

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

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Dated: 02.03.2022

VALUATION REPORT

OF

INDUSTRIAL PLANT & MACHINERY

SITUATED AT

P-83, BENARAS ROAD, BELGACHIA, HOWRAH, WEST BENGAL

OWNER/S

M/S. NIPHA EXPORTS PRIVATE LIMITED

A/C: M/S. NIPHA EXPORTS PRIVATE LIMITED

REPORT PREPARED FOR

PUNJAB NATIONAL BANK, LCB BRANCH, KOLKATA

- 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

***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.*

*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:

D-39, 2nd floor, Sector 2, Noida-201301

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E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

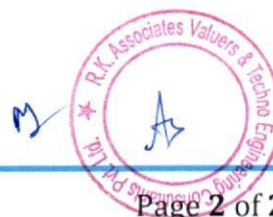
PART A

PLANT & MACHINERY VALUATION PROCEDURE

| | |
|-------------------------------------|---|
| Name & Address of Branch | Punjab National Bank, LCB Branch, Kolkata |
| Name of Customer (s)/ Borrower Unit | M/s. Nipha Exports Private Limited |

| S.NO. | CONTENTS | DESCRIPTION |
|-----------|---------------------------------------|---|
| 1. | INTRODUCTION | |
| a. | Name of Property Owner | M/s. Nipha Exports Private Limited |
| | Address & Phone Number of the Owner | P-83, Benaras Road, Belgachia, Howrah, West Bengal |
| b. | Purpose of the Valuation | For Periodic Re-valuation of the mortgaged property |
| c. | Date of Inspection of the Property | 7 February 2022 |
| d. | Date of Valuation Report | 2 March 2022 |
| 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 | Agricultural, railway and other parts manufacturing unit |
| b. | Size of the Plant | Medium scale Plant |
| c. | Type of the Plant | Semi Automatic |
| d. | Year of Installation/ Commissioning/ COD (Commercial Operation Date) | 1958 |
| e. | Production Capacity | No specific information provided by the client during the site visit |
| f. | Capacity at which Plant was running at the time of Survey | Lume machines – 50 pieces per month For other products – No information provided by the client |
| g. | Number of Production Lines | No such production lines all the manufacturing unit work under one room combined |
| h. | Condition of Machines | Average. |
| i. | Status of the Plant | Fully operational |
| j. | Products Manufactured in this Plant | Jute lume parts, bearing mount, dispenser roller and other agricultural and railway parts etc. |
| k. | Recent maintenance carried out on | No information provided |
| l. | Recent upgradation, improvements if done any | No |
| m. | Total Gross Block & Net Block of Assets | Gross Block |
| | | Net Block |
| | | <i>As per FAR provided</i> |
| | | Rs.4,60,54,231/- |
| | | Rs.3,31,88,261/- |
| n. | Any other Details if any | NA |



| | | |
|------------|---|--|
| 3. | LOCATION/ ADDRESS WHERE PLANT/ MACHINES ARE FOUND TO BE INSTALLED | |
| | All the plant and machinery as per the Fixed Assets Register provided to us is considered to be installed inside in the premises of M/s. Nipha Exports Private Limited situated at P-83, Benaras Road, Belgachia, Howrah. | |
| 4. | SURVEY DETAILS | |
| I. | Plant has been surveyed by our Engineering Team on 07/02/2022. | |
| II. | Site inspection was done in the presence of Owner's representative Mr. Ranju Mazumdar (+91- 98306 24457) 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 FAR provided to us by the bank/customer. 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. | The plant was 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 installed in the plant found to be in average condition. And as per the information provided by the company official, all the machines modify and maintain from time to time in order to make it operational. | |
| 5. | MANUFACTURING PROCESS | |
| | No specific information provided by the client during the site visit | |
| 6. | TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY | |
| | NA | |
| 7. | RAW MATERIALS REQUIRED & AVAILABILITY | |
| | Type of Raw Material: | Mild Steel, Aluminium etc. (from India & abroad) |
| | Availability: | Available as per requirement |
| 8. | AVAILABILITY & STATUS OF UTILITIES | |
| | Power/ Electricity | Yes, as per load |
| | Water | Yes |
| | Road/ Transport | Yes |
| 9. | 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 | 112 (approx.) |
| 10. | SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY | |
| | Strategic Sale as part of the complete Project. | |
| | Reason: This is a Mid scale Plant and all are general used machines which can be used in similar industry and cost of dismantling and transporation will not be very high. So fetching maximum value is | |

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| | |
|------------|--|
| h. | Underline assumption for the evaluation of this Plant & Machinery is that it will be sold as an Integrated Plant and not as discrete/ piecemeal machinery basis. |
| 13. | CONSOLIDATED PLANT & MACHINERY VALUATION |
| | Consolidated valuation sheet of Plant & Machinery and other asset items are mentioned below with depreciated current market value as per different category of the machines/assets cumulated together. Our engineering team has separated the Cost of Equipment's in the different sections of the plant. The cost of equipment considered from P&M List doesn't includes Pre-operative, Finance, and IDC Charges etc. The capitalized/ purchase cost of machinery considered from P&M List consists of final commissioning of machines which includes freight, taxes, insurance, etc. |

| SUMMARY- VALUATION OF PLANT & MACHINERY AND OTHER FIXED ASSETS M/S. NIPHA EXPORTS PRIVATE LIMITED BELGACHIA, HOWRAH | | | | | | |
|--|---------------------------------|----------|------------------------|----------------------|---------------------------------------|----------------------------------|
| S. No. | Items | Annexure | Cost of Capitalization | Net Block | Gross Current Replacement Cost (GCRC) | Current Depreciated Market Value |
| 1 | Plant & Machinery | A | ₹ 4,04,51,123 | ₹ 3,07,71,456 | ₹ 4,09,92,160 | ₹ 2,25,84,511 |
| 2 | Electrical Installation | B | ₹ 7,72,802 | ₹ 2,45,053 | ₹ 7,72,802 | ₹ 2,16,944 |
| 3 | Furnitures & Fixtures | C | ₹ 7,92,119 | ₹ 4,31,109 | ₹ 7,92,119 | ₹ 3,23,917 |
| 4 | Office Equipments | D | ₹ 6,88,451 | ₹ 1,75,197 | ₹ 7,15,843 | ₹ 1,12,196 |
| 5 | Generator Sets | E | ₹ 15,92,123 | ₹ 8,22,749 | ₹ 16,12,055 | ₹ 7,50,700 |
| 6 | Computers | F | ₹ 11,16,867 | ₹ 3,86,792 | ₹ 11,18,072 | ₹ 3,09,638 |
| 7 | Laboratory & Testing Equipments | G | ₹ 4,83,694 | ₹ 2,70,551 | ₹ 4,83,694 | ₹ 24,185 |
| 8 | Utilities & Services | H | ₹ 78,449 | ₹ 18,826 | ₹ 78,449 | ₹ 3,922 |
| 9 | Vehicles | I | ₹ 78,604 | ₹ 66,529 | ₹ 78,604 | ₹ 55,117 |
| Total | | | ₹ 4,60,54,231 | ₹ 3,31,88,261 | ₹ 4,66,43,800 | ₹ 2,43,81,130 |
| Notes: | | | | | | |
| 1. Asset items pertaining to M/s. Nipha Exports Private Limited, P-83, Benaras Road, Belgachia, Howra, West Bengal. | | | | | | |
| 2. Asset items of different classes are grouped together and summarized seperately. Detailed valuation sheet with calculation can be referred in attached annexures. | | | | | | |
| 3. M/s. Nipha Exports Private Limited has provided us the Fixed Asset Register (FAR) for the purpose of Valuation. This FAR has the capitalization of the items based on the capex incurred under various heads and shown it in under various phases. Hence, for the purpose of Valuation we have taken the FAR having capex incurred. | | | | | | |
| 4. For assets described as "2013-2014" & those where nothing is mentioned, we have taken Economic Life as 1 year and inflation is taken as 0%, as we didn't get the details for the same from the client after repeated reminders. | | | | | | |
| 5. For evaluating useful life for calculation of depreciation Chart of Companies Act-2013 and finally general practical trend of machinery plants are referred. | | | | | | |
| 6. The useful life of machinery & equipment is taken as 3 – 20 years. | | | | | | |
| 7. For evaluating the Gross Current Replacement Cost of the machines and equipments, we have considered inflation index for similar machinery (having same technology) from the website of economic advisor of industries (a government of India entity). | | | | | | |



PART C CONSOLIDATED VALUATION ASSESSMENT OF PLANT & MACHINERY

| S.No. | Particulars | Book Value | Prospective Fair Market Value |
|-------|--|------------------|-------------------------------|
| 1. | Plant & Machinery Value | Rs.4,60,54,231/- | Rs.2,43,81,130/- |
| 2. | Additional Premium if any | ---- | ---- |
| | Details/ Justification | ---- | ---- |
| 3. | Deductions charged if any | ---- | ---- |
| | Details/ Justification | ---- | ---- |
| 4. | Total Prospective Fair Market Value[#] | ---- | Rs.2,43,81,130/- |
| 5. | Rounded Off | ---- | Rs.2,44,00,000/- |
| 6. | Expected Realizable Value[^] (@ ~15% less) | ---- | Rs.2,07,40,000 /- |
| 7. | Expected Forced Distress Sale Value* (@ ~25% less) | ---- | Rs.1,83,00,000/- |

(RUPEES TWO CRORE AND FORTY FOUR LAKH ONLY)

8. Concluding Comments & Disclosures if any

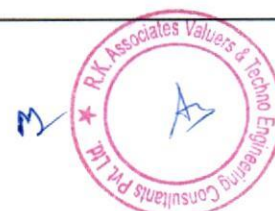
- This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct.
- 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.
- 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.
- 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.
- This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.



