

REPORT FORMAT: V-L2 (L&B) & (P&M) | Version: 9.0_2019

FILE NO. RKA/FY20-21/MUM-98

DATED:04/03/2021

VALUATION ASSESSMENT

OF

INDUSTRIAL LAND & BUILDING AND PLANT & MACHINERY

SITUATED AT

PLOT NO. J-11, BUTIBORI INDUSTRIAL AREA, VILLAGE – MANDWA, TALUKA –
HINGNA, DISTRICT - NAGPUR

OWNER/S

M/S. SINTEX BAPL LTD.

A/C: M/S. SINTEX BAPL LTD.

REPORT PREPARED FOR

STATE BANK OF INDIA, STRESSED ASSETS RESOLUTION GROUP, TOWER – E,
COFFEE PARADE, MUMBAI

■ 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 Note: In case of any query/ issue/ concern or escalation you may please contact Incident Manager @
valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.*

Valuation TOR is available at www.rkassociates.org for reference.

*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:

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

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

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

VALUATION ASSESSMENT AS PER SBI FORMAT

Name & Address of Branch:	State Bank of India, Stressed Assets Resolution Group, Tower – E, Cuffe Parade, Mumbai
Name of Customer (s)/ Borrower Unit	M/s. Sintex BAPL Ltd.

I.			GENERAL		
1.	Purpose for which the valuation is made		For Distress Sale of mortgaged assets under NPA a/c		
2.	a)	Date of inspection	28 December 2020		
	b)	Date on which the valuation is made	4 March 2021		
3.	List of documents produced for perusal		Documents Requested	Documents Provided	Documents Reference No.
			Total 11 documents requested.	Total 09 documents provided.	07
			Property Title document	Lease Agreement	Receipt No. 189660 Dated: 13/09/2002
			Approved Map	Water Bill	Dated: 18/06/2009
			Last paid Electricity Bill	Last paid Electricity Bill	Dated: 16/12/2011
			Occupation Certificate	Environment clearance	Valid till : 31/12/2022
			Licenses & Approvals	Factory License	Dated: 08/01/2020
			Change of Land Use	Factory Plan	Dated: 13/12/2010
			Last paid Municipal Tax Receipt	Fire NOC	Dated: 04/02/2019
			Building Insurance Policy	Fuel Bill	---
			Building sheet having civil & structural details	Building sheet having civil & structural details	---
			4.	Name of the owner/s	
Address and Phone no. of the owner/s		Registered Office: 7 th Floor, Abhijeet-1, Mithakali Six Roads, Ellisbridge, Ahmedabad-38000, Gujarat			

5.	Brief description of the property	<p>This opinion on Valuation report is prepared for the industrial property situated at the aforesaid address belongs to M/s. Sintex BAPL Ltd.</p> <p>About the Project</p> <p>Sintex-BAPL Ltd. has set up an industrial unit with the capacity of 500 MT per month. As per information/ data provided to us by the client, the company has adopted modern technology for manufacturing of Plastic Water Storage Tanks etc.</p> <p>As per the scope of work, this Valuation report is prepared for the project Land & Building and plant & machinery located at the aforesaid address based on the of the documents and the information provided by the client which has been relied upon in good faith.</p> <p>Land Requirement</p> <p>The subject land is a lease hold land admeasuring 40,000 sq. mtr. and was originally transferred by MIDC in favor of M/s. Sintex Industries Ltd. via lease agreement dated 18/02/2007 who is the current owner of the subject premises.</p> <p>Building and Civil Work</p> <p>The subject property comprised of industrial sheds and RCC roofed structures used for manufacturing of plastic water storage tanks. Buildings of the Plant are constructed on various construction techniques like GI shed mounted and cladded on prefabricated steel Structure & RCC Structures. Area of Administration & Official Blocks is constructed on RCC framed Structures. Year of construction, Type of construction, Physical condition of various buildings is mentioned in the Building Sheet. The covered area details of the structures is tabulated below: -</p>
----	-----------------------------------	---

CIVIL/STRUCTURES VALUATION								
S.No.	Block Name	Total Slabs/Floor	Floor wise Height (ft.)	Year of construction	Type of construction (select from drop down)	Structure condition	Area (in sq. mtr.)	Area (sq. ft.)
FACTORY BUILDINGS - BUTIBORI J 11								
1	ADMIN. BUILDING	1	13.12	2012	GI shed roof mounted on iron pillars, trusses frame structure	Good	96	1033.36
2	SECURITY CABIN	1	9.84	2011	GI shed roof mounted on iron pillars, trusses frame structure	Good	18.57	199.89
3	CAR PARKING	1	11.48	2016	GI shed roof mounted on iron pillars, trusses frame structure	Good	80	861.14
4	UTILITY BUILDING	1	13.12	2011	RCC column beams stone masonry walls in cement, bricks, steel etc.	Good	168	1808.39
5	WORKERS TOILET	1	13.12	2011	RCC column beams stone masonry walls in cement, bricks, steel etc.	Good	48	515.88
6	ROTO MOULDING DEPT.	1	20.33	2011	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Good	2860	30785.61
7	PRE MOULDING	1	20.33	2011	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Good	2860	30785.61
8	MOULD STORAGE SHED	1	16.4	2016	GI shed roof mounted on iron pillars, trusses frame structure	Good	308	3315.37
9	HEAT SHRINK M/C	1	14.76	2016	GI shed roof mounted on iron pillars, trusses frame structure	Good	50	538.21
10	GRINDING SHED	1	14.76	2016	GI shed roof mounted on iron pillars, trusses frame structure	Good	50	538.21
11	Bunk House	1	8.5	2017	GI shed roof mounted on iron pillars, trusses frame structure	Good	160	1722.27
Total							6696.57	72104.75

As mentioned in the 'list of documents produced for perusal' various approvals & NOC's has been obtained by the client for the smooth running of the subject industry.

Plant & Machinery Work

The subject industry is used in the manufacturing of Plastic water storage tanks etc. Main Machinery of this Plant are R&R moulding machine, Insulation jacket, Oil filtration system, pulverizes, Mixing Machines, Hopper dryer etc. The auxiliary machines of this plants are D.G set, Distribution panel, Granulator, Pumps, Transformer etc. The subject industry has two production lines and as observed during site survey both lines are operational. The raw material used for manufacturing is Plastic Granules (polypropylene, Acrylonitrile Butadiene Styrene, Linear Low Density Polyethylene).

Project Location

Sintex BAPL Ltd. Mewat Unit located at Butibori Industrial area, Tehsil Hingna, District Nagpur, Maharashtra.

The nearest airport from the site is Dr. Baba Saheb Ambedkar Airport, located at the distance approx. 31 km and nearest railway station is Butibori Railway Station which is around 9 km away from the Project Site. The subject property is located on Nagpur - Hingna road. The subject property situated in Butibori industrial area which is a developed industrial area and other industries are setup nearby.

Observation made during the site visit as on date

During the latest site visit conducted by our engineer Plant was found in normal condition.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the Valuation for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.



