

REPORT FORMAT: V-L10 (P&M) | Version: 8.0_2019

File No.:VIS(2021-22)-PL700-607-783

Dated: 07.12.2021

VALUATION REPORT

OF

INDUSTRIAL PLANT & MACHINERY

SITUATED AT

C-177, INDUSTRIAL AREA, BULANDSHAHR ROAD, GHAZIABAD- 201001

OWNER/S

M/S. KUNJ FORGINGS (P) LTD.

A/C: M/S. KUNJ FORGINGS (P) LTD.

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU

Banks

REPORT PREPARED FOR

PUNJAB NATIONAL BANK, BIKAJI CAMA PALACE, NEW DELHI-110066

***Important - In case of any query/ issue or escalation you may please contact Incident Manager*

at valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.

NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be correct.

CORPORATE OFFICE:

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PART A

PLANT & MACHINERY VALUATION PROCEDURE

Name & Address of Branch	Punjab National Bank, Bikaji Cama Palace, New Delhi-110066
Name of Customer (s)/ Borrower Unit	M/s. Kunj Forgings (P) Ltd.

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s. Kunj Forgings (P) Ltd.
	Address & Phone Number of the Owner	C-177, Industrial Area, Bulandshahar Road, Ghaziabad-201001
b.	Purpose of the Valuation	For Distress Sale of mortgaged assets under NPA a/c
c.	Date of Inspection of the Property	4 December 2021
d.	Date of Valuation Report	7 December 2021
e.	Name of the Developer of the Property	Owners themselves
	Type of Developer	Property built by owner's themselves

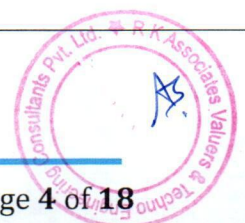
2.	TECHNICAL DESCRIPTION OF THE PLANT/ MACHINERY	
a.	Nature of Plant & Machinery	Manufacturing of Steel & Aluminum Products
b.	Size of the Plant	Small scale Plant
c.	Type of the Plant	Manual
d.	Year of Installation/ Commissioning/ COD (Commercial Operation Date)	Approx. 1981
e.	Production Capacity	1000 Ton /month
f.	Capacity at which Plant was running at the time of Survey	30% of installed capacity.
g.	Number of Production Lines	1
h.	Condition of Machines	Requires proper maintenance.
i.	Status of the Plant	Partially operational
j.	Products Manufactured in this Plant	Special purpose steel products used in steel plant/ sugar mills such as gears, rings, shafts etc.
k.	Recent maintenance carried out on	No
l.	Recent upgradation, improvements if done any	No
m.	Total Gross Block & Net Block of Assets	Gross Block
		Net Block
		As on 01/09/2020
		Not Provided to us
		Not Provided to us
n.	Any other Details if any	NA



1.	LOCATION/ ADDRESS WHERE PLANT/ MACHINES ARE FOUND TO BE INSTALLED	
	All the plant and machinery as per the list provided to us is considered to be installed inside the factory which is located inside the premises of M/s. Kunj Forgings (P) Ltd. situated at C-177, Industrial Area, Bulandshahr Road, Ghaziabad- 201001	
2.	SURVEY DETAILS	
I.	Plant has been surveyed by our Engineering Team on dated 04/12/2021.	
II.	Site inspection was done in the presence of Owner's representative of the Company Mr. Nitin Agarwal who were available from the company to furnish any specific detail about the Plant & Machinery.	
III.	Our team examined & verified the machines and utilities from the list provided by the bank. Only major machinery, process line & equipment has been verified.	
IV.	Photographs have also been taken of all the Machines and its accessories installed there.	
V.	Plant was found partially operational during the site survey.	
VI.	All the details have been cross checked as per the documents provided to us by the bank and what was observed at the site.	
VII.	Condition of the machines is checked through visual observation only. No technical/ mechanical/ operational testing has been carried out to ascertain the condition and efficiency of machines.	
VIII.	Site Survey has been carried out on the basis of the physical existence of the assets rather than their technical expediency.	
IX.	As per the overall site visit summary, machines appeared to be in below average condition with no maintenance record as per the information provided by the company representative during the site survey.	
3.	MANUFACTURING PROCESS	
	NA	
4.	TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY	
	NA	
5.	RAW MATERIALS REQUIRED & AVAILABILITY	
	Type of Raw Material:	Steel Ingots, blooms etc.
	Availability:	Available as per requirement.
6.	AVAILABILITY & STATUS OF UTILITIES	
	Power/ Electricity	Yes, as per load
	Water	Yes
	Road/ Transport	Yes
7.	COMMENT ON AVAILABILITY OF LABOUR	
	Availability:	Appears to be easily & adequately available and no labour issues came to our knowledge during site inspection.
	Number of Labours working in the Factory	Staff- 15 Workers-30



