

V.N. TALITHAYA

B. Sc. (Mech. Engg.) M.I.E., F.I.V.

Chartered Engineer (India)

M-022602-5

& Govt. registered valuer of Machinery & plant

Under section 34AB of Wealth tax act 1957

(Registration No. CAT VII/187 of 1988)

Approved Valuer of Machinery & plant of various banks.



Block-D, Ground Floor,

Godawari Apartments,

160, Hill Top

Ambazari Layout,

NAGPUR - 440 033.

☎ : 2241605

☎ : 9823645847

E-mail : vntalithaya@yahoo.co.in

CHARTERED ENGINEER'S CERTIFICATE

CERTIFICATE FROM INDEPENDENT CHARTERED ENGINEER FOR CAPACITIES & UTILIZATIONS

Date: 10/06/2025

To,
The Board of Directors
Patel Retail Limited,
Plot No. M-2,
Anand Nagar,
Additional MIDC,
Ambernath (E) - 421506,
Maharashtra, India.

CC:

Fedex Securities Private Limited

3rd Floor, B Wing,
Jay Chambers,
Dayaldas Road,
Vile Parle East,
Mumbai - 400057,
Maharashtra, India.

(Fedex Securities Private Limited is hereinafter referred to as the "Book Running Lead Manager" or "BRLM")

Sub: Proposed initial public offering of equity shares ("Equity Shares") of Patel Retail Limited (the "Company" and such offer the "Offer")

Dear Sir / Madam,

I, the undersigned, confirm that I am duly registered as a chartered engineer with the Institution of Engineers (India) bearing registration number **M-022602-5** (Certificate of registration enclosed herewith as **Schedule I**), and that I am authorized and competent to issue this certificate. Further, I confirm that the aforesaid registration is valid as on date hereof, and as such, I am duly qualified to issue this certification.

Pursuant to the engagement letter dated December 30, 2023, I have been engaged by the Company to carry out an independent verification for certifying certain information identified in **Annexure A** and **Annexure B** hereto.



V.N. TALITHAYA
Chartered Engineer &
Govt. Approved Valuer

Based on my independent review of the records/documents examined./verified and necessary procedures carried out by me as set out in **Annexure C**, I, hereby certify that the information identified in **Annexure A** and **Annexure B** hereto, in relation to the manufacturing facilities, manufacturing / processing equipment and capability, products of the company and the details of the capacities of the manufacturing facilities for the Fiscal 2025, Fiscal 2024 and Fiscal 2023 duly initialed by me is true, correct, accurate and not misleading as on the date hereof.

I represent that my execution, delivery and performance of this certificate has been duly authorised by all necessary actions (corporate or otherwise).

I further confirm that I am an independent person with no direct or indirect interest in the Company except for provision of professional services in the ordinary course of my profession. Further, I am not in any way connected with or related to the Company, its promoters, promoter group, its key managerial personnel, its directors, its group companies or directors of its group companies, the BRLMs or their affiliates.