6.	Location of property		
	a)	Plot No. / Survey No.	Plot No. J-11
	b)	Door No.	NA
	c)	T. S. No. / Village	Mandwa
	d)	Ward / Taluka	Tehsil Hingna
	e)	Mandal / District	Nagpur
	f)	Date of issue and validity of layout of approved map / plan	Cannot comment since copy of approved map is not provided to us.
	g)	Approved map / plan issuing authority	Cannot comment since copy of approved map is not provided to us.
	h)	Whether genuineness or authenticity of approved map / plan is verified	Not Applicable since approved Map not provided to us
	i)	Any other comments by our empanelled Valuers on authenticity of approved plan	No
7.	Postal address of the property		Plot No. J-11, Butibori Industrial Area, Village – Mandwa, Taluka – Hingna and District - Nagpur
8.	a)	City / Town	Mandwa

VALUATION ASSESSMENT

M/S. SINTEX BAPL LTD., BUTIBORI, NAGPUR

	b)	Residential Area	No
	c)	Commercial Area	No
	d)	Industrial Area	Yes
9.	Classification of the area		
	a)	High / Middle / Poor	Middle
	b)	Urban / Semi Urban / Rural	Urban Developing
10.	Coming under Corporation limit/ Village Panchayat / Municipality		MIDC (Maharashtra Industrial Development Corporation)
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban and Ceiling Act) or notified under agency area / scheduled area / cantonment area		Yes
12.	In case it is an agricultural land, any conversion to house site plots is contemplated		Not applicable, since subject property is govt. allotted industrial plot
13.	Boundaries of the property		
	Are Boundaries matched		No, boundaries does not match from available documents
	Directions	As per Sale Deed	Actual found at Site
	North	30 mtr. Wide road	100 ft. Wide Road
	South	MIDC Land	Cotton Industry
	East	Plot No. J-10	Saini Electricals Plot No. J-10
	West	Plot No. J-10	Vacant Plot, Plot No. J -12
14.1	Dimensions of the site	A	B
		As per the Deed	Actuals
	North	Not mentioned in the documents	Not measurable at the site
	South	Not mentioned in the documents	Not measurable at the site
	East	Not mentioned in the documents	Not measurable at the site
	West	Not mentioned in the documents	Not measurable at the site
14.2	Latitude, Longitude & Co-ordinates of Industrial Property		20°56'09.3"N 78°55'48.8"E
15.	Extent of the site		Land Area – 40,000 sq.mtr./ 47839.60 sq.yds
16.	Extent of the site considered for valuation (least of 14 A & 14 B)		Land Area – 40,000 sq.mtr./ 47839.60 sq.yds
17.	Whether occupied by the owner / tenant?		Working industrial unit in possession of M/s. Sintex BAPL Ltd.
	If occupied by tenant, since how long?		Not applicable
	Rent received per month.		Not applicable

II. CHARACTERISTICS OF THE SITE		
1.	Classification of locality	Urban Developing
2.	Development of surrounding areas	It's a notified industrial area thus all properties are used for industrial purpose
3.	Possibility of frequent flooding / sub-	No

VALUATION ASSESSMENT

M/S. SINTEX BAPL LTD., BUTIBORI, NAGPUR

	merging	
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	Transport, Market, Hospital etc. available at some distance from the vicinity. It is a developing area and recreational facilities are planned to be developed nearby
5.	Number of Floors	Please Refer to sheet attached below.
6.	Type of Structure	Please Refer to sheet attached below.
7.	Type of use to which it can be put	Industrial purpose
8.	Any usage restriction	It's a notified industrial area thus all properties are used for industrial purpose therefore no usage restriction
9.	Is plot in town planning approved layout?	Yes it's a notified industrial area
10.	Corner plot or intermittent plot?	Intermittent
11.	Road facilities	Yes
12.	Type of road available at present	Bitumen Surfaced Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	12 mtr. (More than 40 ft.)
14.	Is it a land – locked land?	No
15.	Water potentiality	Yes, from bore well/ submersible
16.	Underground sewerage system	Yes, by selves
17.	Is power supply available at the site?	Yes
18.	Advantage of the site	The subject property is located on main Mandwa - Nagpur Road which is approx. 100 ft. wide
19.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	None, in our view

PART A**VALUATION OF LAND**

1.	Size of Plot	Land Area – 40,000 sq.mtr/ 47839.60 sq.yds as per the copy of lease deed.
	North & South	Approx. 100 mtr. as per the google map measurements
	East & West	Approx. 264 mtr. as per the google map measurements
2.	Total extent of the plot	Land Area – 40,000 sq.mtr/ 47839.60 sq.yds as per the copy of lease deed.
	Area adopted on the basis of	As per the copy of lease deed provided to us and cross checked with measurements taken from google map.
	Remarks & observations, if any	Not applicable
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	<p>Market rates are prevailing in the range of Rs.2,500/- to Rs.4,000/- per sq.mtr.</p> <p>References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)</p> <p>1. Name: Mr. Amar Kumar (Property Consultant) Contact No.: +91-9823242339 Size of the Property: General Rate Enquiry Rates/ Price informed: Rs.2,500/- to Rs.3,500/- per sq.mtr (Pre Lockdown rates) Comment: As per the discussion held with the above mentioned property dealer we came to know that the prevailing land rates for industrial plots in the subject locality depends on the size, shape, frontage, location and distance from the main road. The prevailing market rates for industrial plots on main Mandwa - Nagpur Road is between Rs.2,500/- to Rs.3,500/- per sq.mtr. and land rates off the main road is between Rs.2,500/- to Rs.3,000/- per sq.mtr.</p> <p>2. Name: Bhupesh Realtors (Property Consultant) Contact No.: +91-9075907535 Size of the Property: General Rate Enquiry Rates/ Price informed: Rs.3,000/- to Rs.4,000/- per sq.mtr (Pre Lockdown rates) Comment: As per the discussion held with the above mentioned property dealer we came to know that the prevailing land rates for industrial plots in the subject locality depends on the size, shape, frontage, location and distance from the main road. The prevailing market rates for industrial plots on main Mandwa - Nagpur</p>

Road is between Rs.3,000/- to Rs.4,000/- per sq.mtr.

As per our discussion with the property dealers, we came to know that during this Covid Pandemic period there is virtually no enquiry either for sale or for purchase of any property and virtually no sale/ purchase is taking place since the Pandemic started. The real estate market is facing a very critical and uncertain phase. But according to these property dealers the rates quoted by them currently are for the Pre-Pandemic phase. According to them, because of the economic slowdown, losses suffered by businessmen, the loss of jobs or cuts in salaries of the salaried class and also the natural tendency of the people to conserve available liquidity instead of locking it up in an illiquid asset like property or other fixed assets during such economic prolonged, uncertain and distressful times. The demand for properties is expected to fall very significantly in the immediate aftermath of Covid Pandemic. The same is the opinion of a number of reputed real estate consultants who have released their reports on the likely impact on the Real Estate scenario because of disruption caused by the Covid-19 to the economy. In the opinion of all these, the rates of Real Estate are expected to fall at least 10%-15% or even 20% after lockdown is over. But the actual position would be known only once the equilibrium sets in in the real estate market after the Pandemic subsides.