8.	SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY
	Individual machine sale on piecemeal basis Reason: The subject Industry is partially functional. Some of the machines are seen to be in below average condition during the site survey. This is a small-scale Plant and all are general used machines which can be used in similar industry. So for fetching maximum value is through piecemeal sale as most of the machinery is general purpose machinery and can be used in different industries.
9.	DEMAND OF SUCH PLANT & MACHINERY IN THE MARKET
	Appears to be moderate as per general information available in public domain.
10.	VALUATION PROEDURE
a.	Basic Methodology: For arriving at fair market value of P&M & other fixed assets our engineering team has rationally applied the mixture of <u>'sales comparison (market approach)' and the disposable value approach</u> . The fair market value of Plant & Machinery on the date of valuation is its cost of reproduction & commissioning on that date less the depreciation & other deterioration deductions (Technological, Economic, Functional obsolescence) or additions for good maintenance from the date of commissioning of the machinery to the date of its valuation.
b.	Core P&M Asset Valuation is done keeping in mind various factors like technology used, machines availability, its condition, average age, maintenance & service and parts replacement availability of the machines and more importantly demand in the market.
c.	Main Machinery of this Plant are general purpose machines and can be used in many manufacturing industry.
d.	Only plain inventory sheet of machines with name of machines, capacity, year of purchase was provided to us. However, Valuation has been done independently.
e.	Fixed Asset Register is not provided to us by the client. Only a list is provided which have machine name, purchase year of machine is provided by the bank which doesn't include any kind of soft cost like pre-operative, finance, IDC expenses, etc. incurred during establishment of the Project. No capitalization cost or purchase cost of machines were made available to us and this Valuation is done purely by searching rates of specific machine on public domain or used machinery dealers.
f.	For evaluating depreciation chart of Companies Act-2013 for ascertaining useful life of different types of machines are followed. Useful life of such Plant is 15 years, but as per the information provided by the owner all the machines were purchased from secondary market after completing their economic life. And almost all the machines are being used since ~15 years in this manufacturing unit as well. So as per our opinion these machines can fetch only their salvage value during transaction. Reproduction cost has been taken based on the independent market research from public domain or machinery dealers.
g.	Underline assumption for the evaluation of this Plant & Machinery is that this complete Plant can be sold as a whole by dismantling it.



11. CONSOLIDATED PLANT & MACHINERY VALUATION

Consolidated valuation sheet of Plant & Machinery and other asset items are mentioned below with LumpSum Sale value of individual machine on piecemeal basis. The cost of equipment considered from P&M List doesn't includes Pre-operative, Finance, and IDC Charges etc.