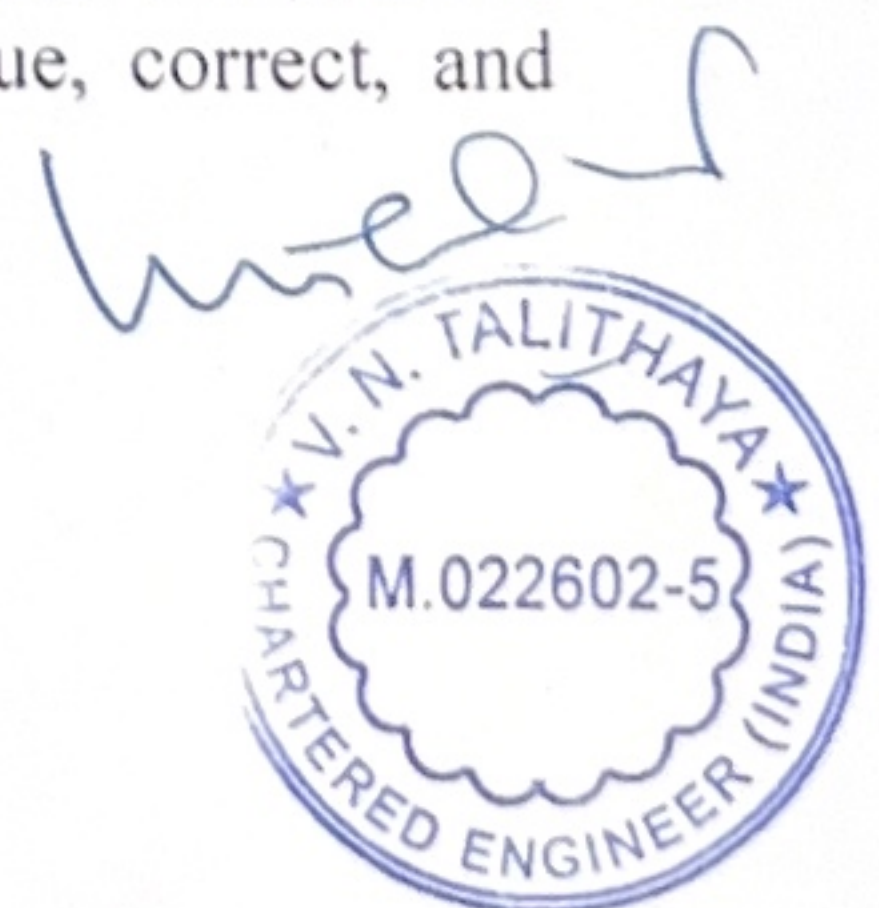
I hereby confirm that the information in this certificate and the annexures, including any extracts thereof, may be reproduced in the draft red herring prospectus ("**DRHP**"), red herring prospectus ("**RHP**") and the prospectus of the Company ("**Prospectus**") to be filed with the Registrar of Companies ("**RoC**"), the Securities and Exchange Board of India ("**SEBI**"), the BSE Limited ("**BSE**") and / or National Stock Exchange of India Limited ("**NSE**", and together with BSE, the "**Stock Exchanges**"), as applicable or any other document(s) to be issued, published or filed in connection with the Offer (such materials, together with the RHP and the Prospectus, the "**Materials**").

I agree to keep the information regarding the Offer strictly confidential.

I consent to be named as an "expert" as defined under the provisions of the Companies Act, 2013, as amended and the rules framed thereunder, in the Materials. Further, I confirm that I am not, and have not been, engaged or interested in the formation or promotion of the management of the Company. The following details with respect to me may be disclosed in the Materials:

Name	V N TALITHAYA
Address	Block- D, Grounf Floor, Godawari Apartments, 160 Hill Top, Ambazari, Layout, Nagpur – 440033.
Telephone Number	9823645847
E-mail	vntalithya@yahoo.co.in
Website	NA
Membership No.	M-022605-5

I confirm that the Book Running Lead Manager ("**BRLM**") and M/s. Crawford Bayley & Co., Advocates and Solicitors ("**Legal Counsel**") may rely on the contents of this certificate in connection with the Offer. Further, I undertake to immediately inform the Company and the BRLM in writing of any changes or qualifications or any developments in respect of the matters covered in this certificate until the date when the Equity Shares issued pursuant to the Offer commence trading on the Stock Exchanges. In the absence of any such written communication from me/us, the above information contained in the Materials and certified herein should be taken as true, correct, and



V. N. TALITHAYAChartered Engineer &
Govt. Approved Valuer

accurate and updated until the date when the Equity Shares issued pursuant to the Offer commence trading on Stock Exchanges.

Further, I also give my consent to include this certificate as part of the '*Material Contracts and Documents for Inspection*' in the Offer Documents, thereby making it available to the public for inspection.