Due to this we have taken an additional discounting factor on prevailing Pre- Lockdown market rate for arriving at the Realizable value of the subject property.

As per our discussion with market participant of the subject locality we came to know that the prevailing land rates for industrial plots in the subject locality depends on the size, shape, frontage, location and distance from the main road. The prevailing market rates for industrial plots on main Mandwa-Nagpur Road is between Rs.2,500/- to Rs.4,000/- per sq.mtr. and land rates off the main road is between Rs.2,500/- to Rs.3,000/- per sq.mtr. As the subject property has a very large land area and using for industrial purpose and located on main Mandwa – Nagpur Road thus keeping all the factors in mind we have adopted land rate of Rs.3,000/- per sq.mtr. which seems reasonable in our opinion.

No authentic last two transactions details could be known.

VALUATION ASSESSMENT

M/S. SINTEX BAPL LTD., BUTIBORI, NAGPUR

		<i>However prospective transaction details as per information available on public domain and gathered during site survey is mentioned above. Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.</i>
4.	Guideline rate obtained from the official website of Nuh. Mewat (an evidence thereof to be enclosed)	Rs.1,595/- per sq. mtr. Guideline value: Land : 40000 sq. mtr. X Rs.6,600/- per sq.mtr = Rs. 6,38,00,000/-
5.	Assessed / adopted rate of valuation	Rs.3,000/- per sq. mtr.
6.	Estimated value of land (A)	Land Value = 40000 sq. mtr X Rs.3,000/- per sq.mtr = Rs.12,00,00,000/-

PART B**VALUATION OF BUILDING**

1.	Technical details of the building		Construction done using professional contractor workmanship based on architect plan.
	a)	Type of Building (Residential / Commercial/ Industrial)	Industrial
	b)	Type of construction (Load bearing / RCC/ Steel Framed)	Please refer to the attached sheet below
	c)	Year of construction	Please refer to the attached sheet below
	d)	Number of floors and height of each floor including basement, if any	Please refer to the attached sheet below
	e)	Plinth area floor-wise	Please refer to the attached sheet below
	f)	Condition of the building	Normal
	i.	Interior Finishing	Simple Plastered Walls
	ii.	Exterior Finishing	Simple plastered walls & GI sheet cladding
2.	Status of Building Plans/ Maps		Cannot comment since no approved map given to us
	g)	Date of issue and validity of layout of approved map / plan	Cannot comment since no approved map given to us
	h)	Is Building as per approved Map	Cannot comment since no approved map given to us
	i)	Whether genuineness or authenticity of approved map / plan is verified	Cannot comment since no approved map given to us
	j)	Any other comments by our empaneled valuers on authentic of approved plan	Cannot comment since no approved map given to us
	k)	Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	Cannot comment since no approved map given to us

VALUATION ASSESSMENT

M/S. SINTEX BAPL LTD., BUTIBORI, NAGPUR

CIVIL/STRUCTURES VALUATION										
S.No.	Block Name	Total Slabs/Floors	Floor wise Height (ft.)	Year of construction	Type of construction (select from drop down)	Structure condition	Area (in sq. mtr.)	Area (sq. fts.)	Rates Adopted (sq.ft.)	Depreciated Replacement cost
FACTORY BUILDINGS - BUTTIBORI J 11										
1	ADMN. BUILDING	1	13.12	2012	GI shed roof mounted on iron pillars, trusses frame structure	Good	96	1033.36	₹ 650.00	₹ 671,686.08
2	SECURITY CABIN	1	9.84	2011	GI shed roof mounted on iron pillars, trusses frame structure	Good	18.57	199.89	₹ 550.00	₹ 109,940.16
3	CAR PARKING	1	11.48	2016	GI shed roof mounted on iron pillars, trusses frame structure	Good	80	861.14	₹ 300.00	₹ 258,340.80
4	UTILITY BUILDING	1	13.12	2011	RCC column beams stone masonry walls in cement, bricks, steel etc.	Good	168	1808.39	₹ 1,050.00	₹ 1,898,804.88
5	WORKERS TOILET	1	13.12	2011	RCC column beams stone masonry walls in cement, bricks, steel etc.	Good	48	516.68	₹ 1,050.00	₹ 542,515.68
6	ROTO MOULDING DEPT.	1	20.33	2011	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Good	2860	30785.61	₹ 500.00	₹ 15,392,806.00
7	PRE MOULDING	1	20.33	2011	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Good	2860	30785.61	₹ 500.00	₹ 15,392,806.00
8	MOULD STORAGE SHED	1	16.4	2016	GI shed roof mounted on iron pillars, trusses frame structure	Good	308	3315.37	₹ 600.00	₹ 1,989,224.16
9	HEAT SHRINK M/C	1	14.76	2016	GI shed roof mounted on iron pillars, trusses frame structure	Good	50	538.21	₹ 600.00	₹ 322,926.00
10	GRINDING SHED	1	14.76	2016	GI shed roof mounted on iron pillars, trusses frame structure	Good	50	538.21	₹ 600.00	₹ 322,926.00
11	Bunk House	1	8.5	2017	GI shed roof mounted on iron pillars, trusses frame structure	Good	160	1722.27	₹ 600.00	₹ 1,033,363.20
Total							6698.57	72104.75		₹ 37,935,338.96
Notes:-										
1. The covered area of the subject property is taken from the information / data provided to us by the company.										
2. The condition of the struture is average & maintained by the company										
3. The Valuation of the building/ civil structure has been dpone on the basis of ' Depreciated Replacement Cost Approach'.										
4. All the data/ information has been provided to us by the company, on which we have relied upon in good faith.										

7.	SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF		
S.No.	Description	Ground floor	Other floors
1.	Foundation	RCC	NA
2.	Ground Floor	Please refer to sheet attached above.	Please refer to sheet attached above.
3.	Superstructure	Please refer to sheet attached above.	Please refer to sheet attached above.
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Aluminum flushed doors & windows, Steel frame doors and windows and steel shutters	Aluminum flushed doors & windows, Steel frame doors and windows and steel shutters
5.	RCC works	completed	completed
6.	Plastering	completed	completed
7.	Flooring, Skirting, dadoing	completed	completed
8.	Special finish as marble, granite, wooden paneling, grills, etc.	completed	completed
9.	Roofing including weather proof course	completed	completed
10.	Drainage	Yes, underground drainage system exists within the subject property	NA