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, LCB Branch, Kolkata |
| c. | Name of Borrower unit | M/s. Nipha Exports Private Limited |
| d. | Name of Property Owner | M/s. Nipha Exports Private Limited |
| e. | Address & Phone Number of the owner | P-83, Benaras Road, Belgachia, Howrah, West Bengal |
| f. | Address at which Plant & Machinery located | P-83, Benaras Road, Belgachia, Howrah, West Bengal |
| g. | Type of the Property | Mid Scale Industrial Plant |
| h. | Nature of Industry | Agricultural, railway and other parts manufacturing unit |
| 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 | 7 February 2022 |
| m. | Date of Valuation Report | 2 March 2022 |
| n. | Plant Technical person name, contact number & designation assisted for Survey | Mr. Ranju Mazumdar (☎-+91- 98306 24457). |
| o. | Purpose of the Valuation | Periodic Re-valuation of the mortgaged asset |
| 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 government department 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 | | Detailed Fixed Asset Register | |
| | | 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 from the name plate displayed on the machines |
| | | <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



VALUATION ASSESSMENT

M/S. NIPHA EXPORTS PRIVATE LIMITED

This valuation report is prepared for plant & machinery pertaining to M/s. Nipha Exports Private Limited situated at P-83, Benaras Road, Belgachia, Howrah.

M/s. Nipha Exports Private Limited at Howrah manufactures Jute lume parts, bearing mount, dispenser roller, and other agricultural and railway parts etc. The main machines using in the plant are CNC, lathe, drill machine, grinding machine, automatic cutting machine etc.

As per the site survey it was observed that the plant was completely in operational condition and machines found to be in above average condition.

3. VALUATION SUMMARY

| | | |
|----|--|--------------------------|
| a. | Gross Block | Rs.4,60,54,231/- |
| b. | Total Prospective Fair Market Value | Rs.2,44,00,000/- |
| c. | Total Expected Realizable/ Fetch Value | Rs.2,07,40,000 /- |
| d. | Total Expected Distress/ Forced Sale Value | Rs.1,83,00,000/- |

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 |
| g. | Annexure-5 | Copy of relevant papers from the property documents referred in the Valuation |



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.

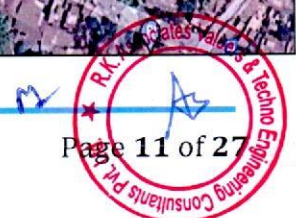
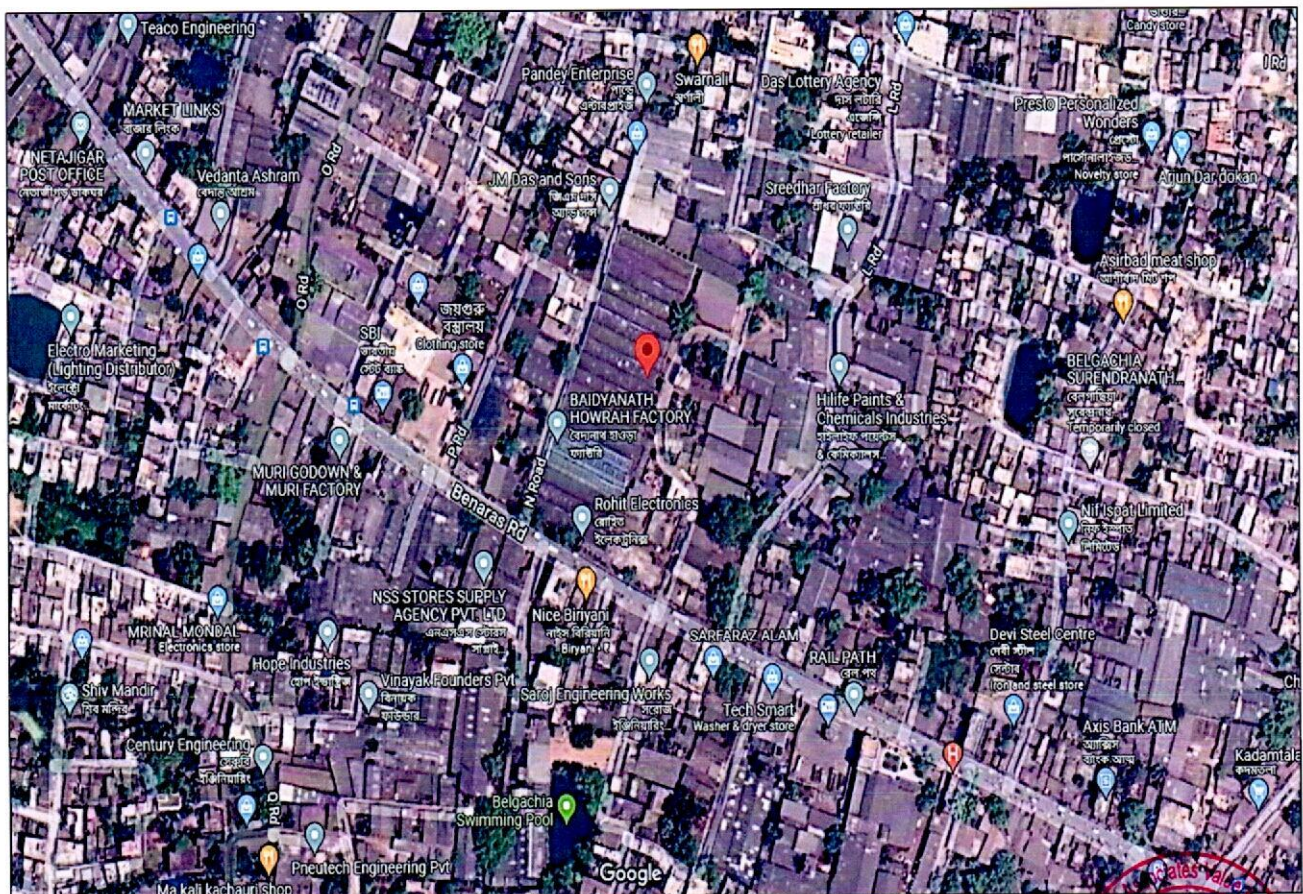
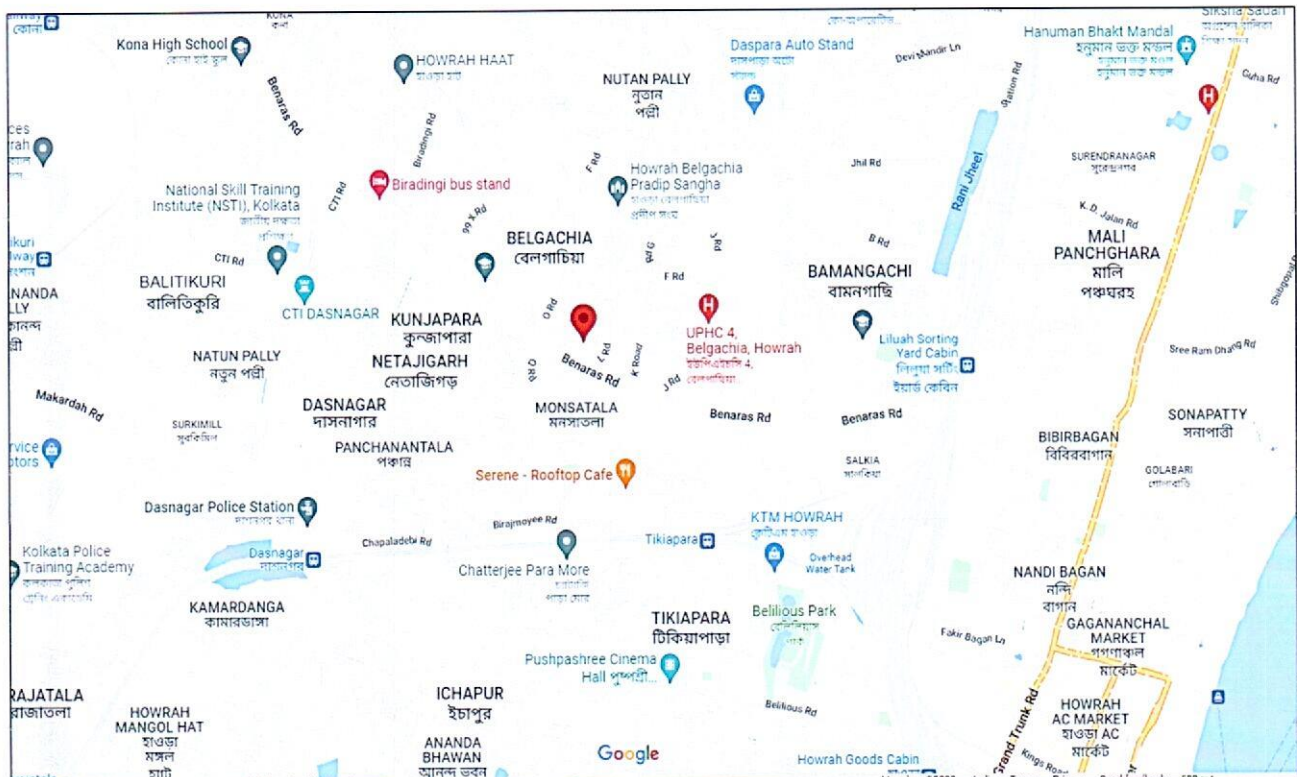
IF REPORT IS USED FOR BANK/ FIs

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.



ANNEXURE: I- GOOGLE MAP LOCATION



ANNEXURE: II- PHOTOGRAHS









VALUATION ASSESSMENT

M/S. NIPHA EXPORTS PRIVATE LIMITED





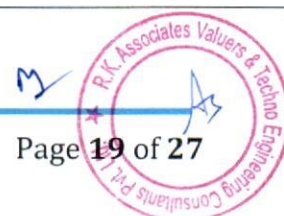
ANNEXURE: III- DECLARATION-CUM-UNDERTAKING

- a I am a citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c The information furnished in our valuation report dated 2/3/2022 is true and correct to the best of my knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized associate/ surveyors Mr. Anirban Roy and Mr. Rajat have personally inspected the property on 7/2/2022 the work is not subcontracted to any other valuer and is carried out by us.
- e Valuation report is submitted in the format as prescribed by the Bank.
- f We have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- g We have not been removed/ dismissed from service/employment earlier.
- h We have not been convicted of any offence and sentenced to a term of imprisonment.
- i We have not been found guilty of misconduct in professional capacity.
- j I have not been declared to be unsound mind.
- k We are not undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l We are not an undischarged insolvent.
- m I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- n I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o Our PAN Card number/ GST number as applicable is **AAHCR0845G/09AAHCR0845G1ZP**
- p We undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- q We have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure.
- r We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- s We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- t I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable).
- v I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable).
- w My CIBIL Score and credit worthiness is as per Bank's guidelines.



