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PUNJAB NATIONAL BANK

PNB HOUSE, SIR PM ROAD, FORT, MUMBAI

VALUATION REPORT

Plant & Machinery

Situated at

Village: Ibrahimpur Junedpur Alias Maujpur,
Junction Road,
Tehsil : Khurja,
Distt.: Bulandshahr

Belonging to

M/s Arshiya Northern FTWZ Ltd.

M/S MOHAN & ASSOCIATES

J.D.House, Near Kastoori Home Shoppe, Garh road, Meerut



MOHAN & ASSOCIATES

Architects, Engineers, Govt. Approved Valuers, L.I.C. & Bank Panel Valuers
(Approved by Ministry of Finance, Central Board of Direct Taxes, Deptt. of Revenue & Insurance, Govt. of India)
Regn. No. KNP-156/97 Cat-1 GSTIN No. 09AATPM1631Q1ZY

EVENDRA MOHAN

B. Arch., A.I.I.A., F.I.V.

Regn. No. CA/85/9517

SHITIZ GUPTA

B. Arch.

Regn. No. CA/2015/71702

• Near Kastoori Home Shoppe (P) Ltd.
J.D. House, Garh Road,
Meerut (U.P.)

Ref. No.PNB/AZ/1991/19

Dt.25.09.2019

VALUATION REPORT OF PLANT AND MACHINERY OF M/S ARSHIYA NORTHERN FTWZ LTD.

The site of M/s Arshiya Northern FTWZ Ltd. situated at Village: Ibrahimpur Junedpur Alias Maujpur, Junction Road, Tehsil : Khurja, Distt.: Bulandshahr has been inspected on dt.: 24.09.2019 to assess fair market value of plant & machinery for bank's purpose. Our observations are as under.

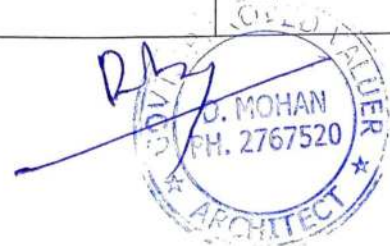
The plant was installed in the year 2012. Some machineries are being used and some are not being used. But all machineries in working condition. The depreciation on the value of the machinery has been taken accordingly.

BRIEF DESCRIPTION AND VALUE OF PLANT AND MACHINERY

S. NO.	NAME OF PLANT & MACHINERY	NAME OF COMPANY	QTY	SPECIFICATION	INSTALLATION DATE OF PLANT & MACHINERY	PURCHASE VALUE (IN RS.)
1	Rubeer Tyre Gantry Crane	Kalmar	1	40 MT with upto Stacking G+6	30.03.2012	94511716.54
2	Rubeer Tyre Gantry Crane	Kalmar	1	40 MT with upto Stacking G+6	30.03.2012	94511716.54
3	Reach stacker	Cargotech Finland	1	2 MT, G+6 reach upto 10.5 mtr.	30.03.2012	31567986.25
4	Reach stacker	Cargotech Finland	1	2 MT, G+6 reach upto 10.5 mtr.	30.03.2012	31567984.25
5	Reach stacker	Cargotech Finland	1	2 MT, G+6 reach upto 10.5 mtr.	30.03.2012	31567984.25
6	Reach stacker	Cargotech Finland	1	2 MT, G+6 reach upto 10.5 mtr.	30.03.2012	31567984.25
7	D.G. Set - 500kva Sub-Station	Powerica Ltd.	1	550 KVA	30.03.2012	6094499.94
8	Hvac W/H-52	N.A	1	-	30.03.2012	4899388.52
9	Dock Levellers - Wh #54	Campisa	18	-	30.03.2012	4070621.76

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10	Reach Truck With Spare Parts W/H52	Toyota	1	-	30.03.2012	3367933.88
11	Reach Truck With Spare Parts W/H52	Toyota	1	-	30.03.2012	3367933.88
12	Reach Truck With Spare Parts W/H52	Toyota	1	-	30.03.2012	3367933.88
13	Reach Truck With Spare Parts W/H52	Toyota	1	-	30.03.2012	3367933.86
14	Transformer(33kv/433 v,1500kva) Sub-Station	Universal Power Transformer Pvt. Ltd.	1	33KVA/ 420 V, down to 1000 KVA	30.03.2012	3004126.00
15	Lift 1.6 Ton Capacity W/H-52	Thyssen	1	-	30.03.2012	2563867.48
16	In Motion Weigh Bridge	Digital Weighing System	1	-	30.03.2012	2397134.44
17	Dock Levellers - Wh#52	Campisa	9	-	30.03.2012	2271144.66
18	Battery Operated Fork Lift 3mt W/H52	Kirloskar Toyota	1	2 MT	30.03.2012	2152312.00
19	Battery Operated Fork Lift 3mt W/H52	Kirloskar Toyota	1	2 MT	30.03.2012	2152312.00
20	Battery Operated Fork Lift 3mt W/H52	Kirloskar Toyota	1	2 MT	30.03.2012	2152312.00
21	Battery Operated Fork Lift 3mt W/H52	Kirloskar Toyota	1	2 MT	30.03.2012	2152312.00
22	Dock Levellers - Wh #53	Campisa	9	-	30.03.2012	2024403.55
23	WEIGH BRIDGE 100MT,18 X 3m,PITLESS TYPE	Avery India Ltd.	1	100 MT	30.03.2012	1764177.00
24	Lift 1 Ton Capacity W/H-52	Thyssen	1	-	30.03.2012	1719672.92
25	Docking Gates For Levellers -WH#54	Campisa	18	-	30.03.2012	1677542.59
26	Hvac W/H-54	--	1	-	30.03.2012	1649451.44
27	Hvac - Data Centre	--	1	-	30.03.2012	1603474.00
28	Battery Operated Forklifts 1.8 Mt	Kirloskar Toyota	1	2 MT	30.03.2012	1559898.50



