

REGISTRATION NO. 20RH2010PTC207869  
 REG. NO. UDYAM-MH-18-0083617  
 2015 Certified Company

# Vastukala

Consultants (I) Pvt. Ltd.



Think.Innovate.Create

Valuation Report Prepared For: SBI/ SARB - Churchgate / Kothari Metallurgical Exports Private Limited (5582/2303945)

Page 3 of 22

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