- x I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- y I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- z Further, I hereby provide the following information.

| S. No. | Particulars | Valuer comment | |
|--------|---|--|-------------------|
| 1. | Background information of the asset being valued | This is an Industrial property located at P-83, Benaras Road, Belgachia, Howrah as per the documents/ information provided to us by the Bank/ client. | |
| 2. | Purpose of valuation and appointing authority | Please refer to Page No.01 of the Report. | |
| 3. | Identity of the Valuer and any other experts involved in the valuation | Survey Analysts: Mr. Anirban Roy and Mr. Rajat Engineering Analyst: AE Manas Upmanyu Valuer/ Reviewer: (HOD Engg.) | |
| 4. | Disclosure of valuer interest or conflict, if any | No relationship with the borrower or any kind of conflict of interest. | |
| 5. | Date of appointment, valuation date and date of report | Date of Appointment: | 27/12/2021 |
| | | Date of Survey: | 7/2/2022 |
| | | Valuation Date: | 2/3/2022 |
| | | Date of Report: | 2/3/2022 |
| 6. | Inspections and/or investigations undertaken | Yes, by our authorized Surveyors Mr. Anirban Roy and Mr. Rajat bearing knowledge of that area on 7/2/2022. Property was shown and identified by owner's representative Mr. Ranju Mazumdar (Mob: +91- 98306 24457). | |
| 7. | Nature and sources of the information used or relied upon | Please refer to Page No. 04 of the Report. | |
| 8. | Procedures adopted in carrying out the valuation and valuation standards followed | Sales comparison approach (market approach) and the cost approach (depreciated replacement cost) | |
| 9. | Restrictions on use of the report, if any | <p>Value varies with the Purpose/ Date/ Market & Asset Condition & Situation 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.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in the engagement letter. I/we do not take any responsibility for the unauthorized use of this report.</p> <p>During the course of the assignment we have relied upon various information, data, documents provided by Bank/ client in good faith. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p> | |



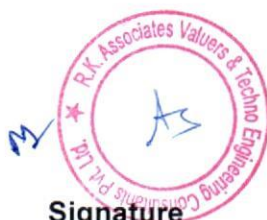
VALUATION ASSESSMENT

M/S. NIPHA EXPORTS PRIVATE LIMITED

| | | |
|-----|---|--|
| | | This report only contains general assessment & opinion on the indicative, estimated Market Value of the assets for which Bank has asked to conduct the Valuation and found as per the information given in the copy of documents, information, data provided to us and/ or confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower. |
| 10. | Major factors that were taken into account during the valuation | Please refer to Page No. 4-8 of the Report. |
| 11. | Major factors that were not taken into account during the valuation | NA |
| 12. | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. | Please see attached Annexure. |

Date: 2/3/2022

Place: Noida



Signature

(Authorized Person of R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.)

ANNEXURE: IV- MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

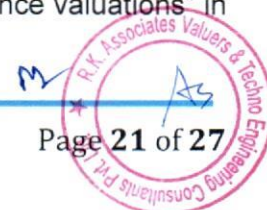
1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching or offering" convenience valuations" in order to cater to a company or client's needs.



18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.



30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Signature of the Authorized Person:  _____

Name of the Valuer: R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.

Address of the Valuer: D-39, Sector-2, Noida-201301

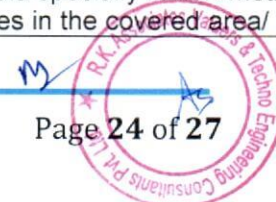
Date: 2/3/2022

Place: Noida



ANNEXURE V - VALUER'S REMARKS

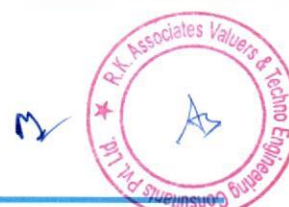
| | |
|-------|---|
| i. | This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such 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 |



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| | 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. |



ANNEXURE VI – SURVEY SUMMARY SHEET

| SURVEY SUMMARY SHEET (TO BE ENCLOSED WITH VALUATION REPORT) (Version 1.0) Date of implementation: 10.04.2017 | | | |
|---|--|--|------------|
| Every Valuation report at R.K. Associates is prepared based on the thorough survey of the property carried out by our Engineering Surveyor. This Survey Summary Sheet is for the information of Bankers/ concerned interested organization. Detailed Survey Form can also be made available to the interested organization in case it is required to cross check what information our surveyor has given in site inspection report based on which Valuation report is prepared. | | | |
| 1. | File No | PL-974-826-1051 | |
| 2. | Name of the Surveyor | Ajay Kumar / Rajat | |
| 3. | Borrower Name | Nipha Exports Pvt. Ltd. | |
| 4. | Name of the Owner | | |
| 5. | Property Address which has to be valued | P-88, Benaras Road, Howrah - 711002 (W.B.) | |
| 6. | Property shown & identified by at spot | <input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <div style="display: flex; justify-content: space-between;"> <div>Name Rajat Kumar</div> <div>Contact No. 9806244570</div> </div> | |
| 7. | How Property is identified by the Surveyor | <input type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From Name plate displayed on the property, <input type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done | |
| 8. | Are Boundaries matched | <input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents | |
| 9. | Survey Type | <input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input checked="" type="checkbox"/> Half Survey (Measurements from outside & photographs) <input checked="" type="checkbox"/> Only photographs taken (No measurements) | |
| 10. | Reason for Half survey or only photographs taken | <input type="checkbox"/> Property was locked, <input type="checkbox"/> Possession didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely, <input checked="" type="checkbox"/> P&M valuation | |
| 11. | Type of Property | <input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land | |
| 12. | Property Measurement | <input type="checkbox"/> Self-measured, <input type="checkbox"/> Sample measurement, <input checked="" type="checkbox"/> No measurement | |
| 13. | Reason for no measurement | <input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessor didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input checked="" type="checkbox"/> Any other Reason: P&M property | |
| 14. | Land Area of the Property | As per Title deed | As per Map |
| 15. | Covered Built-up Area | As per Title deed | As per Map |
| 16. | Property possessed by at the time of survey | <input checked="" type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be Surveyed, <input type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed | |
| 17. | Any negative observation of the | | |

It cannot comment since its a P&M valuation



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| 20. Is independent access available to the property? | <input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute |
| 21. Is property clearly demarcated with permanent boundaries? | <input type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries <i>At Current assessment</i> |
| 22. Is the property merged or colluded with any other property? | |
| 23. Local Information References on property rates | Please refer attached sheet named 'Property rate Information Details.' |

Endorsement:

1. Signature of the Person who was present from the owner side to identify the property:

Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K. Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

- a. Name of the Person:
- b. Relation:
- c. Signature:
- d. Date:

Did not sign.

In case not signed then mention the reason for it: ☐ No one was available, ☐ Property is locked, ☒ Owner/representative refused to sign it, ☐ Any other reason:

2. Surveyor Signature who did site inspection:

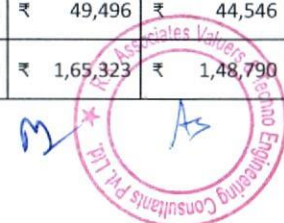
Undertaking: I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and I'll be solely responsible for doing it.

- a. Name of the Surveyor:
- b. Signature:
- c. Date:

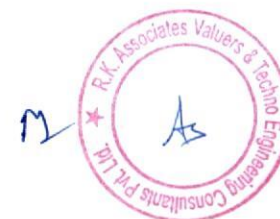
Anirban Roy / Rajat Choudhury
2/3/2022

ENCLOSURE-A: VALUATION OF PLANT & MACHINERY | M/S. NIPHA EXPORTS PRIVATE LIMITED | P-83, BENARAS ROAD, BELGACHIA, HOWRAH

| Sr. No | Asset description | Date of Capitalization | Date of Valuation | Operational Life Consumed (in yrs.) | Estimated Economic life of the Assets (in yrs.) | Salvage Value | Depreciation factor | Cost of Capitalization | Net Block as on (31.01.21) | Estimated Reproduction Cost of the Asset (as per WPI) | Total Depreciation | Net Depreciated Value | Current Depreciated Replacement Value |
|--------|---|------------------------|-------------------|-------------------------------------|---|---------------|---------------------|------------------------|----------------------------|---|--------------------|-----------------------|---------------------------------------|
| 1 | 2013-2014 | 20-06-2013 | 28-02-2022 | 8.70 | 1 | 5% | 0.950 | ₹ 96,32,490 | ₹ 48,86,566 | ₹ 96,32,490 | ₹ 7,95,99,994 | ₹ - | ₹ 4,81,625 |
| 2 | Hoop Iron Machine | 22-09-2014 | 28-02-2022 | 7.44 | 5 | 5% | 0.190 | ₹ 11,000 | ₹ 6,457 | ₹ 11,000 | ₹ 15,552 | ₹ - | ₹ 550 |
| 3 | Mig Welding Machine | 22-10-2014 | 28-02-2022 | 7.36 | 8 | 5% | 0.119 | ₹ 88,065 | ₹ 52,142 | ₹ 88,065 | ₹ 76,957 | ₹ 11,108 | ₹ 9,997 |
| 4 | Mig Welding Machine | 16-02-2015 | 28-02-2022 | 7.04 | 8 | 5% | 0.119 | ₹ 86,000 | ₹ 52,665 | ₹ 86,000 | ₹ 71,879 | ₹ 14,121 | ₹ 12,709 |
| 5 | Precision Machine Vice 10" Capacity | 19-02-2015 | 28-02-2022 | 7.03 | 8 | 5% | 0.119 | ₹ 18,482 | ₹ 11,328 | ₹ 18,482 | ₹ 15,429 | ₹ 3,053 | ₹ 2,747 |
| 6 | 4 No. Single Arm Ball Press Machine | 15-06-2015 | 28-02-2022 | 6.71 | 8 | 5% | 0.119 | ₹ 9,405 | ₹ 5,955 | ₹ 9,405 | ₹ 7,497 | ₹ 1,908 | ₹ 1,718 |
| 7 | Portable CNC Gas Cutting Machine | 24-08-2015 | 28-02-2022 | 6.52 | 10 | 5% | 0.095 | ₹ 3,70,000 | ₹ 2,38,714 | ₹ 3,70,000 | ₹ 2,29,197 | ₹ 1,40,803 | ₹ 1,26,722 |
| 8 | Magnetic Lifter | 30-06-2015 | 28-02-2022 | 6.67 | 5 | 5% | 0.190 | ₹ 18,000 | ₹ 11,443 | ₹ 18,000 | ₹ 22,816 | ₹ - | ₹ 900 |
| 9 | Heavy Duty Piller Drill Machine | 18-09-2015 | 28-02-2022 | 6.45 | 15 | 5% | 0.063 | ₹ 1,60,000 | ₹ 1,03,921 | ₹ 1,82,400 | ₹ 74,534 | ₹ 1,07,866 | ₹ 97,079 |
| 10 | Straight Grinding Machine | 24-10-2015 | 28-02-2022 | 6.35 | 5 | 5% | 0.190 | ₹ 19,000 | ₹ 12,458 | ₹ 19,000 | ₹ 22,936 | ₹ - | ₹ 950 |
| 11 | Electric Tapping Machine | 26-10-2015 | 28-02-2022 | 6.35 | 15 | 5% | 0.063 | ₹ 2,39,250 | ₹ 1,56,970 | ₹ 2,39,250 | ₹ 96,187 | ₹ 1,43,063 | ₹ 1,28,756 |
| 12 | CNC Dot Pin Marking Machine | 29-10-2015 | 28-02-2022 | 6.34 | 8 | 5% | 0.119 | ₹ 1,25,000 | ₹ 82,075 | ₹ 1,25,000 | ₹ 94,105 | ₹ 30,895 | ₹ 27,805 |
| 13 | SPM Welding Rotary Machine | 26-11-2015 | 28-02-2022 | 6.26 | 10 | 5% | 0.095 | ₹ 2,10,000 | ₹ 1,38,910 | ₹ 2,10,000 | ₹ 1,24,947 | ₹ 85,053 | ₹ 76,548 |
| 14 | Air Dryer & Compressor | 11-12-2015 | 28-02-2022 | 6.22 | 15 | 5% | 0.063 | ₹ 1,23,000 | ₹ 81,681 | ₹ 1,32,840 | ₹ 52,346 | ₹ 80,494 | ₹ 72,444 |
| 15 | Magnetic Lifter | 12-01-2016 | 28-02-2022 | 6.13 | 5 | 5% | 0.190 | ₹ 32,357 | ₹ 21,668 | ₹ 34,622 | ₹ 40,352 | ₹ - | ₹ 1,731 |
| 16 | Manual Hand Stacker Machine | 22-01-2016 | 28-02-2022 | 6.11 | 8 | 5% | 0.119 | ₹ 75,125 | ₹ 50,438 | ₹ 80,384 | ₹ 58,293 | ₹ 22,090 | ₹ 19,881 |
| 17 | Fast Drill Re-Sharpners BMT-1226 DM | 18-03-2016 | 28-02-2022 | 5.95 | 8 | 5% | 0.119 | ₹ 1,24,312 | ₹ 84,665 | ₹ 1,39,229 | ₹ 98,431 | ₹ 40,799 | ₹ 36,719 |
| 18 | Radial Drill Machine and Lathe Machine | 28-01-2017 | 28-02-2022 | 5.09 | 15 | 5% | 0.063 | ₹ 6,25,000 | ₹ 4,59,919 | ₹ 6,93,750 | ₹ 2,23,540 | ₹ 4,70,210 | ₹ 4,23,189 |
| 19 | Automatic Cutting Machine | 08-02-2017 | 28-02-2022 | 5.06 | 15 | 5% | 0.063 | ₹ 6,31,250 | ₹ 4,65,725 | ₹ 6,31,250 | ₹ 2,02,196 | ₹ 4,29,054 | ₹ 3,86,149 |
| 20 | Mig Welding Machine | 06-03-2017 | 28-02-2022 | 4.99 | 10 | 5% | 0.095 | ₹ 88,637 | ₹ 65,793 | ₹ 90,410 | ₹ 42,827 | ₹ 47,583 | ₹ 42,824 |
| 21 | EOT Crane / Electric Rope Hoist | 20-03-2017 | 28-02-2022 | 4.95 | 15 | 5% | 0.063 | ₹ 1,89,000 | ₹ 1,40,751 | ₹ 2,23,020 | ₹ 69,888 | ₹ 1,53,132 | ₹ 1,37,819 |
| 22 | Pencil Grinding Machine | 25-03-2017 | 28-02-2022 | 4.93 | 5 | 5% | 0.190 | ₹ 5,800 | ₹ 4,325 | ₹ 5,916 | ₹ 5,546 | ₹ 370 | ₹ 333 |
| 23 | CNC Vertical Machining Centre | 30-09-2017 | 28-02-2022 | 4.42 | 20 | 5% | 0.048 | ₹ 34,75,001 | ₹ 27,04,812 | ₹ 35,09,751 | ₹ 7,36,278 | ₹ 27,73,472 | ₹ 24,96,125 |
| 24 | Plant & Machinery | 29-06-2017 | 28-02-2022 | 4.67 | 8 | 5% | 0.119 | ₹ 1,45,000 | ₹ 1,10,523 | ₹ 1,46,450 | ₹ 81,237 | ₹ 65,213 | ₹ 58,692 |
| 25 | Plant & Machinery | 27-10-2017 | 28-02-2022 | 4.34 | 8 | 5% | 0.119 | ₹ 1,70,000 | ₹ 1,33,118 | ₹ 1,71,700 | ₹ 88,540 | ₹ 83,160 | ₹ 74,844 |
| 26 | Articulated Arm Electric Tapping Machine | 27-03-2018 | 28-02-2022 | 3.93 | 8 | 5% | 0.119 | ₹ 2,05,000 | ₹ 1,65,891 | ₹ 2,05,000 | ₹ 95,641 | ₹ 1,09,359 | ₹ 98,423 |
| 27 | Voltas Light Pallet Truck | 30-10-2017 | 28-02-2022 | 4.33 | 8 | 5% | 0.119 | ₹ 1,50,000 | ₹ 1,17,535 | ₹ 1,51,500 | ₹ 77,976 | ₹ 73,524 | ₹ 66,172 |
| 28 | Portable Dynamic Hardness Tester | 28-03-2018 | 28-02-2022 | 3.93 | 8 | 5% | 0.119 | ₹ 1,80,000 | ₹ 1,45,693 | ₹ 1,80,000 | ₹ 83,919 | ₹ 96,081 | ₹ 86,473 |
| 29 | Nandys Brand Hydraulic Press Machine | 24-02-2018 | 28-02-2022 | 4.01 | 10 | 5% | 0.095 | ₹ 80,000 | ₹ 64,309 | ₹ 80,000 | ₹ 30,504 | ₹ 49,496 | ₹ 44,546 |
| 30 | Mig Welding Machine, Rotary Housing, Control Panel etc. | 16-03-2018 | 28-02-2022 | 3.96 | 8 | 5% | 0.119 | ₹ 3,12,000 | ₹ 2,51,884 | ₹ 3,12,000 | ₹ 1,46,677 | ₹ 1,65,323 | ₹ 1,48,790 |