S.No.	Description	Ground floor	Other floors
1.	Compound wall	Yes	NA
	Height	Approx. 10 ft.	NA
	Length	831 mtr.	NA
	Type of construction	Brick work	NA
2.	Electrical installation		
	Type of wiring	Mixed (Internal & External)	Mixed (Internal & External)
	Class of fittings (superior / ordinary / poor)	Ordinary	Ordinary
	Number of light points	NA	NA
	Fan points	NA	NA
	Spare plug points	NA	NA
	Any other item	NA	NA
3.	Plumbing installation		
	a) No. of water closets and their type	NA	NA
	b) No. of wash basins	NA	NA
	c) No. of urinals	NA	NA
	d) No. of bath tubs	NA	NA
	e) Water meter, taps, etc.	NA	NA
	f) Any other fixtures	NA	NA

PART C**EXTRA ITEMS**

1.	Portico	NA
2.	Ornamental front door	NA
3.	Sit out/ Verandah with steel grills	NA
4.	Overhead water tank	NA
5.	Extra steel/ collapsible gates	NA
6.	Total (C)	NA

PART D**AMENITIES**

1.	Wardrobes	NA
2.	Glazed tiles	NA
3.	Extra sinks and bath tub	NA
4.	Marble / Ceramic tiles flooring	NA
5.	Interior decorations	NA
6.	Architectural elevation works	NA
7.	Paneling works	NA

VALUATION ASSESSMENT

M/S. SINTEX BAPL LTD., BUTIBORI, NAGPUR

8.	Aluminum works	NA
9.	Aluminum hand rails	NA
10.	False ceiling	NA
	Total (D)	NA

PART E**MISCELLANEOUS**

1.	Separate toilet room	NA
2.	Separate lumber room	NA
3.	Separate water tank/ sump	NA
4.	Trees, gardening	NA
	Total (E)	NA

PART F**SERVICES**

1.	Water supply arrangements	NA
2.	Drainage arrangements	NA
3.	Compound wall	Rs. 16,00,000/-
4.	C. B. deposits, fittings etc.	NA
5.	Pavement	NA
	Total (F)	Rs. 16,00,000/-

PART C**VALUATION OF PLANT AND MACHINERY**

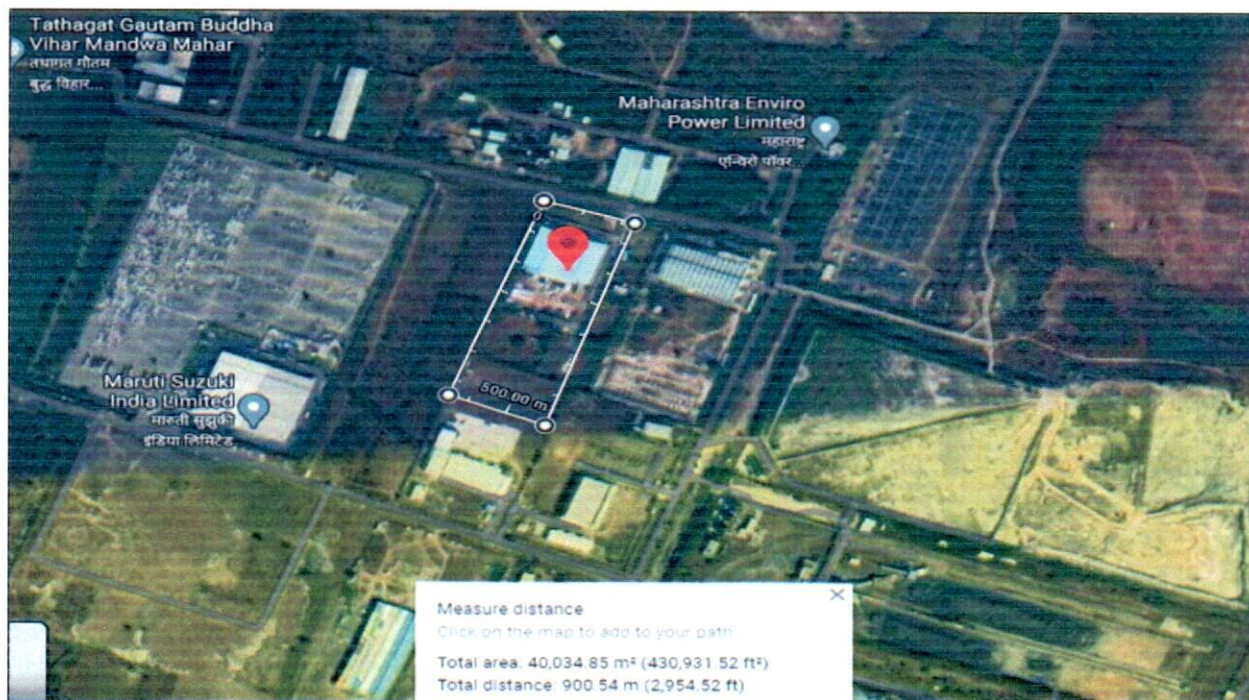
PLANT & MACHINERY VALUATION PROCEDURE			
a.	GENERAL DETAILS		
i.	Scope of the Assessment	Non Binding Opinion on General Prospective Valuation Assessment of the Plant & Machineries as found on site on as-is-where basis.	
ii.	Out-of-Scope of the Assessment	1. Verification of authenticity of documents from originals or cross checking from any Govt. depts. is not done at our end. 2. Legal aspects & rights of the Plant & Machinery are out-of-scope of this report. 3. Inventorization of P&M is out of scope of work. 4. Componentization of Plant & Machinery is out of scope of this report. 5. Identification of the P&M is only limited to cross verification of major machines & production lines. 6. Technical/ mechanical/ operational testing of the machines is out-of-scope of the report. 7. Comment/ determination on technological aspect is out of scope of this report. 8. Any kind of machine/ process design is out of scope of the report.	
iii.	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	None
		Purchase Orders	None
		EPC contract agreements	None
iv.	Identification of the assets	<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 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 checked="" 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
v.	Plant Technical person name, contact number & designation assisted for Survey	Mr. Shailesh P. Thanvi (☎: +91-7798942111)	
vi.	Date of Survey	28 December 2020	

b. BRIEF DESCRIPTION OF THE PLANT/ MACHINERY

i.	Nature of Plant & Machinery	Plastic Industry	
ii.	Size of the Plant	Medium scale Plant	
iii.	Type of the Plant	Semi Automatic	
iv.	Year of Installation/ Commissioning/ COD (Commercial Operation Date)	Year 1994 as per the information provided on site	
v.	Production Capacity	Approx. 500 MT per month as per the information provided on site	
vi.	Capacity at which Plant was running at the time of Survey	No information provided, but appeared to be running at nearly full capacity	
vii.	Number of Production Lines	Six	
viii.	Condition of Machines	Some of the machines are good in condition and some are average in condition.	
ix.	Status of the Plant	Fully operational	
x.	Products Manufactured in this Plant	Polyethylene Tanks	
xi.	Recent maintenance carried out on	Only minor regular maintenance	
xii.	Recent upgradation, improvements if done any	No information provided	
xiii.	Total Gross Block & Net Block of Assets	Gross Block	Net Block
		As on 30/09/2020	
		Rs.26,45,18,301	Rs.18,70,47,730/-
xiv.	Other Details if any	NA	

c. LOCATION/ ADDRESS WHERE PLANT/ MACHINES ARE FOUND TO BE INSTALLED

All the plant and machinery as per the list provided to us was considered to be installed inside the plant premises of M/s. Sintex BAPL Limited, located at Plot No. J- 11, Industrial Estate, Butibori, Tehsil Hingna, District Nagpur.



