar - 421303, State - Maharashtra, India on the premises of **M/s. Kothari Metallurgical Exports Private Limited**

Boundaries of the property: -

| | | |
|-------|---|---|
| North | : | Open land |
| South | : | Shahapur - Wada Road |
| East | : | Internal Road and Kambare Chemicals India Pvt. Ltd. |
| West | : | Open land |

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 SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose as below:

| Particulars | Fair Market Value (₹) | Realizable Value (₹) | Distress Sale Value (₹) |
|---------------------|-----------------------|----------------------|-------------------------|
| Plant and Machinery | 14,25,000.00 | 12,11,250.00 | 9,97,500.00 |

Hence certified.

Think.Innovate.Create

For Vastukala Consultants (I) Pvt. Ltd.

**Umang A.
Patel**

Digitally signed by Umang A. Patel
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o=Vastukala Consultants (I) Pvt.
Ltd., ou=Mumbai,
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Date: 2023.12.13 17:24:46 +05'30'



Umang Ashwin Patel

Regd. Valuer

Chartered Engineer (India)

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

SBI Empanelment No.- SME/TCC/2021-22/86/4



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