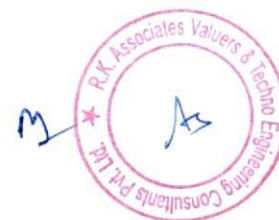


| | | | | | | | | | | | | | |
|--------------|---|------------|------------|------|----|----|-------|----------------------|----------------------|----------------------|------------|-------------|----------------------|
| 31 | ARC Welding Machine | 14-02-2018 | 28-02-2022 | 4.04 | 8 | 5% | 0.119 | ₹ 24,500 | ₹ 19,652 | ₹ 24,500 | ₹ 11,757 | ₹ 12,743 | ₹ 11,469 |
| 32 | ACE CNC Lathe Model: LT-20 C Classic | 30-07-2018 | 28-02-2022 | 3.59 | 15 | 5% | 0.063 | ₹ 22,55,625 | ₹ 18,74,224 | ₹ 22,55,625 | ₹ 5,12,326 | ₹ 17,43,299 | ₹ 15,68,969 |
| 33 | Heavy duty digital controlled water cooled ac/dc tig, tig torch etc. | 25-07-2018 | 28-02-2022 | 3.60 | 15 | 5% | 0.063 | ₹ 5,29,440 | ₹ 4,39,458 | ₹ 5,29,440 | ₹ 1,20,712 | ₹ 4,08,728 | ₹ 3,67,855 |
| 34 | Ucam Rotary Prodn Sysytem Dia, Interfacing Kit, Cable and conduction etc. | 31-08-2018 | 28-02-2022 | 3.50 | 15 | 5% | 0.063 | ₹ 7,80,000 | ₹ 6,52,439 | ₹ 7,80,000 | ₹ 1,72,832 | ₹ 6,07,168 | ₹ 5,46,451 |
| 35 | Articulated Arm Electric Tapping Machine | 22-09-2018 | 28-02-2022 | 3.44 | 8 | 5% | 0.119 | ₹ 2,48,854 | ₹ 2,09,107 | ₹ 2,48,854 | ₹ 1,01,608 | ₹ 1,47,246 | ₹ 1,32,521 |
| 36 | Air Dryer | 22-11-2018 | 28-02-2022 | 3.27 | 5 | 5% | 0.190 | ₹ 43,000 | ₹ 36,587 | ₹ 43,000 | ₹ 26,726 | ₹ 16,274 | ₹ 14,647 |
| 37 | Piller Drill Machine | 24-02-2019 | 28-02-2022 | 3.01 | 8 | 5% | 0.119 | ₹ 29,790 | ₹ 25,832 | ₹ 30,088 | ₹ 10,768 | ₹ 19,320 | ₹ 17,388 |
| 38 | Power Press Heavy Duty | 08-12-2018 | 28-02-2022 | 3.23 | 20 | 5% | 0.048 | ₹ 35,19,492 | ₹ 30,04,342 | ₹ 35,19,492 | ₹ 5,39,543 | ₹ 29,79,949 | ₹ 26,81,954 |
| 39 | 4 Hi Precision Sheet Lederal | 26-12-2018 | 28-02-2022 | 3.18 | 20 | 5% | 0.048 | ₹ 38,00,000 | ₹ 32,55,655 | ₹ 41,42,000 | ₹ 6,25,272 | ₹ 35,16,728 | ₹ 31,65,055 |
| 40 | 3 Ton Capacity Bettyery operated Forklift | 24-01-2019 | 28-02-2022 | 3.10 | 8 | 5% | 0.119 | ₹ 10,00,000 | ₹ 8,61,781 | ₹ 10,00,000 | ₹ 3,67,962 | ₹ 6,32,038 | ₹ 5,68,834 |
| 41 | STM Brand CNC Vertical Machining Centre | 20-03-2019 | 28-02-2022 | 2.95 | 20 | 5% | 0.048 | ₹ 60,00,000 | ₹ 52,27,913 | ₹ 60,00,000 | ₹ 8,40,164 | ₹ 51,59,836 | ₹ 46,43,852 |
| 42 | VERTICAL MACHINING CENTRE | 18-01-2020 | 28-02-2022 | 2.12 | 20 | 5% | 0.048 | ₹ 32,35,000 | ₹ 29,88,708 | ₹ 32,35,000 | ₹ 3,25,007 | ₹ 29,09,993 | ₹ 26,18,994 |
| 43 | WI-FI BASED CONTROLLED BATTERY HANDLED MARKER | 30-01-2020 | 28-02-2022 | 2.08 | 8 | 5% | 0.119 | ₹ 3,00,000 | ₹ 2,77,836 | ₹ 3,00,000 | ₹ 74,178 | ₹ 2,25,822 | ₹ 2,03,240 |
| 44 | CONDEMNED RADIAL DRILL | 29-08-2020 | 28-02-2022 | 1.50 | 15 | 5% | 0.063 | ₹ 4,00,000 | ₹ 3,85,155 | ₹ 4,00,000 | ₹ 38,035 | ₹ 3,61,965 | ₹ 3,25,769 |
| 45 | SURFACE ROUGHNESS TESTER | 14-11-2020 | 28-02-2022 | 1.29 | 5 | 5% | 0.190 | ₹ 1,06,075 | ₹ 1,03,260 | ₹ 1,06,075 | ₹ 26,007 | ₹ 80,068 | ₹ 72,061 |
| 46 | DIGITAL ULTRASONIC FLAW DETECTOR | 31-03-2021 | 28-02-2022 | 0.92 | 8 | 5% | 0.119 | ₹ 2,31,173 | ₹ 2,31,173 | ₹ 2,31,173 | ₹ 25,120 | ₹ 2,06,053 | ₹ 1,85,447 |
| 47 | ROTARY SPM WELDING MACHINE | 31-03-2021 | 28-02-2022 | 0.92 | 15 | 5% | 0.063 | ₹ 3,50,000 | ₹ 3,50,000 | ₹ 3,50,000 | ₹ 20,284 | ₹ 3,29,716 | ₹ 2,96,744 |
| TOTAL | | | | | | | | ₹ 4,04,51,123 | ₹ 3,07,71,456 | ₹ 4,09,92,160 | | | ₹ 2,25,84,511 |



ENCLOSURE-B: VALUATION OF ELECTRICAL INSTALLATION | M/S. NIPHA EXPORTS PRIVATE LIMITED | P-83, BENARAS ROAD, BELGACHIA, HOWRAH

| Sr. No | Asset description | Date of Capitalization | Date of Valuation | Operational Life Consumed (in yrs.) | Estimated Economic life of the Assets (in yrs.) | Salvage Value | Depreciation factor | Cost of Capitalization | Net Block as on (31.01.21) | Estimated Reproduction Cost of the Asset (as per WPI) | Total Depreciation | Net Depreciated Value | Current Depreciated Replacement Value |
|--------|--------------------------------------|------------------------|-------------------|-------------------------------------|---|---------------|---------------------|------------------------|----------------------------|---|--------------------|-----------------------|---------------------------------------|
| 1 | 2013 -2014 | 01-08-2013 | 28-02-2022 | 8.58 | 1 | 5% | 0.950 | ₹ 4,75,037 | ₹ 1,29,091 | ₹ 4,75,037 | ₹ 38,73,634 | ₹ - | ₹ 23,752 |
| 2 | PVC Flexible wire | 15-05-2014 | 28-02-2022 | 7.80 | 25 | 5% | 0.038 | ₹ 886 | ₹ 308 | ₹ 886 | ₹ 262 | ₹ 623 | ₹ 561 |
| 3 | Alluminium Armored Cable | 16-05-2014 | 28-02-2022 | 7.79 | 25 | 5% | 0.038 | ₹ 10,308 | ₹ 3,574 | ₹ 10,308 | ₹ 3,053 | ₹ 7,255 | ₹ 6,529 |
| 4 | PVC Copper Cable | 23-07-2014 | 28-02-2022 | 7.61 | 25 | 5% | 0.038 | ₹ 1,250 | ₹ 455 | ₹ 1,250 | ₹ 361 | ₹ 889 | ₹ 800 |
| 5 | Alluminium and Copper Cable | 25-09-2014 | 28-02-2022 | 7.43 | 25 | 5% | 0.038 | ₹ 42,546 | ₹ 16,212 | ₹ 42,546 | ₹ 12,017 | ₹ 30,529 | ₹ 27,476 |
| 6 | Heavy Earthing Electrical Works | 01-11-2014 | 28-02-2022 | 7.33 | 25 | 5% | 0.038 | ₹ 1,09,163 | ₹ 42,652 | ₹ 1,09,163 | ₹ 30,412 | ₹ 78,750 | ₹ 70,875 |
| 7 | G.I Connection Box & TRN Power Box | 05-11-2014 | 28-02-2022 | 7.32 | 25 | 5% | 0.038 | ₹ 15,800 | ₹ 6,189 | ₹ 15,800 | ₹ 4,395 | ₹ 11,405 | ₹ 10,264 |
| 8 | Heavy Earthing Electrical Works | 05-11-2014 | 28-02-2022 | 7.32 | 25 | 5% | 0.038 | ₹ 9,600 | ₹ 3,761 | ₹ 9,600 | ₹ 2,671 | ₹ 6,930 | ₹ 6,237 |
| 9 | Copper Cable Socket | 25-09-2014 | 28-02-2022 | 7.43 | 25 | 5% | 0.038 | ₹ 2,572 | ₹ 981 | ₹ 2,572 | ₹ 727 | ₹ 1,846 | ₹ 1,661 |
| 10 | Civil Job for Factory Earthing Works | 17-11-2014 | 28-02-2022 | 7.29 | 25 | 5% | 0.038 | ₹ 66,200 | ₹ 26,140 | ₹ 66,200 | ₹ 18,333 | ₹ 47,867 | ₹ 43,080 |
| 11 | Heavy Earthing Electrical Works | 28-11-2014 | 28-02-2022 | 7.26 | 25 | 5% | 0.038 | ₹ 30,497 | ₹ 12,131 | ₹ 30,497 | ₹ 8,411 | ₹ 22,086 | ₹ 19,877 |
| 12 | G.I Connection Box & TRN Power Box | 28-11-2014 | 28-02-2022 | 7.26 | 25 | 5% | 0.038 | ₹ 5,400 | ₹ 2,148 | ₹ 5,400 | ₹ 1,489 | ₹ 3,910 | ₹ 3,519 |
| 13 | Copper Cable Socket Cable Gland | 16-12-2014 | 28-02-2022 | 7.21 | 25 | 5% | 0.038 | ₹ 565 | ₹ 226 | ₹ 565 | ₹ 155 | ₹ 410 | ₹ 369 |
| 14 | Heavy Earthing Electrical Works | 29-11-2014 | 28-02-2022 | 7.25 | 25 | 5% | 0.038 | ₹ 2,980 | ₹ 1,187 | ₹ 2,980 | ₹ 821 | ₹ 2,158 | ₹ 1,942 |
| TOTAL | | | | | | | | ₹ 7,72,802 | ₹ 2,45,053 | ₹ 7,72,802 | | | ₹ 2,16,944 |