I hereby authorize you to deliver this letter to SEBI (including for any inspections), the Stock Exchanges, the RoC and any other governmental or regulatory authority as may be required.

All capitalized terms not defined herein would have the same meaning as attributed to it in the RHP.

Yours faithfully,

Thanking you,

V N TALITHAYA

Name of the Chartered Engineer

Membership No. M-022602-5

Place:

Nagpur

Date: 10-06-2025



ANNEXURE A

The following table sets forth certain information relating to the installed capacities, available capacities, actual production and capacity utilization at each of the manufacturing / processing facilities for the years indicated:

Name of the unit	Capacity Metric Tons Per Annum (300 Days) ^(c)	For Fiscal 2025			For Fiscal 2024			Fiscal 2023		
		Installed Capacity (TPA)	Utilized Capacity (%)	Utilized Capacity (TPA)	Installed Capacity (TPA)	Utilized Capacity (TPA)	Utilized Capacity (%)	Installed Capacity (TPA)	Utilized Capacity (TPA)	Utilized Capacity (%)
Facility 1	14,400.00	14,400.00	58.92%	8,484.04	14,400.00	6,725.25	46.70%	14,400.00	6,512.56	45.23%
Facility 2	43,200.00	43,200.00	10.49%	4,532.17	43,200.00	3,526.69	8.16%	43,200.00	3,684.00	8.53%
Facility 3 - Unit 1	7,200.00	7,200.00	13.54%	975.07	7,200.00	1,868.68	25.95%	7,200.00	2,098.00	29.14%
Facility 3 - Unit 2	4,800.00	4,800.00	15.66%	751.73	4,800.00	618.43	12.88%	4,800.00	144.00	3.00%
Facility 3 - Unit 3 ^(a)	40,800.00	40,800.00	59.76%	24,380.93	40,800.00	28,019.76	68.68%	30,600.00*	10,287.00	33.62%
Facility 3 - Unit 4 ^(b)	24,000.00	24,000.00	14.05%	3,373.12	24,000.00	2,426.21	10.11%	22,000.00*	6,138.00	27.90%
Facility 3 - Unit 5 ^(c)	10,800.00	540.00*	-	-	-	-	-	-	-	-
Facility 3 - Fruit Pulp Processing Unit ^(d)	2,400.00	2,400.00	4.42%	105.99	2,400.00	99.24	4.13%	2,000.00*	56.00	2.80%

*Installed capacity is not annualised

Notes:

- For Fiscal 2023, installed capacity in Unit 3 of Facility 3 is based on 9 months period
- For Fiscal 2023, installed capacity in Unit 4 of Facility 3 is based on an 11-month period
- For Fiscal 2023 & Fiscal 2024, installed capacity in Unit 5 of Facility 3 is considered as NIL pending commencement of production and For Fiscal 2025, installed capacity in Unit 5 of Facility 3 is based on 15 days period.
- For Fiscal 2023, the installed capacity of F&V Unit is based on a 10 months period
- Installed capacity is based on 2 shifts of 8 hours each for a period of 300 days for Facility 2 & Unit 3 of Facility 3. For all the other units and facilities installed capacity is based on 1 shift of 8 hours each for a period of 300 days.



ANNEXURE B

The following table sets out the products manufactured / processed in each of the facilities:

Products	Facility 1	Facility 2	Facility 3					F&V Unit
			Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	
Pulses	Yes	No	No	No	No	No	No	No
Cumin	Yes	Yes	No	No	No	No	No	No
Coriander	Yes	Yes	No	No	No	No	No	No
Peanut	No	Yes	No	No	No	Yes	No	No
Fennel	Yes	No	Yes	No	No	No	No	No
Fenugreek	Yes	No	Yes	No	No	No	No	No
Mustard	Yes	No	Yes	No	No	No	No	No
Chilli Powder	No	No	No	Yes	No	No	No	No
Turmeric Powder	No	No	No	Yes	No	No	No	No
Blended Spices	No	No	No	Yes	No	No	No	No
Chilli Flakes	No	No	No	Yes	No	No	No	No
Blanched Peanut	No	No	No	No	No	Yes	No	No
Chakki Atta	No	No	No	No	Yes	No	No	No
Maida	No	No	No	No	Yes	No	No	No
Soji (Semolina)	No	No	No	No	Yes	No	No	No
Rava	No	No	No	No	Yes	No	No	No
Tandoori Atta	No	No	No	No	Yes	No	No	No
Bhusa (Cattle Feed)	No	No	No	No	Yes	No	No	No
Mango Pulp	No	No	No	No	No	No	No	Yes
Natural Sesame	No	No	No	No	No	No	Yes	No
Hulled Sesame	No	No	No	No	No	No	Yes	No

- Company has the ability to tailor machines to its specific needs for manufacturing of its products.
- The company has cold storage within its Facility 3 i.e. Agri-Cluster at Dudhai, Kutch, Gujarat, with a capacity of 3000 MT as at March 31, 2025.
- The manufacturing facilities are equipped with manufacturing techniques which use advanced technology. For example, the company uses cryogenic plant in Unit 2 of Facility 3 to manufacture chilly powder to crush / grind the chillies in -190-degree temperature so that it does not lose its natural aroma and flavor.
- The automated packaging machines of the company have the capability to pack their products into different pack sizes
- As required under the applicable environmental and pollution control regulations, the company has installed at its Unit 5 of Facility 3 an effluent treatment plant (ETP).



ANNEXURE C

DETAILS OF DOCUMENTS / RECORD EXAMINED / STUDIED

- Plot/Land possession documents, lease agreements, sale deeds etc.
- Plant and machinery with utility - Fixed Assets Registers and physical verification
- Facility wise Sales Register
- Manufacturing / processing process flow diagrams
- Designing, validation, Technical Data, drawings, reports with respect to in-house machine manufacturing capabilities
- Invoices and relevant documents with respect to plant, utilities and machineries.

PROCEDURES ADOPTED FOR ARRIVING AT THE DATA IN TABLE UNDER ANNEXURE A:

- (1) Annual Installed capacity has been calculated based on capacity available on the closing of respective financial year.
- (2) Annual available capacity has been calculated based on the daily available capacity for the relevant years.
- (3) Capacity utilization has been calculated on the basis of actual production of the relevant product in the relevant fiscal divided by the annual available capacity for the relevant product during such fiscal.
- (4) For calculation of annual Installed and available capacity following assumptions are taken:
*Installed capacity is not annualised

Notes:

- (a) For Fiscal 2023, installed capacity in Unit 3 of Facility 3 is based on 9 months period
- (b) For Fiscal 2023, installed capacity in Unit 4 of Facility 3 is based on an 11-month period
- (c) For Fiscal 2023 & Fiscal 2024, installed capacity in Unit 5 of Facility 3 is considered as NIL pending commencement of production and For Fiscal 2025, installed capacity in Unit 5 of Facility 3 is based on 15 days period.
- (d) For Fiscal 2023, the installed capacity of F&V Unit is based on 10 months period
- (e) Installed capacity is based on 2 shifts of 8 hours each for a period of 300 days for Facility 2 & Unit 3 of Facility 3. For all the other units and facilities installed capacity is based on 1 shift of 8 hours each for a period of 300 days.