ENCLOSURE-B: VALUATION OF PLANT AND MACHINERY M/S. KUNJ FORGINGS PVT. LTD. C-177, GHAZIABAD											
Sr. no	Location	Asset description	Capacity	Year of Capitalization	Year of Valuation	Operational Life Consumed (yrs)	Estimated Economic life of the Assets (Years)	Quantity	Salvage Value	Gross Current Replacement Cost	Current Depreciated Replacement Value
1	FORGE SHOP – I	Oil Fired Forging Furnace Size:3 m x 2 mx 1.5m Mtr with winch arrangement of 10 M/T capacity with Temperature Indicator & controller 0- 1500 deg. – 2nos	10 M/T	2004	2021	more than 20 years	15	1	10%	₹ 10,00,000.00	₹ 1,00,000.00
2	FORGE SHOP – I	Forging Hammer Press	7 M/T	2005	2021	more than 20	15	1	10%	₹ 18,00,000.00	₹ 1,80,000.00
3	FORGE SHOP – I	Forging Ring Rolling	2000 MM	2005	2021	more than 20	15	1	10%	₹ 6,00,000.00	₹ 60,000.00
4	FORGE SHOP – I	Jankashire boiler	200 pound	2003	2021	more than 20	15	1	10%	₹ 10,00,000.00	₹ 1,00,000.00
5	FORGE SHOP – II	Forging Hammer Press	7 M/T	2007	2021	more than 20	15	1	10%	₹ 18,00,000.00	₹ 1,80,000.00
6	FORGE SHOP – II	Oil Fired Forging Furnace Size:3 m x 2 mx 1.5m Mtr with winch arrangement of 10 M/T capacity with Temperature Indicator & controller 0- 1500 deg. – 2nos	10 M/T	2010	2021	more than 20 years	15	1	10%	₹ 10,00,000.00	₹ 1,00,000.00
7	HEAT TREATMENT SHOP	Oil Fired Furnace Size 3 X 2.5 MX 2 M with Temperature Indicator & Controller 0 – 1200 deg – 3 nos.	10 MT	2016	2021	more than 20 years	15	1	10%	₹ 10,00,000.00	₹ 1,00,000.00
8	HEAT TREATMENT SHOP	Quenching Oil Tank OD 2.5 length x 1.95 Mtr Height with cooling arrangement	5000 LT	2016	2021	more than 20 years	15	1	10%	₹ 8,00,000.00	₹ 80,000.00
9	HEAT TREATMENT SHOP	Solution Annealed Tank Size: - 2.5 x 2.50 x 2m With water cooling arrangement and water circulation Tem. Indicator 0- 100 deg.	50000 LT	2016	2021	more than 20 years	15	1	10%	₹ 10,00,000.00	₹ 1,00,000.00
10	MACHINE SHOP	VTL LATHE	1500 MM	1995	2021	more than 20	15	1	15%	₹ 10,00,000.00	₹ 1,50,000.00
11	MACHINE SHOP	VTL LATHE	1000 MM	1992	2021	more than 20	15	1	15%	₹ 8,00,000.00	₹ 1,20,000.00
12	MACHINE SHOP	Lathe machine Heavy Duty	24" Chuck	2003	2021	more than 20	15	1	15%	₹ 7,00,000.00	₹ 1,05,000.00
13	MACHINE SHOP	Lathe machine Heavy Duty	30" Chuck	2002	2021	more than 20	15	1	15%	₹ 8,00,000.00	₹ 1,20,000.00
14	MACHINE SHOP	Lathe machine 8" Heavy Duty	48" Chuck	2001	2021	more than 20	15	1	15%	₹ 10,00,000.00	₹ 1,50,000.00
15	MACHINE SHOP	Lathe machine 6" (Reliance)	12" Chuck	2004	2021	more than 20	15	2	15%	₹ 5,00,000.00	₹ 1,50,000.00
16	MACHINE SHOP	Lathe machine 6" (Jyoti)	14" Chuck	2005	2021	more than 20	15	2	15%	₹ 5,50,000.00	₹ 1,65,000.00
17	MACHINE SHOP	Lathe machine 6" (Akta)	20" Chuck	2005	2021	more than 20	15	2	15%	₹ 6,00,000.00	₹ 1,80,000.00
18	MACHINE SHOP	Lathe machine 6 (HMT-lb17-1)	24" Chuck	2005	2021	more than 20	15	1	15%	₹ 7,00,000.00	₹ 1,05,000.00
19	MACHINE SHOP	Lathe machine 6 (HMT-lb17-1)	20" Chuck	2004	2021	more than 20	15	1	15%	₹ 6,00,000.00	₹ 90,000.00
20	MACHINE SHOP	CNC LATHE	8"	2009	2021	more than 20	15	1	15%	₹ 11,00,000.00	₹ 1,65,000.00
21	MACHINE SHOP	CNC LATHE	12"	2001	2021	more than 20	15	1	15%	₹ 13,00,000.00	₹ 1,95,000.00
23	DRILL SHOP	Radial Drill (HMT) RM 65	100 MM	1998	2021	more than 20	15	1	15%	₹ 4,50,000.00	₹ 67,500.00
24	DRILL SHOP	Radial Drill (HMT) RM 65	100MM	2001	2021	more than 20	15	1	15%	₹ 4,50,000.00	₹ 67,500.00
25	DRILL SHOP	Radial Drill (HMT) RM 65	65 MM	2003	2021	more than 20	15	1	15%	₹ 4,50,000.00	₹ 67,500.00
26	DRILL SHOP	Radial Drill (GSP)	100 MM	2001	2021	more than 20	15	1	15%	₹ 4,50,000.00	₹ 67,500.00
27	DRILL SHOP	Multi Spindle (AHILE)	6	2004	2021	more than 20	15	1	15%	₹ 3,15,000.00	₹ 47,250.00
28	CUTTING SHOP	BAND SAW CUTTING MACHINE	700 MM	2005	2021	more than 20	15	1	15%	₹ 8,50,000.00	₹ 1,27,500.00
29	CUTTING SHOP	BAND SAW CUTTING MACHINE	600 MM	2005	2021	more than 20	15	1	15%	₹ 8,00,000.00	₹ 1,20,000.00
30	CUTTING SHOP	BAND SAW CUTTING MACHINE	500 MM	2007	2021	more than 20	15	1	15%	₹ 7,00,000.00	₹ 1,05,000.00



VALUATION ASSESSMENT

M/S.KUNJ FORGINGS PVT. LTD.