ENCLOSURE-C: VALUATION OF FURNITURES & FIXTURES | M/S. NIPHA EXPORTS PRIVATE LIMITED | P-83, BENARAS ROAD, BELGACHIA, HOWRAH

| Sr. No | Asset description | Date of Capitalization | Date of Valuation | Operational Life Consumed (in yrs.) | Estimated Economic life of the Assets (in yrs.) | Salvage Value | Depreciation factor | Cost of Capitalization | Net Block as on (31.01.21) | Estimated Reproduction Cost of the Asset (as per WPI) | Total Depreciation | Net Depreciated Value | Current Depreciated Replacement Value |
|--------|---|------------------------|-------------------|-------------------------------------|---|---------------|---------------------|------------------------|----------------------------|---|--------------------|-----------------------|---------------------------------------|
| 1 | 2013-2014 | 31-07-2013 | 28-02-2022 | 8.59 | 1 | 5% | 0.950 | ₹ 12,600 | ₹ 3,421 | ₹ 12,600 | ₹ 1,02,778 | ₹ - | ₹ 630 |
| 2 | 2013-2014 | 29-08-2013 | 28-02-2022 | 8.51 | 1 | 5% | 0.950 | ₹ 5,250 | ₹ 1,464 | ₹ 5,250 | ₹ 42,428 | ₹ - | ₹ 263 |
| 3 | Furniture, Door, Cabinate, etc. for QC. | 25-02-2016 | 28-02-2022 | 6.01 | 10 | 5% | 0.095 | ₹ 7,03,769 | ₹ 3,62,885 | ₹ 7,03,769 | ₹ 4,02,064 | ₹ 3,01,705 | ₹ 2,71,534 |
| 4 | STEEL ALMIRAH | 08-01-2019 | 28-02-2022 | 3.14 | 10 | 5% | 0.095 | ₹ 9,000 | ₹ 7,096 | ₹ 9,000 | ₹ 2,687 | ₹ 6,313 | ₹ 5,682 |
| 5 | STEEL ALMIRAH | 04-03-2019 | 28-02-2022 | 2.99 | 10 | 5% | 0.095 | ₹ 16,000 | ₹ 12,843 | ₹ 16,000 | ₹ 4,548 | ₹ 11,452 | ₹ 10,307 |
| 6 | STEEL ALMIRAH | 06-12-2019 | 28-02-2022 | 2.23 | 10 | 5% | 0.095 | ₹ 12,500 | ₹ 10,935 | ₹ 12,500 | ₹ 2,652 | ₹ 9,848 | ₹ 8,864 |
| 7 | STEEL ALMIRAH | 28-12-2020 | 28-02-2022 | 1.17 | 10 | 5% | 0.095 | ₹ 18,500 | ₹ 18,052 | ₹ 18,500 | ₹ 2,056 | ₹ 16,444 | ₹ 14,800 |
| 8 | STEEL ALMIRAH | 08-03-2021 | 28-02-2022 | 0.98 | 10 | 5% | 0.095 | ₹ 14,500 | ₹ 14,413 | ₹ 14,500 | ₹ 1,347 | ₹ 13,153 | ₹ 11,837 |
| TOTAL | | | | | | | | ₹ 7,92,119 | ₹ 4,31,109 | ₹ 7,92,119 | | | ₹ 3,23,917 |



ENCLOSURE-D: VALUATION OF OFFICE EQUIPMENTS | M/S. NIPHA EXPORTS PRIVATE LIMITED | P-83, BENARAS ROAD, BELGACHIA, HOWRAH

| Sr. No | Asset description | Date of Capitalization | Date of Valuation | Operational Life Consumed (in yrs.) | Estimated Economic life of the Assets (in yrs.) | Salvage Value | Depreciation factor | Cost of Capitalization | Net Block as on (31.01.21) | Estimated Reproduction Cost of the Asset (as per WPI) | Total Depreciation | Net Depreciated Value | Current Depreciated Replacement Value |
|--------|---------------------------------------|------------------------|-------------------|-------------------------------------|---|---------------|---------------------|------------------------|----------------------------|---|--------------------|-----------------------|---------------------------------------|
| 1 | 2013 -2014 | 30-03-2012 | 28-02-2022 | 9.92 | 1 | 5% | 0.950 | ₹ 18,600 | ₹ 930 | ₹ 18,600 | ₹ 1,75,344 | ₹ - | ₹ 930 |
| 2 | 2013 -2014 | 30-03-2012 | 28-02-2022 | 9.92 | 1 | 5% | 0.950 | ₹ 10,230 | ₹ 512 | ₹ 10,230 | ₹ 96,439 | ₹ - | ₹ 512 |
| 3 | 2013 -2014 | 17-05-2012 | 28-02-2022 | 9.79 | 1 | 5% | 0.950 | ₹ 21,500 | ₹ 1,075 | ₹ 21,500 | ₹ 1,99,997 | ₹ - | ₹ 1,075 |
| 4 | 2013 -2014 | 31-05-2012 | 28-02-2022 | 9.75 | 1 | 5% | 0.950 | ₹ 3,494 | ₹ 175 | ₹ 3,494 | ₹ 32,375 | ₹ - | ₹ 175 |
| 7 | 2013 -2014 | 28-07-2012 | 28-02-2022 | 9.59 | 1 | 5% | 0.950 | ₹ 12,300 | ₹ 615 | ₹ 12,300 | ₹ 1,12,112 | ₹ - | ₹ 615 |
| 8 | 2013 -2014 | 30-10-2012 | 28-02-2022 | 9.34 | 1 | 5% | 0.950 | ₹ 8,650 | ₹ 433 | ₹ 8,650 | ₹ 76,727 | ₹ - | ₹ 433 |
| 9 | 2013 -2014 | 26-11-2012 | 28-02-2022 | 9.26 | 1 | 5% | 0.950 | ₹ 12,300 | ₹ 615 | ₹ 12,300 | ₹ 1,08,238 | ₹ - | ₹ 615 |
| 10 | 2013 -2014 | 10-12-2012 | 28-02-2022 | 9.22 | 1 | 5% | 0.950 | ₹ 6,500 | ₹ 325 | ₹ 6,500 | ₹ 56,962 | ₹ - | ₹ 325 |
| 11 | 2013 -2014 | 31-03-2014 | 28-02-2022 | 7.92 | 1 | 5% | 0.950 | ₹ 17,000 | ₹ 850 | ₹ 17,000 | ₹ 1,27,917 | ₹ - | ₹ 850 |
| 14 | Stand Fan/ Ceiling Fan | 25-04-2014 | 28-02-2022 | 7.85 | 8 | 5% | 0.119 | ₹ 8,950 | ₹ 448 | ₹ 9,845 | ₹ 9,180 | ₹ 665 | ₹ 599 |
| 15 | AC Machine | 31-07-2014 | 28-02-2022 | 7.59 | 6 | 5% | 0.158 | ₹ 39,967 | ₹ 1,998 | ₹ 47,561 | ₹ 57,128 | ₹ - | ₹ 2,378 |
| 16 | Camera / CCTV | 13-03-2015 | 28-02-2022 | 6.97 | 3 | 5% | 0.317 | ₹ 52,950 | ₹ 2,648 | ₹ 52,950 | ₹ 1,16,867 | ₹ - | ₹ 2,648 |
| 17 | Camera / CCTV | 13-03-2015 | 28-02-2022 | 6.97 | 3 | 5% | 0.317 | ₹ 1,639 | ₹ 82 | ₹ 1,639 | ₹ 3,617 | ₹ - | ₹ 82 |
| 18 | Camera / CCTV | 13-03-2015 | 28-02-2022 | 6.97 | 3 | 5% | 0.317 | ₹ 2,700 | ₹ 135 | ₹ 2,700 | ₹ 5,959 | ₹ - | ₹ 135 |
| 19 | Camera / CCTV | 13-03-2015 | 28-02-2022 | 6.97 | 3 | 5% | 0.317 | ₹ 200 | ₹ 10 | ₹ 200 | ₹ 441 | ₹ - | ₹ 10 |
| 20 | Camera / CCTV | 13-03-2015 | 28-02-2022 | 6.97 | 3 | 5% | 0.317 | ₹ 12,080 | ₹ 604 | ₹ 12,080 | ₹ 26,662 | ₹ - | ₹ 604 |
| 21 | Camera / CCTV | 13-03-2015 | 28-02-2022 | 6.97 | 3 | 5% | 0.317 | ₹ 12,100 | ₹ 605 | ₹ 12,100 | ₹ 26,706 | ₹ - | ₹ 605 |
| 22 | Camera / CCTV | 13-03-2015 | 28-02-2022 | 6.97 | 3 | 5% | 0.317 | ₹ 1,670 | ₹ 84 | ₹ 1,670 | ₹ 3,686 | ₹ - | ₹ 84 |
| 28 | Face Reader for Attendance | 24-06-2015 | 28-02-2022 | 6.69 | 3 | 5% | 0.317 | ₹ 22,860 | ₹ 1,143 | ₹ 22,860 | ₹ 48,412 | ₹ - | ₹ 1,143 |
| 29 | Hooter, Socket, Cable Etc. | 24-07-2015 | 28-02-2022 | 6.61 | 3 | 5% | 0.317 | ₹ 1,590 | ₹ 80 | ₹ 1,781 | ₹ 3,725 | ₹ - | ₹ 89 |
| 30 | Bar Code Printer | 19-01-2016 | 28-02-2022 | 6.12 | 3 | 5% | 0.317 | ₹ 20,900 | ₹ 1,045 | ₹ 20,900 | ₹ 40,472 | ₹ - | ₹ 1,045 |
| 32 | AC Machine with Installation | 13-11-2015 | 28-02-2022 | 6.30 | 6 | 5% | 0.158 | ₹ 94,724 | ₹ 4,736 | ₹ 1,11,774 | ₹ 1,11,471 | ₹ 304 | ₹ 5,589 |
| 33 | Camera / CCTV | 04-08-2015 | 28-02-2022 | 6.58 | 3 | 5% | 0.317 | ₹ 23,804 | ₹ 1,190 | ₹ 23,804 | ₹ 49,564 | ₹ - | ₹ 1,190 |
| 34 | Camera / CCTV | 16-12-2015 | 28-02-2022 | 6.21 | 3 | 5% | 0.317 | ₹ 2,520 | ₹ 126 | ₹ 2,520 | ₹ 4,954 | ₹ - | ₹ 126 |
| 38 | AQUAGUARD | 04-10-2016 | 28-02-2022 | 5.41 | 5 | 5% | 0.190 | ₹ 8,990 | ₹ 1,325 | ₹ 9,260 | ₹ 9,510 | ₹ - | ₹ 463 |
| 39 | PRINTER | 01-12-2016 | 28-02-2022 | 5.25 | 3 | 5% | 0.317 | ₹ 13,251 | ₹ 2,351 | ₹ 13,251 | ₹ 22,015 | ₹ - | ₹ 663 |
| 40 | HP LASERJET PRINTER | 27-03-2017 | 28-02-2022 | 4.93 | 3 | 5% | 0.317 | ₹ 13,950 | ₹ 3,317 | ₹ 13,950 | ₹ 21,773 | ₹ - | ₹ 698 |
| 42 | CCTV/Camera, Surveillance Disk, Cable | 24-11-2017 | 28-02-2022 | 4.27 | 3 | 5% | 0.317 | ₹ 56,400 | ₹ 20,523 | ₹ 56,400 | ₹ 76,186 | ₹ - | ₹ 2,820 |
| 45 | CCTV -Spare parts | 24-11-2017 | 28-02-2022 | 4.27 | 3 | 5% | 0.317 | ₹ 5,000 | ₹ 1,819 | ₹ 5,000 | ₹ 6,754 | ₹ - | ₹ 250 |
| 46 | CCTV-Spare parts | 29-11-2017 | 28-02-2022 | 4.25 | 3 | 5% | 0.317 | ₹ 9,300 | ₹ 3,408 | ₹ 9,300 | ₹ 12,522 | ₹ - | ₹ 465 |
| 47 | AIR CONDITION | 14-06-2017 | 28-02-2022 | 4.71 | 6 | 5% | 0.158 | ₹ 24,890 | ₹ 6,946 | ₹ 25,886 | ₹ 19,314 | ₹ 6,572 | ₹ 5,915 |
| 49 | Stand FAN & Wall Fan | 20-08-2018 | 28-02-2022 | 3.53 | 8 | 5% | 0.119 | ₹ 19,874 | ₹ 10,005 | ₹ 20,271 | ₹ 8,495 | ₹ 11,777 | ₹ 10,599 |
| 53 | AIR CONDITION | 27-05-2019 | 28-02-2022 | 2.76 | 6 | 5% | 0.158 | ₹ 33,784 | ₹ 21,913 | ₹ 33,784 | ₹ 14,772 | ₹ 19,012 | ₹ 17,110 |
| 57 | AIR CONDITION MACHINE | 18-08-2020 | 28-02-2022 | 1.53 | 6 | 5% | 0.158 | ₹ 33,784 | ₹ 29,810 | ₹ 33,784 | ₹ 8,192 | ₹ 25,592 | ₹ 23,033 |
| 58 | BIOMETRIC FACE READER M/C | 29-08-2020 | 28-02-2022 | 1.50 | 3 | 5% | 0.317 | ₹ 60,000 | ₹ 53,316 | ₹ 60,000 | ₹ 28,526 | ₹ 31,474 | ₹ 28,327 |
| TOTAL | | | | | | | | ₹ 6,88,451 | ₹ 1,75,197 | ₹ 7,15,843 | | | ₹ 1,12,196 |