	The subject plant is used for manufacturing of Polyethylene Tanks, etc. As observed during our site survey some of the machines were appeared to be in average condition and some machines were in good condition and all the production lines were in running condition.	
d.	SURVEY DETAILS	
i.	Plant has been surveyed by our Engineering Team on 28/12/2020.	
ii.	Site inspection was done in the presence of Company's representative Mr. Shailesh P. Thanvi who was 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 by the Company. Only major machinery, process line & equipment has been verified.	
iv.	Photographs have also been taken of most of the Machines and its accessories installed there.	
v.	Currently the plant is fully operational.	
vi.	All the details have been cross checked as per the documents provided to us by the company 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, Plant appeared to be in average condition.	
a.	MANUFACTURING PROCESS	
	No information provided.	
b.	TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY	
	NA	
c.	RAW MATERIALS REQUIRED & AVAILABILITY	
	Type of Raw Material:	LLDPE, MB, Additives, Colour, Octane, HDPE
	Availability:	Good
d.	AVAILABILITY & STATUS OF UTILITIES	
	Power/ Electricity	Yes
	Water	Yes
	Road/ Transport	Yes
e.	COMMENT ON AVAILABILITY OF LABOUR	
	Appears to be easily & adequately available and no labour issues came to our knowledge during site inspection.	
f.	SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY	
	Strategic Sale as part of the complete Project.	
	Reason: This is a Medium Scale manufacturing plant & can only be sold as an Integrated Industry to preserve its value since complete process line & machines are special purpose machines & can't be used in any other industry. Demand of used machinery in this kind of Industry of such a scale is not very high	

	since many times it is not easily available in the market & not technically viable therefore the best sale transaction approach to realize maximum value of such assets is through strategic sale to the players who are already into same or similar Industry who have plans for expansion or any large conglomerate who plans to enter into this new Industry.
g.	DEMAND OF SUCH PLANT & MACHINERY IN THE MARKET
	Appears to be moderate as per general information available in public domain.
h.	VALUATION PROEDURE
i.	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 approach (market approach)'</u> and the <u>'cost approach (depreciated replacement cost)'</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.
ii.	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.
iii.	Main Machinery of this Plant are Rock & Roll Machine, Drill Machine, Pulverisor, Transformer, Extruder, Air Compressor, Moulding Machine, etc. The auxiliary machines of this plants are D.G set, Distribution panel, Pumps, etc.
iv.	The main data point for the Valuation of Plant & Machinery is the Fixed Asset Register maintained by the company. Plant & Machinery FAR has been provided by the company which has been relied upon in good faith. Provided FAR included assets in different heads like Land, Building, Plant & Machinery, Electrical equipment's, Furniture & fittings, Office equipment, etc. Assets under different heads are segregated and are evaluated separately. From the Fixed Asset Register List two key inputs, Date of Capitalization and Cost of capitalization are taken which play vital role in evaluating used Plant & Machinery valuation.
v.	Provided Capitalization cost in FAR doesn't include any kind of soft cost like pre-operative, finance, IDC expenses, etc. incurred during establishment of the Project.
vi.	For calculating Replacement Cost of the machines as on date Cost Inflation Index is taken into consideration since current machinery of this plant is around 14 years old or less and since then fluctuation has occurred in the prices of metals or industrial commodities.
vii.	For evaluating depreciation, Chart of Companies Act-2013 for ascertaining useful life of different types of machines are followed and varies from 3-25 years based on the nature of the item.
viii.	On the Depreciated Replacement Cost (DRC) deduction for obsolescence/ deterioration or addition for good maintenance has been taken to arrive at the estimated Prospective Fair Market Value of the machines.

VALUATION ASSESSMENT

M/S. SINTEX BAPL LTD., BUTIBORI, NAGPUR

- ix. **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.

i. 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 OF PLASTIC INDUSTRIES | M/S. SINTEX - BAPL LIMITED | VILLAGE BUTIBORI, TEHSIL HINGNA, DISTRICT NAGPUR, MAHARASHTRA, INDIA

Sr. No.	Items	Annexure	Cost of Capitalization	Net Block	Gross Current Reproduction Cost (GCRC)	Current Depreciated Market Value
1	Plant & Machinery	A	₹ 23,06,13,217.90	₹ 16,64,00,459.05	₹ 27,25,67,842.20	₹ 14,11,03,669.20
2	Furniture & Fixture	B	₹ 67,908.87	₹ 36,024.86	₹ 67,908.87	₹ 36,548.04
3	MOULD & DIES	C	₹ 2,17,84,043.32	₹ 1,40,92,135.18	₹ 2,17,84,043.32	₹ 70,43,050.67
4	Electrical installs	D	₹ 98,38,266.88	₹ 64,06,661.18	₹ 98,38,266.88	₹ 47,82,121.97
5	Vehicles	E	₹ 8,83,077.00	₹ 81,691.54	₹ 8,83,077.00	₹ 1,41,482.70
6	Computers	F	₹ 1,10,602.38	₹ 30,758.88	₹ 1,10,602.38	₹ 42,730.32
7	Dead Stocks	G	₹ 12,21,184.71	₹ 1,32,728.98	₹ 12,21,184.71	₹ 61,059.24
Total			₹ 26,45,18,301.06	₹ 18,70,47,730.70	₹ 30,64,72,925.36	₹ 15,32,10,662.12

Notes:

- Asset items pertaining to M/S.Sintex Industries, Village Butibori, Tehsil Hingna, District Nagpur, Maharashtra Plant is only considered in this report.
- Asset items of different classes are grouped together and summarized separately. Detailed valuation sheet with calculation can be referred in attached annexures.
- Sintex BAPL 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.
- For evaluating useful life for calculation of depreciation, Central Electricity Commission Guidelines, Chart of Companies Act-2013 and finally general practical trend of Manufacturing Plastic Plants are referred.
- Useful life of Primary machines of the Plant like moulding, mixing, pulveriser etc . is taken as 10-15 years . For other auxiliary machinery & equipment average life varies from 5- 20 years.
- For evaluating the Gross current replacement cost of the machines and equipments, we have adopted the inflation rate occurred in the manufacturing of that respective commodity. For which we have used the whole sale price index provided the Government through www.eaindstry.nic.in
- \$ rate fluctuation is not considered separately in our assessment since the adjustment of this fluctuation in the overall cost of the Project is already capitalized by the company in FAR.
- Civil/Structures related to Plant & Machinery are not shown separately under buildings since these are the part of main Plant & Machinery and is capitalized in the Plant & Machinery head in the Fixed Asset Register provided to us by the company and accordingly Valuation is considered only in Plant & Machinery head.
- Final valuation includes Design, erection, procurement, installation & commissioning charges as well.