ENCLOSURE-B: VALUATION OF PLANT AND MACHINERY M/S. KUNJ FORGINGS PVT. LTD. C-177, GHAZIABAD											
Sr. no	Location	Asset description	Capacity	Year of Capitalization	Year of Valuation	Operational Life Consumed (yrs)	Estimated Economic life of the Assets (Years)	Quantity	Salvage Value	Gross Current Replacement Cost	Current Depreciated Replacement Value
31	CUTTING SHOP	BAND SAW CUTTING MACHINE	500	2002	2021	more than 20 years	15	1	15%	₹ 7,00,000.00	₹ 1,05,000.00
32	CUTTING SHOP	BAND SAW CUTTING MACHINE	1000 MM	2011	2021	more than 20	15	1	15%	₹ 10,00,000.00	₹ 1,50,000.00
34	ZIG, FIXTURE for Drilling	½"-72" X 150,"	1/2" TO 72"	2005	2021	more than 20	15	NA	10%	Scrap Sale	₹ 30,000.00
35	ZIG, FIXTURE for Drilling	1/2" TO 60" X 300	1/2" TO 60"	2003	2021	more than 20	15	NA	10%		
36	ZIG, FIXTURE for Drilling	1/2" TO 48" X600	1/2" TO 48"	2001	2021	more than 20	15	NA	10%		
37	ZIG, FIXTURE for Drilling	1/2" TO 36" X900	1/2" TO 36"	2003	2021	more than 20	15	NA	10%		
38	ZIG, FIXTURE for Drilling	MISC OTHER SIZES	1/2" TO 24"	2009	2021	more than 20	15	NA	10%		
39	MATERIAL HANDLING	Over Head Crane in Forge Shop No.I	15 M/T	2005	2021	more than 20	15	1	15%	₹ 15,00,000.00	₹ 2,25,000.00
40	MATERIAL HANDLING	Over Head Crane in Forge Shop No.I	10 M/T	2005	2021	more than 20	15	1	15%	₹ 10,00,000.00	₹ 1,50,000.00
41	MATERIAL HANDLING	Over Head Crane in Forge Shop No.II	15 M/T	2005	2021	more than 20	15	1	15%	₹ 15,00,000.00	₹ 2,25,000.00
42	MATERIAL HANDLING	Cantilever with Electric Hoist Crane in Forge Shop No.I	5 M/T Each	1985	2021	more than 20 years	15	2	15%	₹ 1,00,000.00	₹ 30,000.00
43	MATERIAL HANDLING	Cantilever with Electric Hoist Crane in Forge Shop No.II	5 M/T	1985	2021	more than 20 years	15	1	15%	₹ 1,00,000.00	₹ 15,000.00
44	MATERIAL HANDLING	Over Head Electric host Crane in Work Shop	5 M/T Each	2001	2021	more than 20	15	2	15%	₹ 6,00,000.00	₹ 1,80,000.00
45	MATERIAL HANDLING	Cantilever with Electric Hoist Crane in Work	2 M/T Each	2001	2021	more than 20	15	2	15%	₹ 1,00,000.00	₹ 30,000.00
46	MATERIAL HANDLING	Over Head Electric Host Crane in Cutting Shop	10 M/T	2005	2021	more than 20	15	1	15%	₹ 10,00,000.00	₹ 1,50,000.00
47	MATERIAL HANDLING	Over Head Electric Host Crane in Paint Shop	2 M/T	2005	2021	more than 20	15	1	15%	₹ 5,00,000.00	₹ 75,000.00
48	MATERIAL HANDLING	ACE Mobile Crane	9 M/T	2005	2021	more than 20	15	1	10%	₹ 10,00,000.00	₹ 1,00,000.00
49	MATERIAL HANDLING	Cantilever with Electric Hoist Crane in Heat Treatment Shop	3 M/T	1985	2021	more than 20 years	15	1	10%	₹ 1,00,000.00	₹ 10,000.00
50	POWER SHOP: Power load sanctioned	Generic Set 250 KVA	250 KVA	2010	2021	more than 20 years	15	1	10%	₹ 12,45,000.00	₹ 1,24,500.00
51	PAINTING SHOP	Punching Machine Hydraulic	½" to 24"	2007	2021	more than 20	15	1	10%	₹ 2,00,000.00	₹ 20,000.00
52	PAINTING SHOP	Automatic dryer (Paint Line) conveyor	1/2" TO 16"	2005	2021	more than 20	15	1	10%	₹ 2,50,000.00	₹ 25,000.00
53	PAINTING SHOP	Punching Machine portable	any size	2010	2021	more than 20	15	1	10%	₹ 20,000.00	₹ 2,000.00
54	PAINTING SHOP	SHRINK WRAPPING MACHINE	60" DIA	2010	2021	more than 20	15	1	10%	₹ 3,00,000.00	₹ 30,000.00
TOTAL										₹ 3,53,30,000.00	₹ 50,41,250.00
Remarks:-											
1. All the machines present at manufacturing unit of M/s. Kunj Forging (P) Ltd. situated at C-177, Industrial Area Bulandshahar Road, Ghaziabad are only considered here.											
2. We have assigned salvage value of the machines only since these machines have already consumed there economic life as per information provided by owner.											