ENCLOSURE-E: VALUATION OF GENERATOR SETS | M/S. NIPHA EXPORTS PRIVATE LIMITED | P-83, BENARAS ROAD, BELGACHIA, HOWRAH

| Sr. No | Asset description | Date of Capitalization | Date of Valuation | Operational Life Consumed (in yrs.) | Estimated Economic life of the Assets (in yrs.) | Salvage Value | Depreciation factor | Cost of Capitalization | Net Block as on (31.01.21) | Estimated Reproduction Cost of the Asset (as per WPI) | Total Depreciation | Net Depreciated Value | Current Depreciated Replacement Value |
|--------|-----------------------|------------------------|-------------------|-------------------------------------|---|---------------|---------------------|------------------------|----------------------------|---|--------------------|-----------------------|---------------------------------------|
| 1 | 2013 -2014 | 31-03-2010 | 28-02-2022 | 11.92 | 1 | 5% | 0.950 | ₹ 5,04,719 | ₹ 25,236 | ₹ 5,04,719 | ₹ 57,17,014 | ₹ - | ₹ 25,236 |
| 2 | Generator | 27-06-2016 | 28-02-2022 | 5.68 | 10 | 5% | 0.095 | ₹ 1,29,404 | ₹ 70,903 | ₹ 1,39,756 | ₹ 75,369 | ₹ 64,387 | ₹ 57,949 |
| 3 | 180 Kva Silent DG Set | 15-09-2019 | 28-02-2022 | 2.46 | 10 | 5% | 0.095 | ₹ 9,58,000 | ₹ 7,26,610 | ₹ 9,67,580 | ₹ 2,25,897 | ₹ 7,41,683 | ₹ 6,67,515 |
| TOTAL | | | | | | | | ₹ 15,92,123 | ₹ 8,22,749 | ₹ 16,12,055 | | | ₹ 7,50,700 |



ENCLOSURE-F: VALUATION OF COMPUTERS | M/S. NIPHA EXPORTS PRIVATE LIMITED | P-83, BENARAS ROAD, BELGACHIA, HOWRAH

| Sr. No. | Description of Assets | Date of Capitalization | Date of Valuation | Life Consumed (Years) | Estimated Economic life of the Assets (Years) | Salvage Value | Depreciation Factor | Cost of Capitalization | Net Block as on (31.01.21) | Estimated Reproduction Cost of the Asset (as per CCI) | Total Depreciation | Net Depreciated Value | Current Depreciated Market Value |
|---------|-----------------------|------------------------|-------------------|-----------------------|---|---------------|---------------------|------------------------|----------------------------|---|--------------------|-----------------------|----------------------------------|
| 1 | 2013 -14 | 31-05-2010 | 28-02-2022 | 11.76 | 1 | 5% | 0.950 | ₹ 10,400 | ₹ 520 | ₹ 10,400 | ₹ 1,16,151 | ₹ - | ₹ 520 |
| 2 | 2013 -14 | 06-06-2011 | 28-02-2022 | 10.74 | 1 | 5% | 0.950 | ₹ 31,000 | ₹ 1,550 | ₹ 31,000 | ₹ 3,16,285 | ₹ - | ₹ 1,550 |
| 3 | 2013 -14 | 30-07-2011 | 28-02-2022 | 10.59 | 1 | 5% | 0.950 | ₹ 15,385 | ₹ 769 | ₹ 15,385 | ₹ 1,54,807 | ₹ - | ₹ 769 |
| 4 | 2013 -14 | 17-08-2011 | 28-02-2022 | 10.54 | 1 | 5% | 0.950 | ₹ 14,600 | ₹ 717 | ₹ 14,600 | ₹ 1,46,224 | ₹ - | ₹ 730 |
| 5 | 2013 -14 | 10-01-2012 | 28-02-2022 | 10.14 | 1 | 5% | 0.950 | ₹ 10,972 | ₹ 540 | ₹ 10,972 | ₹ 1,05,719 | ₹ - | ₹ 549 |
| 6 | 2013 -14 | 14-02-2012 | 28-02-2022 | 10.05 | 1 | 5% | 0.950 | ₹ 9,350 | ₹ 459 | ₹ 9,350 | ₹ 89,239 | ₹ - | ₹ 468 |
| 7 | 2013 -14 | 29-05-2012 | 28-02-2022 | 9.76 | 1 | 5% | 0.950 | ₹ 23,401 | ₹ 1,149 | ₹ 23,401 | ₹ 2,16,950 | ₹ - | ₹ 1,170 |
| 8 | 2013 -14 | 20-08-2012 | 28-02-2022 | 9.53 | 1 | 5% | 0.950 | ₹ 40,198 | ₹ 1,975 | ₹ 40,198 | ₹ 3,63,990 | ₹ - | ₹ 2,010 |
| 9 | 2013 -14 | 31-10-2012 | 28-02-2022 | 9.33 | 1 | 5% | 0.950 | ₹ 39,759 | ₹ 1,954 | ₹ 39,759 | ₹ 3,52,564 | ₹ - | ₹ 1,988 |
| 10 | 2013 -14 | 28-12-2012 | 28-02-2022 | 9.18 | 1 | 5% | 0.950 | ₹ 1,48,175 | ₹ 7,408 | ₹ 1,48,175 | ₹ 12,91,579 | ₹ - | ₹ 7,409 |
| 11 | 2013 -14 | 31-12-2012 | 28-02-2022 | 9.17 | 1 | 5% | 0.950 | ₹ 7,245 | ₹ 355 | ₹ 7,245 | ₹ 63,095 | ₹ - | ₹ 362 |
| 13 | DESKTOP COMPUTER | 24-12-2014 | 28-02-2022 | 7.19 | 5 | 5% | 0.190 | ₹ 30,135 | ₹ 1,481 | ₹ 31,340 | ₹ 42,792 | ₹ - | ₹ 1,567 |
| 14 | PRINTER HP 1020 | 17-02-2015 | 28-02-2022 | 7.04 | 3 | 5% | 0.317 | ₹ 7,410 | ₹ 365 | ₹ 7,410 | ₹ 16,509 | ₹ - | ₹ 371 |
| 16 | LENOVO DESKTOP, UPS | 07-05-2015 | 28-02-2022 | 6.82 | 5 | 5% | 0.190 | ₹ 32,240 | ₹ 1,612 | ₹ 32,240 | ₹ 41,772 | ₹ - | ₹ 1,612 |
| 18 | LED MONITOR, UPS | 13-08-2015 | 28-02-2022 | 6.55 | 5 | 5% | 0.190 | ₹ 8,470 | ₹ 424 | ₹ 8,470 | ₹ 10,542 | ₹ - | ₹ 424 |
| 20 | DESKTOP | 14-12-2015 | 28-02-2022 | 6.21 | 5 | 5% | 0.190 | ₹ 29,000 | ₹ 1,450 | ₹ 29,000 | ₹ 34,237 | ₹ - | ₹ 1,450 |
| 22 | Acer Desktop and UPS | 31-12-2016 | 28-02-2022 | 5.16 | 5 | 5% | 0.190 | ₹ 30,700 | ₹ 1,535 | ₹ 30,700 | ₹ 30,124 | ₹ 576 | ₹ 1,535 |
| 24 | COMPUTER | 30-06-2017 | 28-02-2022 | 4.67 | 5 | 5% | 0.190 | ₹ 46,050 | ₹ 2,303 | ₹ 46,050 | ₹ 40,847 | ₹ 5,203 | ₹ 4,683 |
| 25 | COMPUTER | 30-06-2017 | 28-02-2022 | 4.67 | 5 | 5% | 0.190 | ₹ 33,750 | ₹ 1,688 | ₹ 33,750 | ₹ 29,937 | ₹ 3,813 | ₹ 3,432 |
| 26 | COMPUTER | 24-11-2017 | 28-02-2022 | 4.27 | 5 | 5% | 0.190 | ₹ 33,150 | ₹ 1,658 | ₹ 33,150 | ₹ 26,868 | ₹ 6,282 | ₹ 5,654 |
| 27 | COMPUTER | 18-01-2018 | 28-02-2022 | 4.12 | 5 | 5% | 0.190 | ₹ 36,900 | ₹ 1,845 | ₹ 36,900 | ₹ 28,851 | ₹ 8,049 | ₹ 7,244 |
| 29 | COMPUTER | 17-05-2018 | 28-02-2022 | 3.79 | 5 | 5% | 0.190 | ₹ 36,650 | ₹ 3,324 | ₹ 36,650 | ₹ 26,385 | ₹ 10,265 | ₹ 9,239 |
| 31 | COMPUTER | 30-08-2019 | 28-02-2022 | 2.50 | 5 | 5% | 0.190 | ₹ 27,200 | ₹ 13,512 | ₹ 27,200 | ₹ 12,927 | ₹ 14,273 | ₹ 12,846 |
| 32 | LASERJET PRINTER | 21-08-2019 | 28-02-2022 | 2.53 | 3 | 5% | 0.317 | ₹ 15,500 | ₹ 7,592 | ₹ 15,500 | ₹ 12,399 | ₹ 3,101 | ₹ 2,791 |
| 33 | LAPTOP | 24-10-2019 | 28-02-2022 | 2.35 | 5 | 5% | 0.190 | ₹ 28,600 | ₹ 15,596 | ₹ 28,600 | ₹ 12,774 | ₹ 15,826 | ₹ 14,244 |
| 34 | COMPUTER & PRINTER | 19-02-2020 | 28-02-2022 | 2.03 | 3 | 5% | 0.317 | ₹ 78,000 | ₹ 50,522 | ₹ 78,000 | ₹ 50,077 | ₹ 27,923 | ₹ 25,131 |
| 35 | LASERJET PRINTER | 12-03-2020 | 28-02-2022 | 1.97 | 3 | 5% | 0.317 | ₹ 11,090 | ₹ 7,395 | ₹ 11,090 | ₹ 6,908 | ₹ 4,182 | ₹ 3,764 |
| 37 | APC BATTERY | 17-06-2020 | 28-02-2022 | 1.70 | 5 | 5% | 0.190 | ₹ 6,120 | ₹ 4,591 | ₹ 6,120 | ₹ 1,978 | ₹ 4,142 | ₹ 3,727 |
| 38 | LENOVO MONITOR | 04-09-2020 | 28-02-2022 | 1.48 | 5 | 5% | 0.190 | ₹ 10,000 | ₹ 8,204 | ₹ 10,000 | ₹ 2,821 | ₹ 7,179 | ₹ 6,461 |
| 39 | LAPTOP | 29-09-2020 | 28-02-2022 | 1.42 | 5 | 5% | 0.190 | ₹ 34,746 | ₹ 29,229 | ₹ 34,746 | ₹ 9,351 | ₹ 25,395 | ₹ 22,856 |
| 40 | LAPTOP | 29-09-2020 | 28-02-2022 | 1.42 | 5 | 5% | 0.190 | ₹ 26,271 | ₹ 22,100 | ₹ 26,271 | ₹ 7,070 | ₹ 19,201 | ₹ 17,281 |
| 41 | UAP-AC-M WIFI ROUTER | 29-10-2020 | 28-02-2022 | 1.33 | 5 | 5% | 0.190 | ₹ 14,000 | ₹ 12,141 | ₹ 14,000 | ₹ 3,549 | ₹ 10,451 | ₹ 9,406 |
| 42 | HP LAPTOP | 21-12-2020 | 28-02-2022 | 1.19 | 5 | 5% | 0.190 | ₹ 73,200 | ₹ 66,849 | ₹ 73,200 | ₹ 16,537 | ₹ 56,663 | ₹ 50,997 |
| 43 | ACER DESKTOP VERITON | 22-02-2021 | 28-02-2022 | 1.02 | 5 | 5% | 0.190 | ₹ 29,000 | ₹ 28,069 | ₹ 29,000 | ₹ 5,601 | ₹ 23,399 | ₹ 21,059 |
| 44 | HP LAPTOP | 25-02-2021 | 28-02-2022 | 1.01 | 5 | 5% | 0.190 | ₹ 36,600 | ₹ 35,520 | ₹ 36,600 | ₹ 7,011 | ₹ 29,589 | ₹ 26,630 |
| 45 | HP LAPTOP | 04-03-2021 | 28-02-2022 | 0.99 | 5 | 5% | 0.190 | ₹ 51,600 | ₹ 50,391 | ₹ 51,600 | ₹ 9,697 | ₹ 41,903 | ₹ 37,713 |
| TOTAL | | | | | | | | ₹ 11,16,867 | ₹ 3,86,792 | ₹ 11,18,072 | | | ₹ 3,09,638 |