PART

CONSOLIDATED VALUATION ASSESSMENT OF ASSETS

Description		Value by adopting	
	Valuation of the Property	Cost of Capitalization (Rs.)	Depreciated Replacement Market Value (Rs.)
(a)	Land (A)	Rs.78,25,000/-	Rs.12,00,00,000/-
(b)	Buildings & Civil Works (B)	Rs.13,44,05,051/-	Rs.3,95,35,338/-
(c)	Plant & Machinery, Other Fixed Assets & Spares (C)	Rs.26,45,18,302/-	Rs.15,32,10,662/-
(d)	Depreciated Asset Replacement Value Total {D= Add (A+B+C)}	Rs.40,67,48,352/-	Rs.31,27,46,000/-
(e)	Consolidated Fixed Asset Valuation (E)	Rs.31,27,46,000/-	
(f)	Rounded Off (Depreciated Replacement Market Value)	Rs.31,27,00,000/-	
(g)	Total Realizable/ Fetch Value of the Plant (Minimum Depreciated Replacement Market Value)	Rs.25,02,00,000/-	
(h)	Forced/ Distress Sale Value (Orderly Liquidation Value of the assets on On-going Basis)	Rs.20,33,00,000/-	
(i)	Liquidation Value of project excluding Current Assets (Forced Liquidation Value of the assets on On-going Basis)	Rs.14,07,00,000/-	

(RUPEES THIRTY ONE CRORE TWENTY SEVEN LAKHS ONLY)

i.	Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy and Market rates are adopted based on current practical market dynamics which is explained clearly in Valuation Assessment Factors
----	---	--

1. REMARKS

- Consolidated Fair Market Fixed Asset Valuation of Sintex BAPL Limited, Butibori, Tehsil-Hingna, District- Nagpur, Maharashtra is well within market scenario and condition of plant. This will be a good deal for any buyer to acquire this plant since this plant is maintained and in operation as on date of our site survey.
- This valuation would be more reasonable if anyone would buy this plant in as is installed condition on ongoing concern basis. Also Valuation may differ in case these assets are sold in dismantled/Uninstalled condition. This will depend on its dismantling/uninstalling cost and also on the views of the buyer and seller. This Valuation should be referred for the Plant in entirety instead of on piece meal basis of assets.
- Fragmented/ Individual component wise may fetch different values, however this Valuation is prepared based on the ongoing concern and the Values has been applied in totality/ group of assets.
- This valuation exercise has been performed to reach the prospective fair market value using the depreciated replacement cost approach for setting up such Greenfield projects in current scenario. This should not be treated as the transactional value of these assets.
- This valuation assessment doesn't cover any Enterprise Valuation of the Project which may have additional premium or discounting impact on the overall Project Value due to various other financial conditions of the Project.
- All the Values includes soft cost incurred during the Project inception such as Pre-Operative expenses, Finance cost, IDC, etc. since the FAR is capitalized with all these soft cost and FAR was the main reference point for this Valuation assessment. .

- Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset has not been factored in the Valuation.
- Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Bank interest etc. pertaining to the sale/ purchase of this property are not considered while assessing the Market Value.
- Discounting factors used in different values assigned like Fair Value, Realizable Value & Distress Value is based on the different condition & situation of the asset realizability and the different processes which has already been tried for the asset sale.
- There is no fixed formula for assigning the discounting factors and it depends largely on the nature, type of the asset and the market trend.
- As per the scope of the Report, Value assessment is subject to Assumption & Remarks, R.K. Associates Important Notes and Valuer's Remarks & other enclosed documents with the Report


2. DEFINITIONS

- **Fair Market Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him related to the subject asset at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion on the date of the Valuation.
- Forced, under compulsion & constraint, obligatory sales transactions data doesn't indicate the Fair Market Value.
- **Realizable Value** is the minimum prospective estimated value of the property which it may be able to realize at the time of actual property transaction factoring in the potential prospects of

deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction across the table. Realizable value may be 10-20% less than the Fair Market Value depending on the various salability prospects of the subject property and the needs of the buyer & the seller.

- **Forced/ Distress Sale Value** is the value when the property has to be sold due to any compulsion or constraint like financial encumbrances, dispute, as a part of a recovery process, any defect in the property, legal issues or any such condition or situation. In this type of sale, minimum fetch value is assessed which can be 25-40% less than the estimated Fair Market Value based on the nature, size & salability prospects of the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property is more than buying it. Therefore the Forced/ Distress Sale Value will always fetch significantly less value compare to the estimated Fair Market Value.

DECLARATION BY VALUER FIRM

i.	As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs.31,27,00,000/- (<u>Rupees Thirty One Crores Twenty Seven Lakhs Only</u>). The Realizable value of the above property is Rs.25,02,00,000/- (<u>Rupees Twenty Five Crores Two Lakhs only</u>). The book value of the above property as of <u>30.09.2020</u> is Rs.29,90,75,604/- (Rupees Twenty Nine Crore Ninety Lakhs only) and the distress value Rs.20,33,00,000/- (<u>Rupees Twenty Crores Thirty Three Lakhs Only</u>).			
ii.	Name & Address of Valuer company	M/s R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd. D- 39, 2nd floor, Sector- 2, Noida		
iii.	Enclosed Documents	S.No	Documents	No. of Pages
		i.	General Details	02
		ii.	Screenshot of the price trend references of the similar related properties available on public domain	01
		iii.	Google Map	01
		iv.	Photographs	17
		v.	Copy of Circle Rate	02
		vi.	Survey Summary Sheet	02
		vii.	Valuer's Remark	02
		viii.	Copy of relevant papers from the property documents referred in the Valuation	05
iv.	Total Number of Pages in the Report with Enclosures			
v.	Engineering Team worked on the report	SURVEYED BY: AE Sarthak Khirwadkar		
		PREPARED BY: AE. Aditya		
		REVIEWED BY: HOD Valuations		

DECLARATION BY BANK

i.	The undersigned has inspected the property detailed in the Valuation Report dated _____ on _____. We are satisfied that the fair and reasonable market value of the property is Rs. ____ (Rs. ____ only).	
ii.	Name of Bank of Manager	
iii.	Name of Branch	
iv.	Signature	

ENCLOSURE: I- ASSUMPTIONS | REMARKS | LIMITING CONDITIONS

i.	Qualification in TIR/Mitigation Suggested, if any: cannot comment since copy of TIR is not provided to us
ii.	Is property SARFAESI compliant: Yes
iii.	Whether property belongs to social infrastructure like hospital, school, old age home etc.: No
iv.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged: Yes, is mortgaged
v.	Details of last two transactions in the locality/area to be provided, if available: Information couldn't be found.
vi.	Any other aspect which has relevance on the value or marketability of the property: This report is prepared following our standard operating procedures & best practices, limitations, conditions, remarks, Important Notes, Valuation TOR. <ol style="list-style-type: none"> 1. 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 copy of the documents provided to us from the originals has not been done at our end. 2. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, etc. are not considered in this report. It is assumed and taken into account that the concerned Bank/ Financial Institution has got the legal verification cleared by the competent Advocate while requesting for the Valuation report. 3. Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the 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 upto the period of 3 months from the date of Valuation.