PART C CONSOLIDATED VALUATION ASSESSMENT OF PLANT & MACHINERY

S.No.	Particulars	Purchase Value	Prospective Fair Market Value
1.	Plant & Machinery Value	---	Rs.50,41,000/-
2.	Additional Premium if any	----	----
	Details/ Justification	----	----
3.	Deductions charged if any	----	----
	Details/ Justification	----	----
4.	Total Prospective Fair Market Value[#]	----	Rs.50,41,000/-
5.	Rounded Off	----	Rs.50,50,000/-
6.	Expected Realizable Value[^] (@ ~15% less)	----	Rs.42,92,500/-
7.	Expected Forced Distress Sale Value* (@ ~25% less)	----	Rs.37,87,500/-
8.	Valuation for Insurance purpose	NA	NA

9.	Concluding Comments & Disclosures if any	<p>i. This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct.</p> <p>ii. Legal aspects for e.g. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals, etc. has to be taken care by legal experts/ Advocates.</p> <p>iii. This report only contains opinion based on technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations.</p> <p>iv. This valuation assessment doesn't cover any Value addition or Enterprise/ Company Valuation factors of the Project/ Industry which may have additional premium or discounting impact on the overall Project/ Industry Value due to various other financial conditions of the Project.</p> <p>v. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.</p>
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PART D

SUMMARY OF THE VALUATION REPORT

S.NO.	CONTENTS	DESCRIPTION
1.	GENERAL DETAILS	
a.	Report prepared for	Bank
b.	Name & Address of Organization	Punjab National Bank, Bikaji Cama Palace, New Delhi-110066
c.	Name of Borrower unit	M/s. Kunj Forgings (P) Ltd.
d.	Name of Property Owner	M/s. Kunj Forgings (P) Ltd.
e.	Address & Phone Number of the owner	C-177, Industrial Area, Bulandshahar Road, Ghaziabad-201001
f.	Address at which Plant & Machinery located	C-177, Industrial Area, Bulandshahar Road, Ghaziabad-201001
g.	Type of the Property	Small scale Manufacturing Unit
h.	Nature of Industry	Manufacturing Plant of Special Purpose steel products
i.	Type of Loan	Industrial Loan
j.	Type of Valuation	Plant & Machinery Valuation
k.	Report Type	Plain Asset Valuation
l.	Date of Inspection of the Property	4 December 2021
m.	Date of Valuation Report	7 December 2021
n.	Plant Technical person name, contact number & designation assisted for Survey	Mr. Nitin Agarwal ☎+91-9811444003
o.	Purpose of the Valuation	Distress Sale for NPA a/c
p.	Scope of the Assessment	Non Binding Opinion on General Prospective Valuation Assessment of the Plant & Machineries as found on site on as-is-where basis.
q.	Out-of-Scope of the Assessment	<ul style="list-style-type: none"> i. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. ii. Legal aspects & rights of the Plant & Machinery are out-of-scope of this report. iii. Inventorization of P&M is out of scope of work. iv. Componentization of Plant & Machinery is out of scope of this report. v. Identification of the P&M is only limited to cross verification of major machines & production lines. vi. Technical/ mechanical/ operational testing of the machines is out-of-scope of the report. vii. Comment/ determination on technological aspect is out of scope of this report. viii. Any kind of machine/ process design is out of scope of the report.



r.	Information provided/ available for assessment	Documents Requested		Documents Provided		
		Total 04 documents requested.		Total 01 documents provided.		
		Detailed Fixed Asset Register/ Inventory Sheet		Plain Inventory Sheet without having any purchase cost and date		
		Invoices/ Bills		No details/ information provided		
		Purchase Orders		No details/ information provided		
		EPC contract agreements		No details/ information provided		
s.	Identification of the property	<input checked="" type="checkbox"/>	Cross checked from the name of the machines mentioned in the FAR/ Inventory list name plate displayed on the machine			
		<input checked="" type="checkbox"/>	Identified by the company's representative			
		<input type="checkbox"/>	Identified from the available Invoices			
		<input type="checkbox"/>	Identification of the machines could not be done properly			
		<input type="checkbox"/>	Due to large number of machines/ inventory, only major production lines & machines have been checked			
		<input type="checkbox"/>	Physical inspection of the machines could not be done			