(a) For Fiscal 2022, installed capacity in Unit 1 of Facility 3 is based on 3 months period



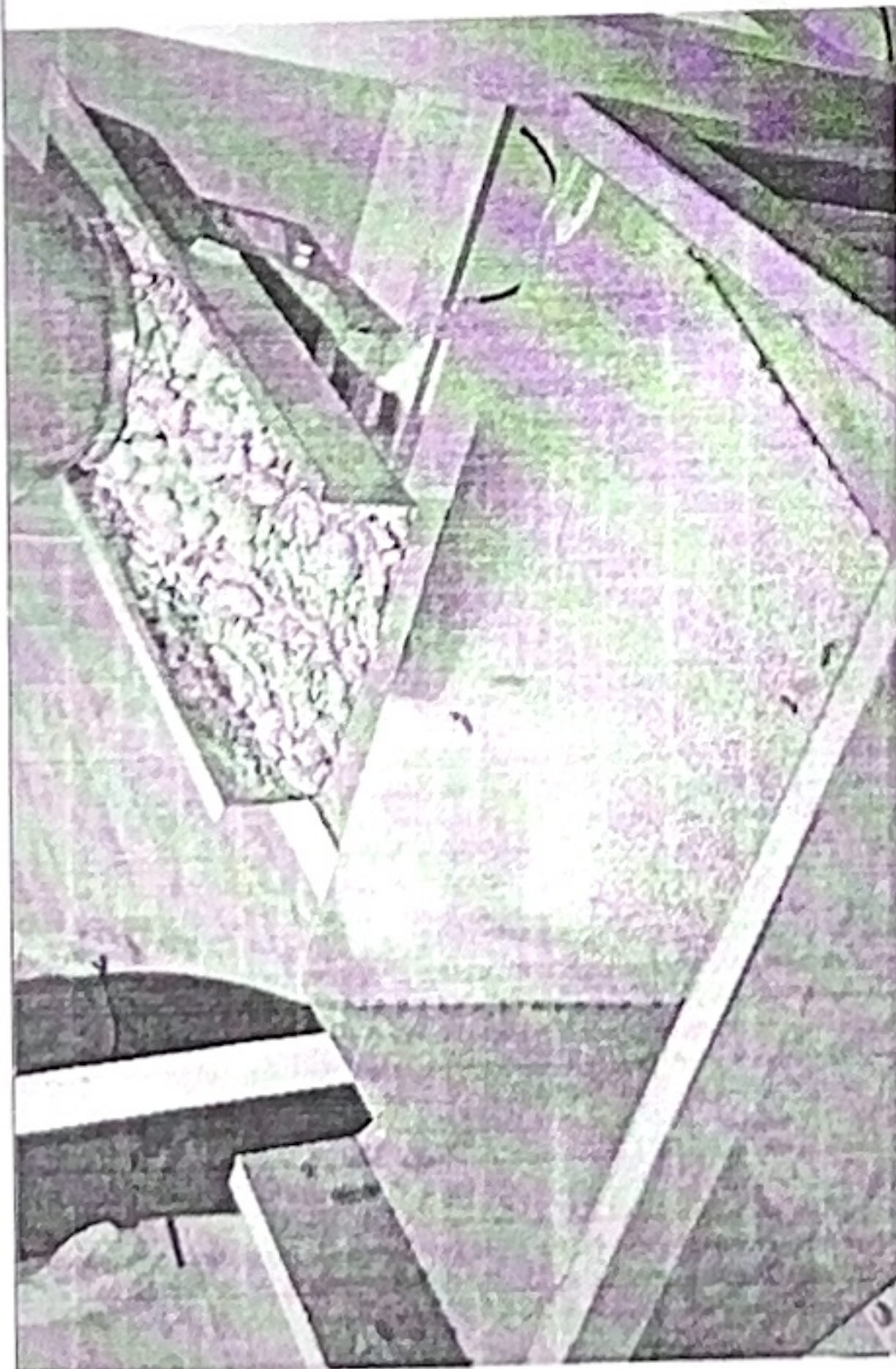
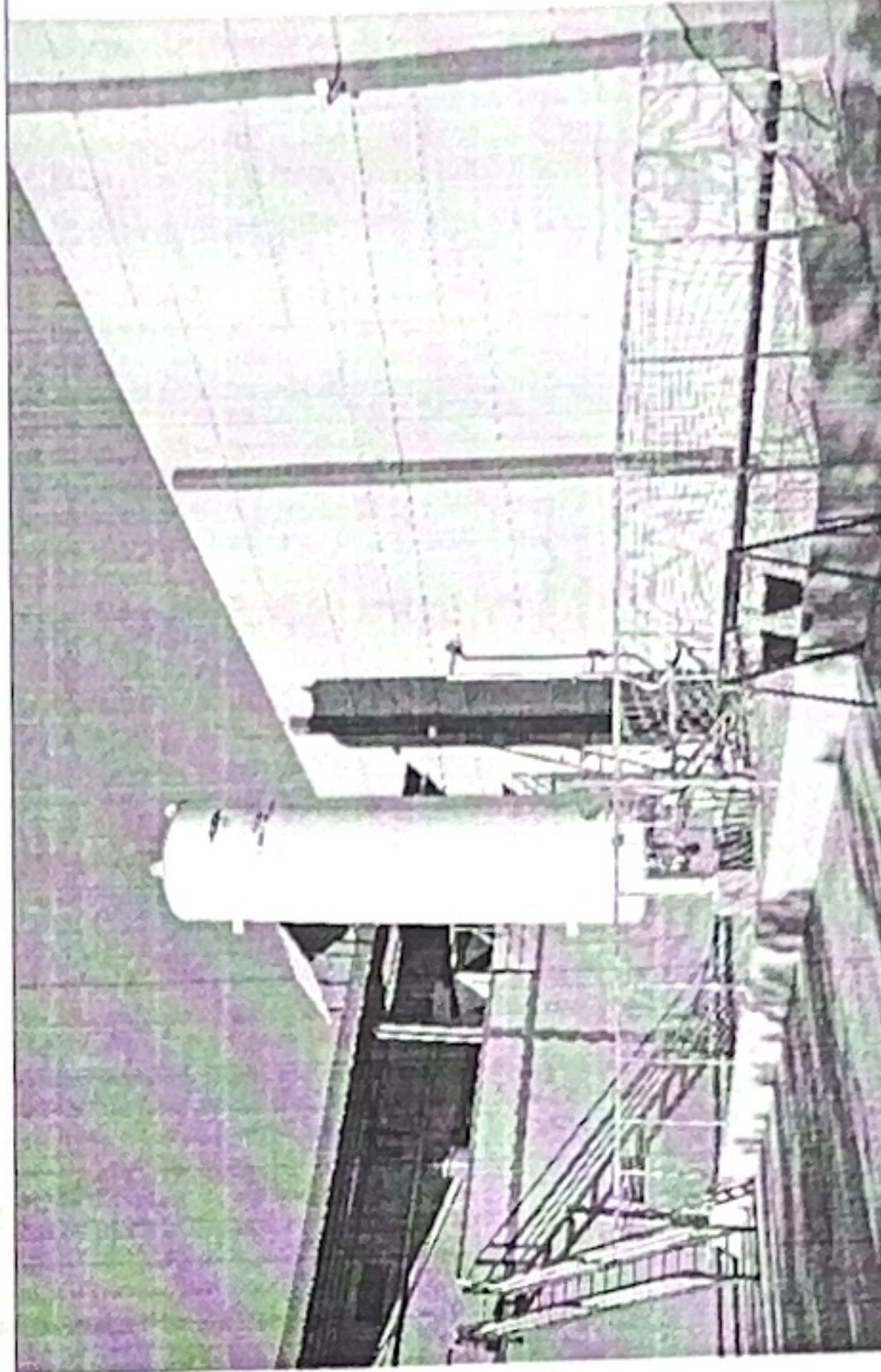