R.K ASSOCIATES IMPORTANT NOTES

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.

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.

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.

ENCLOSURE: II- REFERENCES ON PRICE TREND OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN







Photo not available
[Request Photos](#)

Industrial land / Plot for sale in Buti Bori

₹ 20 Lac 5,812 sq.ft. ✓
₹ 310/sq.ft. (540 sq.m.) Plot Area

Open plot near to nisarg factory in a zone. Building plan sanctioned.


READY TO MOVE RESALE INDUSTRIAL LANDS/PLOTS

Posted on 07th Dec, 2020 by Owner
Ashish Kohale

[View Phone Number](#)

[Contact Owner](#)






Industrial land / Plot for sale in Buti Bori

₹ 2.5 Cr 43,040 sq.ft. ✓
₹ 581/sq.ft. (3999 sq.m.) Plot Area

Location : Midc butibori, nagpur Plot area : 43,040 sq ft. Shed area : ... more


READY TO MOVE RESALE INDUSTRIAL LANDS/PLOTS

Posted on 01st Apr, 2021 by RERA Registered Dealer
Canary

[View Phone Number](#)

[Contact Dealer](#)






Industrial land / Plot for sale in Buti Bori

₹ 37.8 Cr 4,704,480 sq.ft. ✓
₹ 80/sq.ft. (437060 sq.m.) Plot Area

At fast developing nagpur : * currently sector specific sez for free tr... more

READY TO MOVE RESALE INDUSTRIAL LANDS/PLOTS


Posted on 26th Mar, 2021 by RERA Registered Dealer
Canary

[View Phone Number](#)

[Contact Dealer](#)

Source: <https://www.99acres.com/industrial-land-in-buti-bori-nagpur-ffid>

₹ 13.06 Cr **Industrial Land**
for sale in [Butibori, Nagpur](#) | [Nagpur Industrial Corridor](#)



 **Owner**
Jatin

[Contact Now](#)

[Posted on: Dec 10, '20](#)

PROPERTY DETAILS

LOCALITY DETAILS

Address
BUTIBORI INDUSTRIAL AREA, I.T.PARK I-57, I-58, I-59, NAGPUR, MAHARASHTRA, INDIA, Butibori, Nagpur, Maharashtra

Plot area
44,146 sqm


Type of Ownership
Leasehold

Overlooking
Main Road

Transaction type
New Property

Floor allowed for construction
1

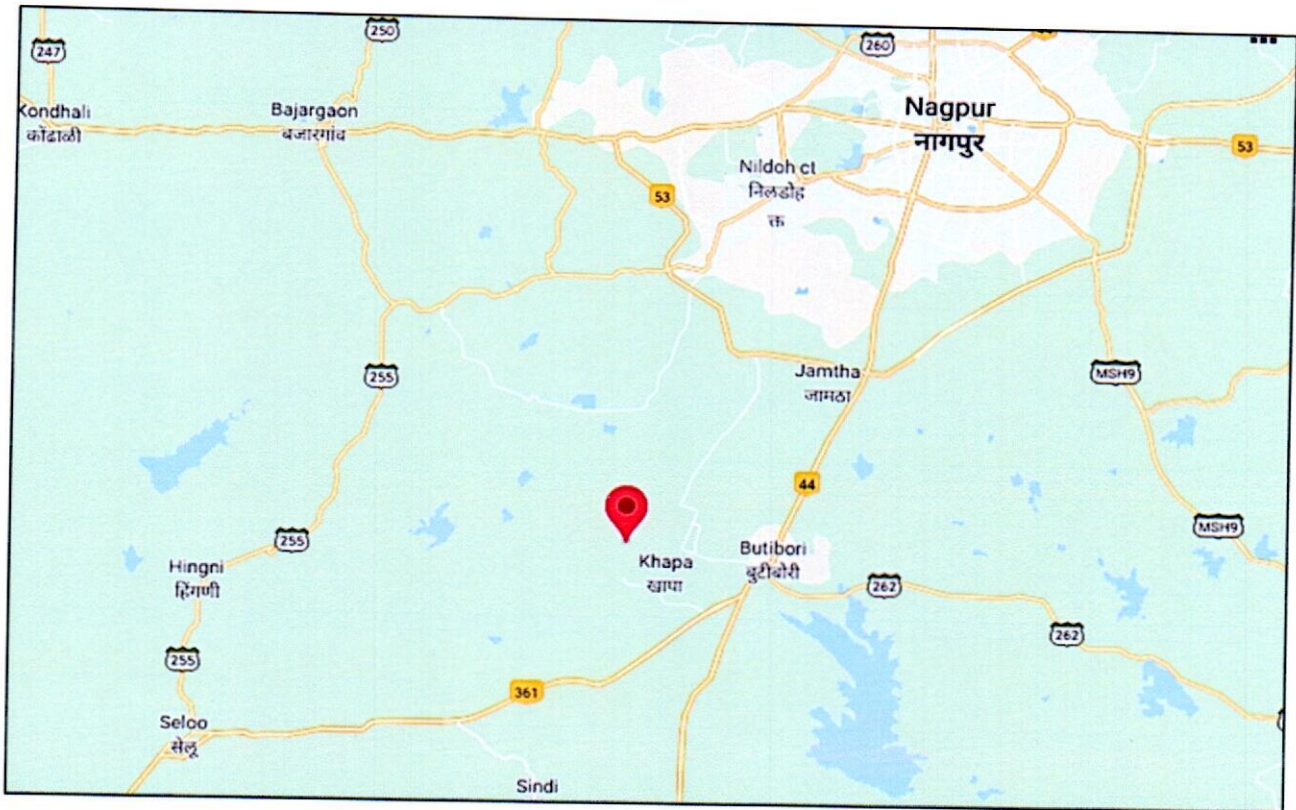
Width of road facing Industrial Land
45m

[Contact Owner](#) 

[Share Property Feedback](#)