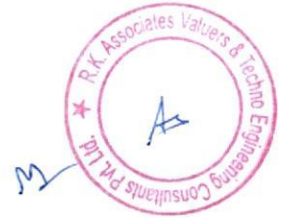
ENCLOSURE-G: VALUATION OF LABORATORY & TESTING EQUIPMENTS | M/S. NIPHA EXPORTS PRIVATE LIMITED | P-83, BENARAS ROAD, BELGACHIA, HOWRAH

| Sr. No | Asset description | Date of Capitalization | Date of Valuation | Operational Life Consumed (in yrs.) | Estimated Economic life of the Assets (in yrs.) | Salvage Value | Depreciation factor | Cost of Capitalization | Net Block as on (31.01.21) | Estimated Reproduction Cost of the Asset (as per WPI) | Total Depreciation | Net Depreciated Value | Current Depreciated Replacement Value |
|--------|--|------------------------|-------------------|-------------------------------------|---|---------------|---------------------|------------------------|----------------------------|---|--------------------|-----------------------|---------------------------------------|
| 1 | 2013 -2014 | 31-03-2010 | 28-02-2022 | 11.92 | 1 | 5% | 0.950 | ₹ 56,446 | ₹ 2,822 | ₹ 56,446 | ₹ 6,39,371 | ₹ - | ₹ 2,822 |
| 2 | Vernier Hight Gauge | 09-10-2015 | 28-02-2022 | 6.39 | 3 | 5% | 0.317 | ₹ 1,12,200 | ₹ 53,795 | ₹ 1,12,200 | ₹ 2,27,197 | ₹ - | ₹ 5,610 |
| 3 | C.I. Surface Plate Hand Scrapped Grade | 14-12-2016 | 28-02-2022 | 5.21 | 3 | 5% | 0.317 | ₹ 1,00,548 | ₹ 59,514 | ₹ 1,00,548 | ₹ 1,65,918 | ₹ - | ₹ 5,027 |
| 4 | PORTABLE HARDNESS TESTER DHT-6 | 16-12-2017 | 28-02-2022 | 4.21 | 3 | 5% | 0.317 | ₹ 75,000 | ₹ 51,556 | ₹ 75,000 | ₹ 99,880 | ₹ - | ₹ 3,750 |
| 5 | Slip Gauge Set & Magnetic V Block | 25-06-2018 | 28-02-2022 | 3.68 | 3 | 5% | 0.317 | ₹ 1,39,500 | ₹ 1,02,864 | ₹ 1,39,500 | ₹ 1,62,661 | ₹ - | ₹ 6,975 |
| TOTAL | | | | | | | | ₹ 4,83,694 | ₹ 2,70,551 | ₹ 4,83,694 | | | ₹ 24,185 |



ENCLOSURE-H: VALUATION OF UTILITIES & SERVICES | M/S. NIPHA EXPORTS PRIVATE LIMITED | P-83, BENARAS ROAD, BELGACHIA, HOWRAH

| Sr. No | Asset description | Date of Capitalization | Date of Valuation | Operational Life Consumed (in yrs.) | Estimated Economic life of the Assets (in yrs.) | Salvage Value | Depreciation factor | Cost of Capitalization | Net Block as on (31.01.21) | Estimated Reproduction Cost of the Asset (as per WPI) | Total Depreciation | Net Depreciated Value | Current Depreciated Replacement Value |
|--------|-------------------|------------------------|-------------------|-------------------------------------|---|---------------|---------------------|------------------------|----------------------------|---|--------------------|-----------------------|---------------------------------------|
| 1 | 2013 -2014 | 01-04-2013 | 28-02-2022 | 8.92 | 1 | 5% | 0.950 | ₹ 78,449 | ₹ 18,826 | ₹ 78,449 | ₹ 6,64,613 | ₹ - | ₹ 3,922 |
| TOTAL | | | | | | | | ₹ 78,449 | ₹ 18,826 | ₹ 78,449 | | | ₹ 3,922 |



ENCLOSURE-I: VALUATION OF VEHICLES | M/S. NIPHA EXPORTS PRIVATE LIMITED | P-83, BENARAS ROAD, BELGACHIA, HOWRAH

| Sr. No | Asset description | Date of Capitalization | Date of Valuation | Operational Life Consumed (in yrs.) | Estimated Economic life of the Assets (in yrs.) | Salvage Value | Depreciation factor | Cost of Capitalization | Net Block as on (31.01.21) | Estimated Reproduction Cost of the Asset (as per WPI) | Total Depreciation | Net Depreciated Value | Current Depreciated Replacement Value |
|--------|-------------------|------------------------|-------------------|-------------------------------------|---|---------------|---------------------|------------------------|----------------------------|---|--------------------|-----------------------|---------------------------------------|
| 1 | Scooty | 16-12-2019 | 28-02-2022 | 2.21 | 8 | 5% | 0.119 | ₹ 78,604 | ₹ 66,529 | ₹ 78,604 | ₹ 20,586 | ₹ 58,018 | ₹ 55,117 |
| TOTAL | | | | | | | | ₹ 78,604 | ₹ 66,529 | ₹ 78,604 | | | ₹ 55,117 |