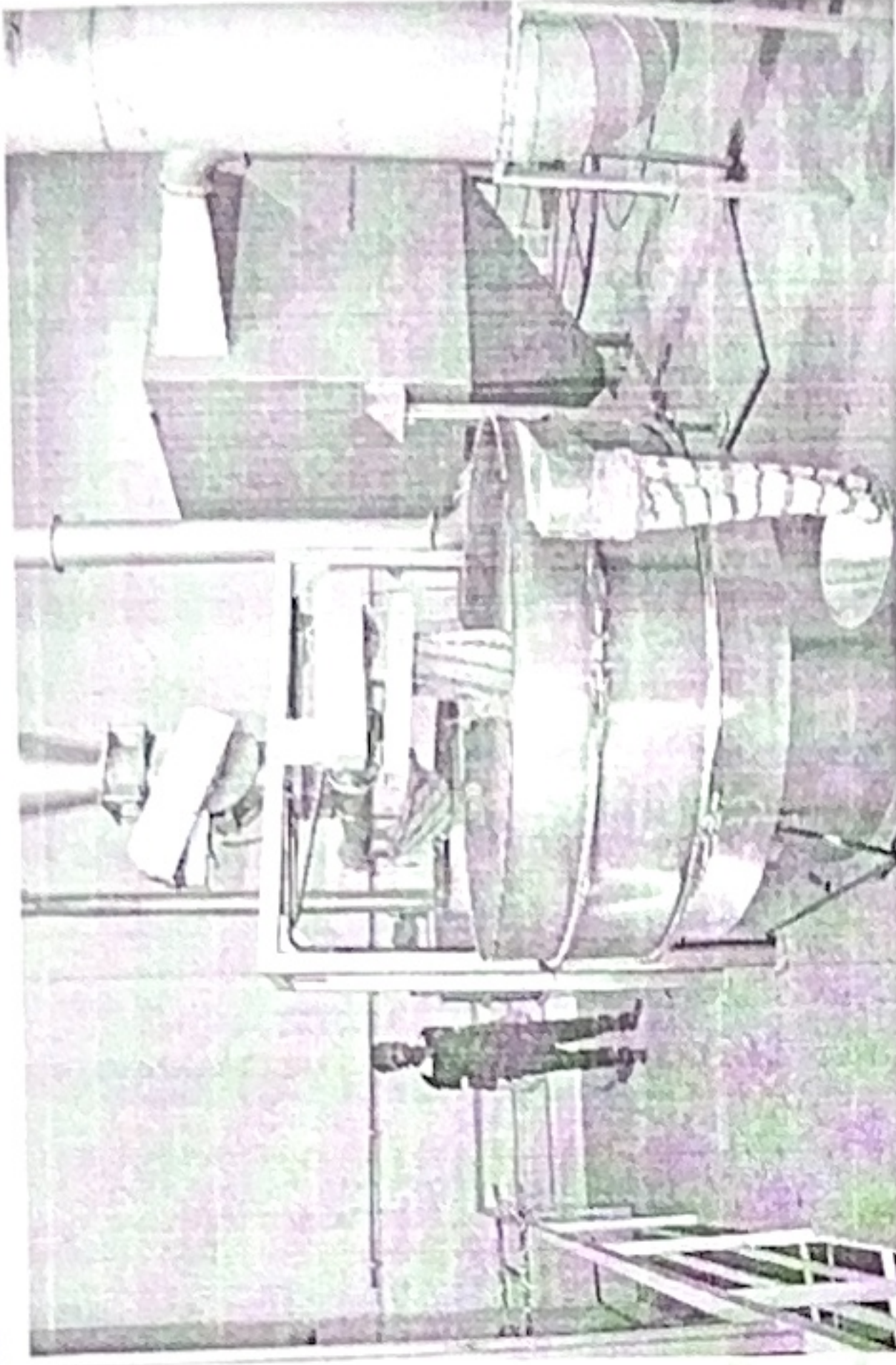
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Pictures of some Plant & Machineries:



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N. TALITHAYA (INDIA)
M.022602-5
CHARTERED ENGINEER



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