2. BRIEF DESCRIPTION OF THE ASSET UNDER VALUATION



Snapshot of the Asset/ Property Under Valuation

This valuation report is prepared for plant & machinery pertaining to M/s. Kunj Forgings (P) Ltd. plant situated at C-177, Industrial Area, Bulandshahar Road, Ghaziabad- 201001

M/s. Kunj Forgings (P) Ltd has established operations in the year 1981, manufacturers and suppliers of steel products which are used in sugar mill, steel plant etc. All plant machinery is indigenous as per the information provided to us.

As per the site survey it was observed that the subject plant was in partially operational condition and machines found to be in below average condition. No maintenance record or information has been provided to us.

3. VALUATION SUMMARY

a.	Gross Block	---
b.	Total Prospective Fair Market Value	Rs.50,50,000/-
c.	Total Expected Realizable/ Fetch Value	Rs.42,92,500/-
d.	Total Expected Distress/ Forced Sale Value	Rs.37,87,500/-
e.	Valuation for the purpose of Insurance	NA

4. ENCLOSURES

a.	Part B	Valuation Report as per PNB Format
b.	Part C	Consolidated Valuation Assessment of Plant & Machinery
c.	Annexure-1	Google Map Location
d.	Annexure-2	Detailed Plant & Machinery calculation
e.	Annexure-3	Photographs of Plant & Machinery
f.	Annexure-4	Survey Summary Sheet – Pages
g.	Annexure-5	Copy of relevant papers from the property documents referred in the Valuation – Pages x



R.K ASSOCIATES IMPORTANT NOTES:

1. **DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.
2. Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
3. **COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

