

**Vastukala Consultants (I) Pvt. Ltd.**

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Valuation Report Prepared For: CBI / SAM Branch, Fort / M/s. Seya Industries Ltd. (006490/2306980) Page 2 of 58

Vastu/Mumbai/06/2024/006490/2306980  
29/4-424-AU  
Date: 29.06.2024

**VALUATION OPINION REPORT**

This is to certify that the property bearing Industrial Land & Building, Plant & Machinery on Plot No. T – 13 & T - 14, Tarapur Industrial Area, M.I.D.C., Village Salwad, Boisar (West), Taluka & Dist. Palghar, PIN - 401506, State - Maharashtra, Country – India belongs to **M/s. Seya Industries Ltd.**

Boundaries of the property.		T – 13	T-14
North	:	Plot No. T – 14	Plot No. K – 56
South	:	Plot No. T – 12 & R / W 20 M.	Estate Road
East	:	Plot No. K-58/1, K-58/2	Plot No. T – 13
West	:	Part Plot No. T - 14 & R/W 20 M.	Estate Road

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 valued for SARFAESI Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 purpose at

Particulars	Values in Cr.		
	Fair Market Value In (₹)	Realizable Value In (₹)	Distress Sale Value In (₹)
Land	18.00	15.30	12.60
Building	6.30	5.35	4.41
Plant & Machinery	20.36	17.30	14.25
<b>Total</b>	<b>44.66</b>	<b>37.95</b>	<b>31.26</b>

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.

**Sharadkumar Chalikwar**

Digitally signed by Sharadkumar Chalikwar  
DN: cn=Sharadkumar Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=cmd@vastukala.org, c=IN  
Date: 2024.06.29 13:00:12 +05'30'

**Umang A. Patel**

Digitally signed by Umang A. Patel  
DN: cn=Umang A. Patel, o=Vastukala Consultants (I) Pvt. Ltd., ou=Mumbai, email=umang@vastukala.org, c=IN  
Date: 2024.06.29 13:00:35 +05'30'

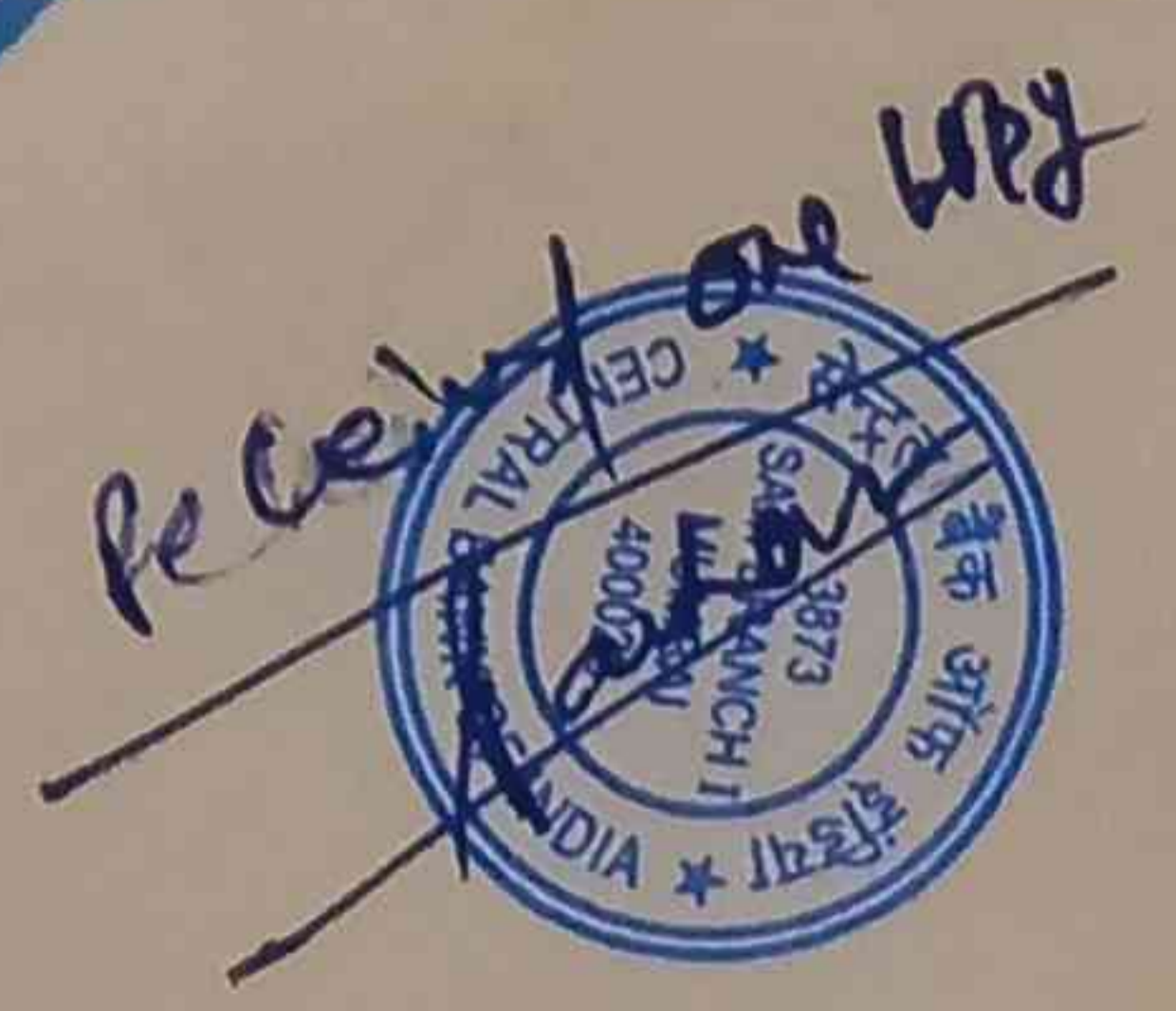


**Sharadkumar B. Chalikwar**

Govt. Reg. Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/07/2019/11744  
Reg. No. (N) CCIT/1-14/52/2008-09  
CBI Emp. No. SMRO/CREDIT/2017-18/1311

**Umang Ashwin Patel**

Registered Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/04/2019/10803



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