

Vastukala Consultants (I) Pvt. Ltd.

Valuation Report / CBI / SAM Branch, Fort / M/s. Seya Industries Ltd. (008150/2306982) Page 2 of 30

Vastu/Mumbai/06/2024/008150/2306982
29/6-426-AU
Date: 29.06.2024

VALUATION OPINION REPORT

This is to certify that the property bearing Industrial Land & Building, Plant & Machinery on Plot No. D - 16, Tarapur Industrial Area, M.I.D.C., Tarapur, Village - Salwad, Boisar (West), Taluka & Dist. Palghar, PIN - 401 504, State - Maharashtra, Country - India belongs to **M/s. Seya Industries Limited.**

| Boundaries of the property. | | D - 16 |
|-----------------------------|---|----------------|
| North | : | Internal Road |
| South | : | Plot No. D -15 |
| East | : | Plot No. D -17 |
| West | : | Salwad 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 | 140.73 | 112.58 | 70.37 |
| Building | 56.08 | 44.86 | 28.04 |
| Plant & Machinery | 155.54 | 124.43 | 77.77 |
| Miscellaneous Fixed Assets | 4.81 | 4.33 | 2.40 |
| Total | 357.16 | 286.20 | 178.58 |

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
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Umang A. Patel

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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



Received one copy
(Signature)



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