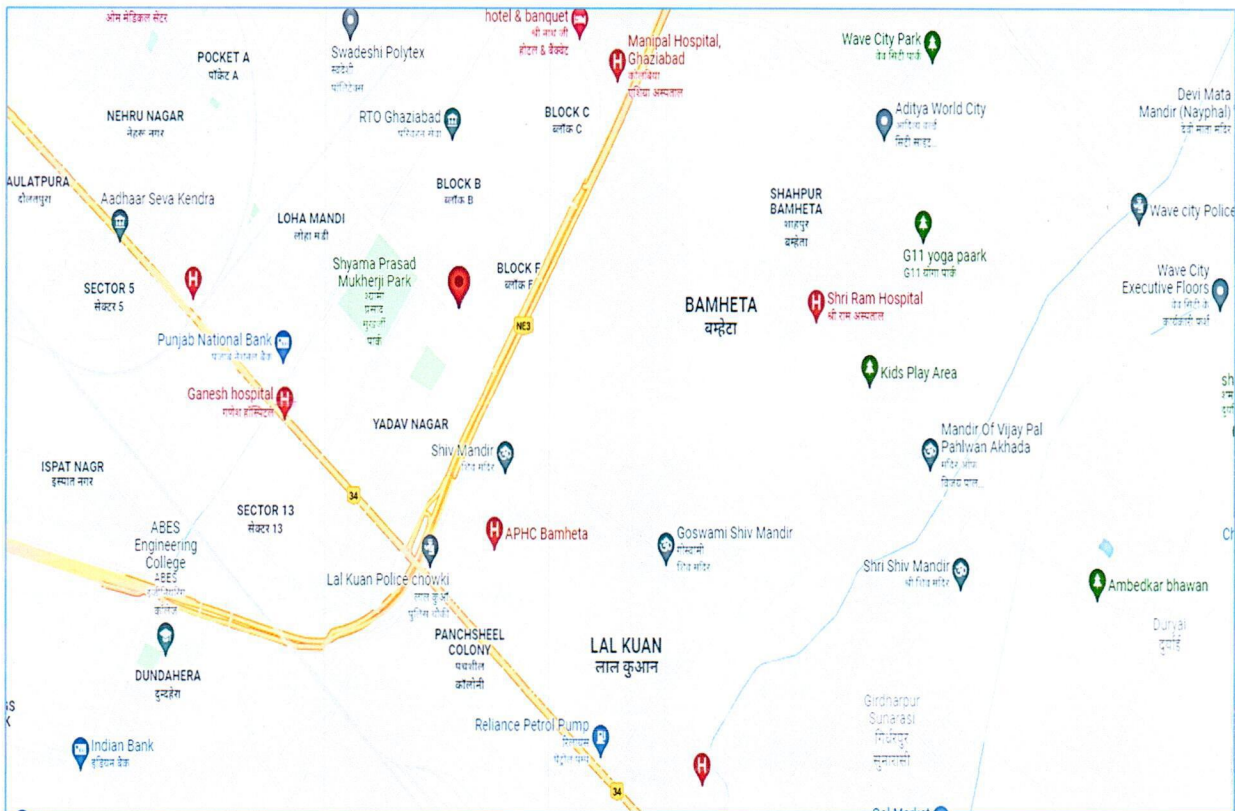
IF REPORT IS USED FOR BANK/ FIs

NOTE: As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.