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29	Battery Operated Forklifts 1.8 Mt	Kirloskar Toyota	1	2 MT	30.03.2012	1559898.50
30	Forklifts (5 Mt) -Diesel Mcy	Voltas Material Handling Pvt. Ltd.	1	5 MT	30.03.2012	1466279.00
31	Hvac W/H-53	N.A	1	-	30.03.2012	1028100.61
32	Hydra - 12 Mt Mcy	Action Construction Equipment Ltd.	1	12 MT	30.03.2012	1017037.00
33	Docking Gates For Levellers -WH#52	Campisa	9	-	30.03.2012	890491.80
34	Forklifts(3 Mt) -Diesel Mcy	Voltas Material Handling Pvt. Ltd.	1	5 MT	30.03.2012	842500.00
35	Forklifts(3 Mt) -Diesel Mcy	Voltas Material Handling Pvt. Ltd.	1	5 MT	30.03.2012	842246.50
36	Forklifts(3 Mt) -Diesel Mcy	Voltas Material Handling Pvt. Ltd.	1	5 MT	30.03.2012	842246.50
37	125 Kva Diesel Generator With Amf Panel	Cummins	1	-	14.10.2010	753295.00
38	Docking Gates For Levellers -WH#53	Campisa	9	-	30.03.2012	744053.00
39	Automatic Road Sweeper	--	1	-	30.03.2012	709110.50
40	Battery Operated Pallet Truck 2mt W/H52	Kirloskar Toyota	1	1.5 MT	30.03.2012	676162.34
41	Battery Operated Pallet Truck 2mt W/H52	Kirloskar Toyota	1	1.5 MT	30.03.2012	675958.83
42	Battery Operated Pallet Truck 2mt W/H52	Kirloskar Toyota	1	1.5 MT	30.03.2012	675958.83
43	Docking Gate - Main-Wh #52	Breda	1	-	30.03.2012	146237.61
44	Docking Gate - Main-Wh #54	Breda	1	-	30.03.2012	136076.00
45	Docking Gate - Main-Wh#53	Breda	1	-	30.03.2012	128614.00
46	Hand Trolley W/H52	Voltas Material Handling Pvt. Ltd.	24	2.5 MT	30.03.2012	100975.00



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47	27 Feet Self Tower	Others	1	-	30.03.2012	31447.00
48	Pallet Hand Trucks 2.5 Mt W/H52	Voltas Material Handling Pvt. Ltd.	1	1 MT	30.03.2012	13163.60
49	Pallet Hand Trucks 2.5 Mt W/H52	Voltas Material Handling Pvt. Ltd.	1	1 MT	30.03.2012	13163.56
50	Pallet Hand Trucks 2.5 Mt W/H52	Voltas Material Handling Pvt. Ltd.	1	1 MT	30.03.2012	13147.96
51	Pallet Hand Trucks 2.5 Mt W/H52	Voltas Material Handling Pvt. Ltd.	1	1 MT	30.03.2012	13147.96
52	Pallet Hand Trucks 2.5 Mt W/H52	Voltas Material Handling Pvt. Ltd.	1	1 MT	30.03.2012	13147.96
53	Pallet Hand Trucks 2.5 Mt W/H52	Voltas Material Handling Pvt. Ltd.	1	1 MT	30.03.2012	13147.96
Total Rs.						38,80,21,365.40
Depreciation @ 40%						15,52,08,546.16
Net Value after depreciation (In Rs.)						23,28,12,819.24
Market Value Say (In Rs.)						23,28,13,000.00
Reliasable Value (In RS.) (-10%)						20,95,00,000.00
Distress Sale Value (In RS.) (-20%)						18,62,00,000.00

Note : Machinery details has been given as laying on site as on date. And the value of each machinery has been given as per details given by owner.

Place : Meerut

Date : 25.09.2019


D. MOHAN
 B. Arch., A.I.I.A.
 Architect & Govt. Approved Valuer
 (Reg. No. KRP-156/9/CAT-1)
Govt. Approved Valuer
(D. Mohan)



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B. Archt. J. A.
Architect & Govt. Approved Valuer
(Reg. No. KNP-156/97CAT-1)





NAME	M/S ARSHIYA NORTHERN FTWZ LTD
ADDRESS	VILLAGE IBRAHIMPUR JUNEDPUR ALIAS MAUJPUR, JUNCTION ROAD, TEHSIL KHURJA DISTT BULANDSHAHR

[Handwritten Signature]
D. MOHAN
B. [unclear]
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