At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

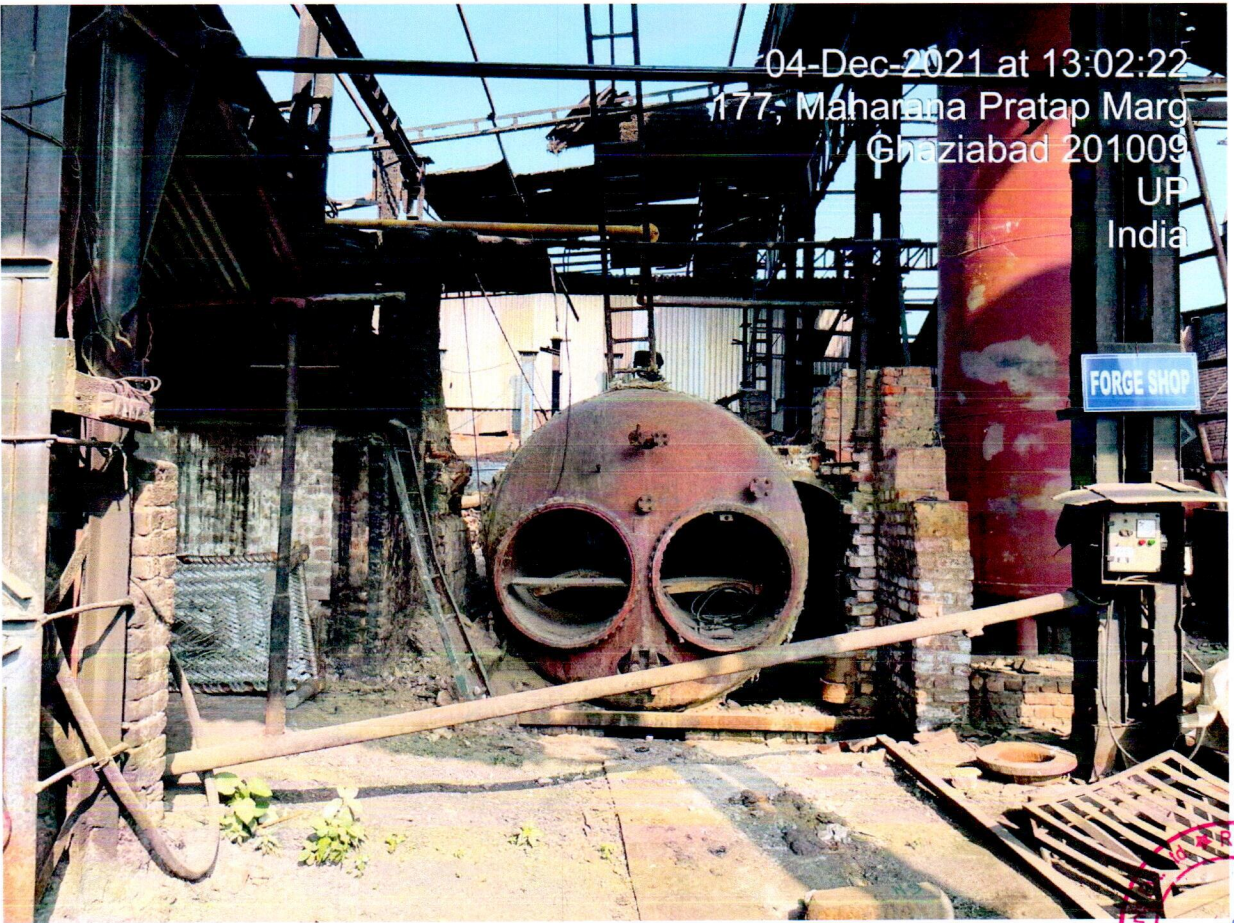


GOOGLE MAP LOCATION- ANNEXURE I

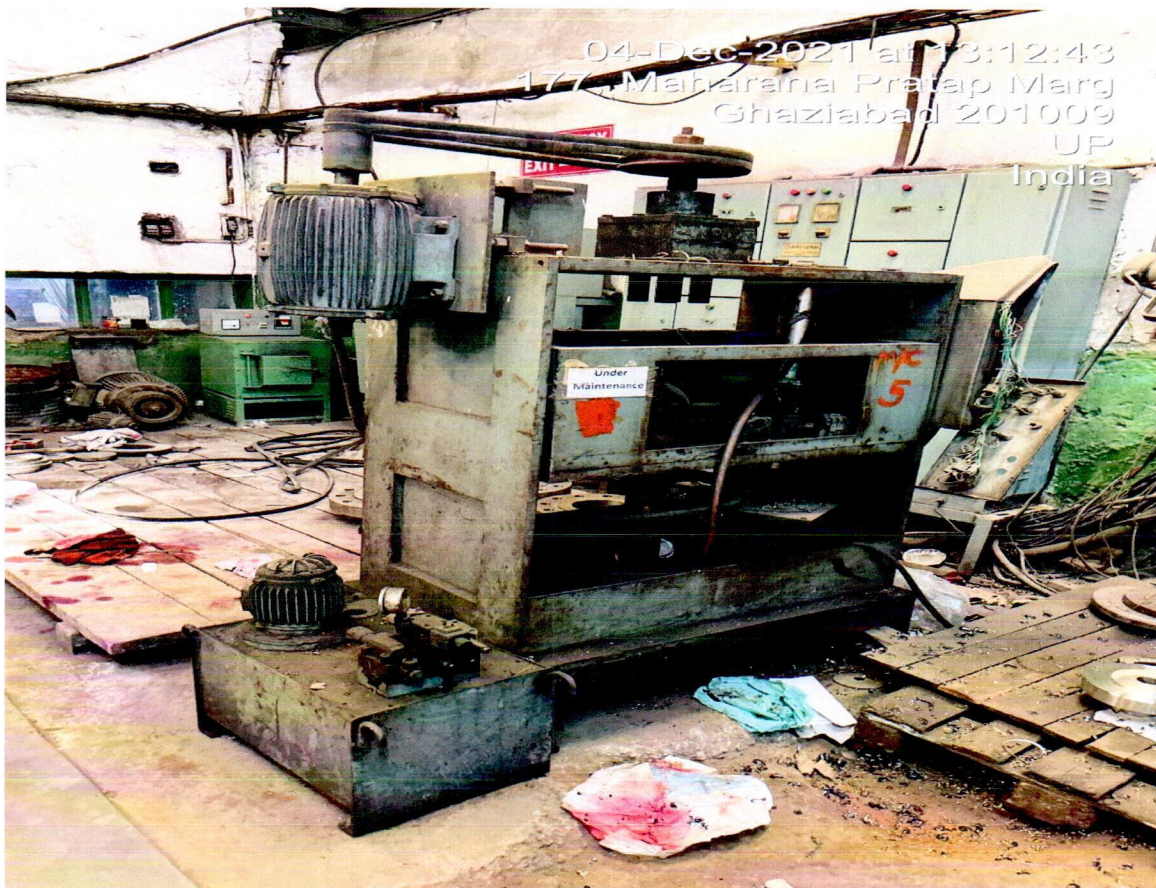


PHOTOGRAHS - ANNEXURE II









VALUER'S REMARKS - ANNEXURE III

i.	This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end.
ii.	Legal aspects for e.g. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents, etc. have to be taken care by legal expert/ Advocate and same are not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report.
iii.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work.
iv.	Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only up to the period of 3 months from the date of Valuation.
v.	This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property prevailing in the market based on the documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
vi.	This Valuation report is prepared based on the facts of the property on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the country. In future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
vii.	Valuation of the same asset/ property can fetch different values in different situations. For egg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
viii.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
ix.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just cross verified the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
x.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
xi.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township must be approved in all respect..
xii.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and

	scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
xiii.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
xiv.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
xv.	This report is prepared on the RKA V-L10 (Medium P&M) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property.
xvi.	In case of Valuation of Plant & Machinery or equipment, condition of machines is evaluated by visual observation only. No technical/ mechanical testing of any kind has been carried out at our end to ascertain the condition and efficiency of the machines. Valuation of Plant & Machinery is done on the basis of physical existence of the assets rather than their technical expediency.
xvii.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
xviii.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
xix.	Defect Liability Period is 30 DAYS . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
xx.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.
xxi.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
xxii.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or at least within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
xxiii.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.