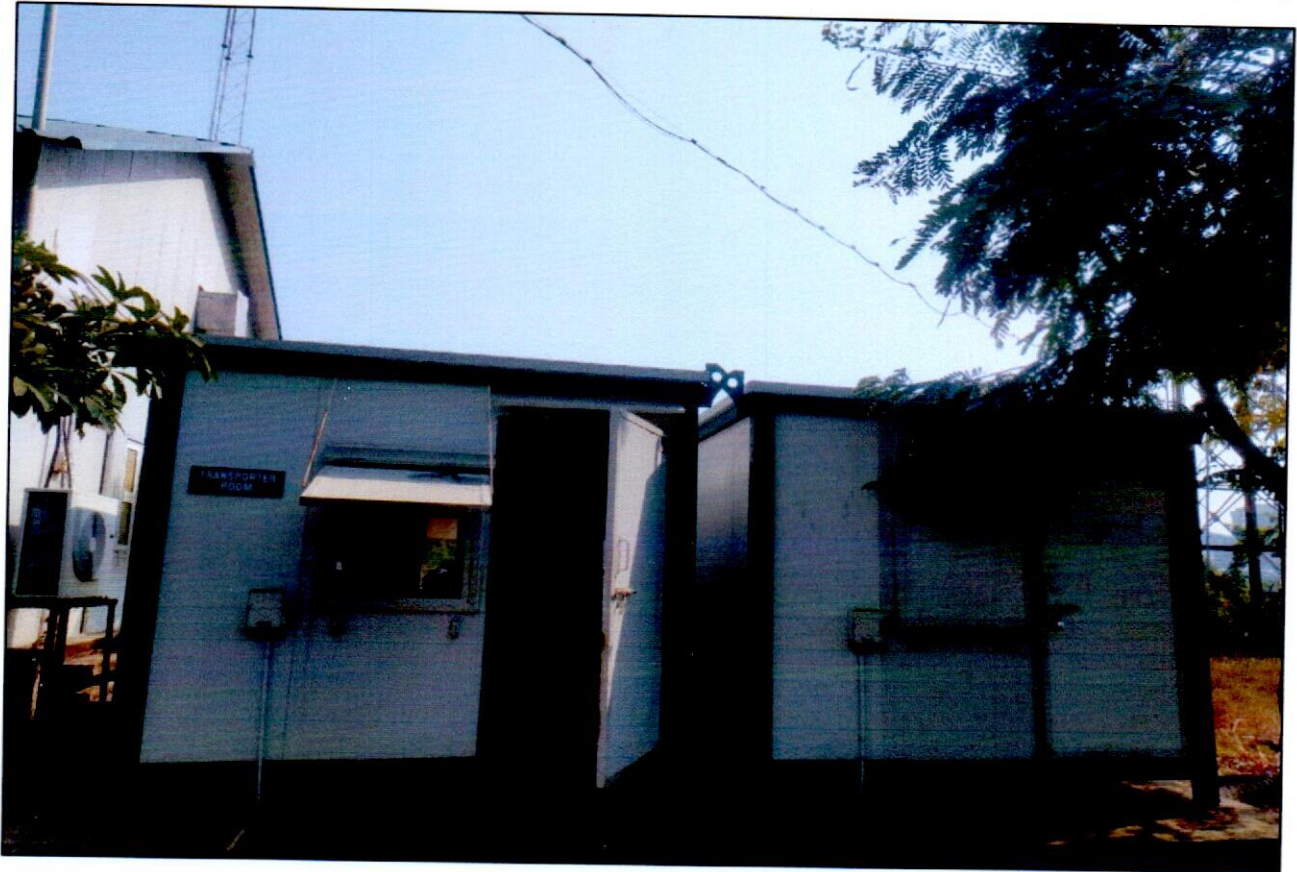
Source: <https://www.magicbricks.com/>

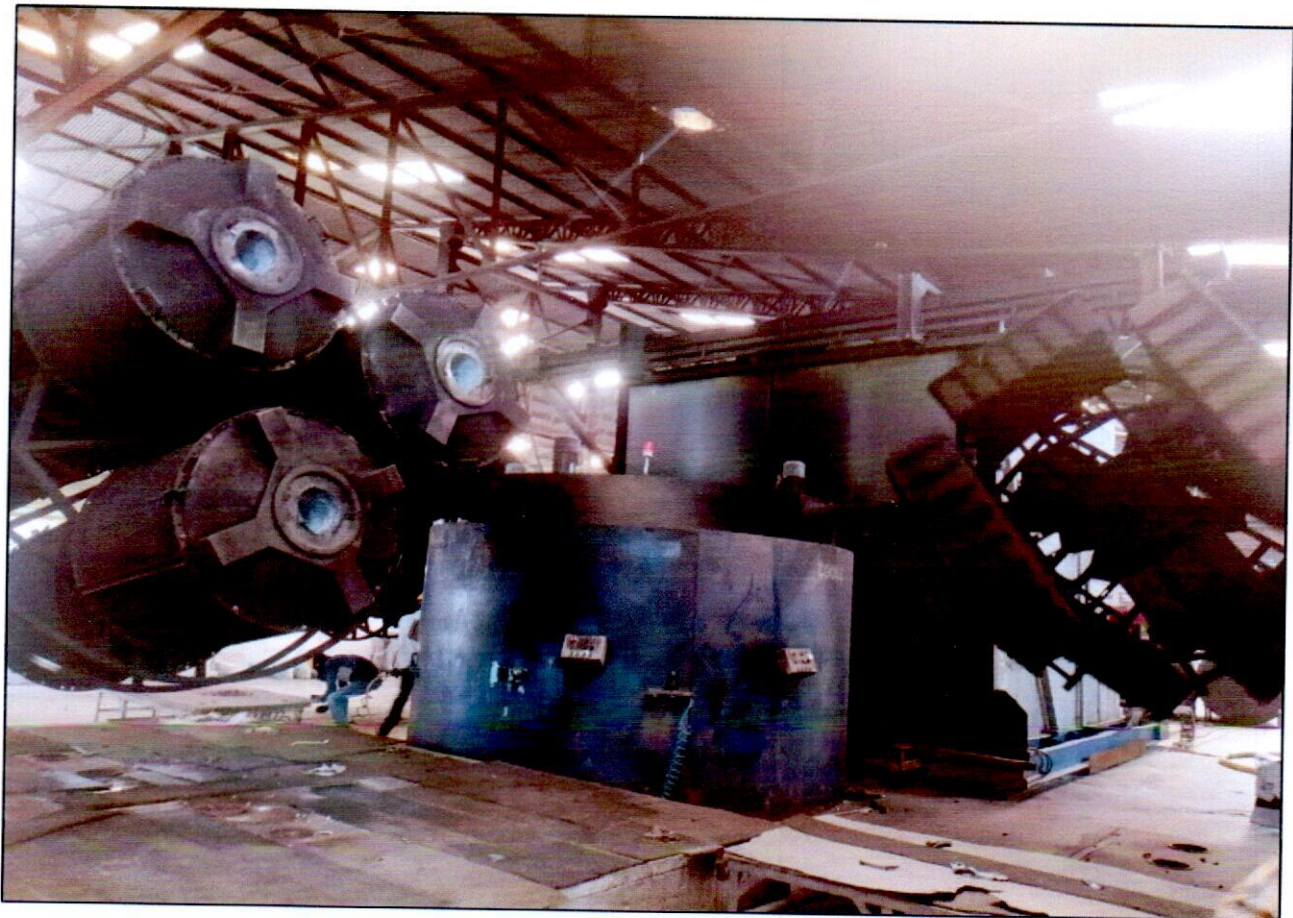
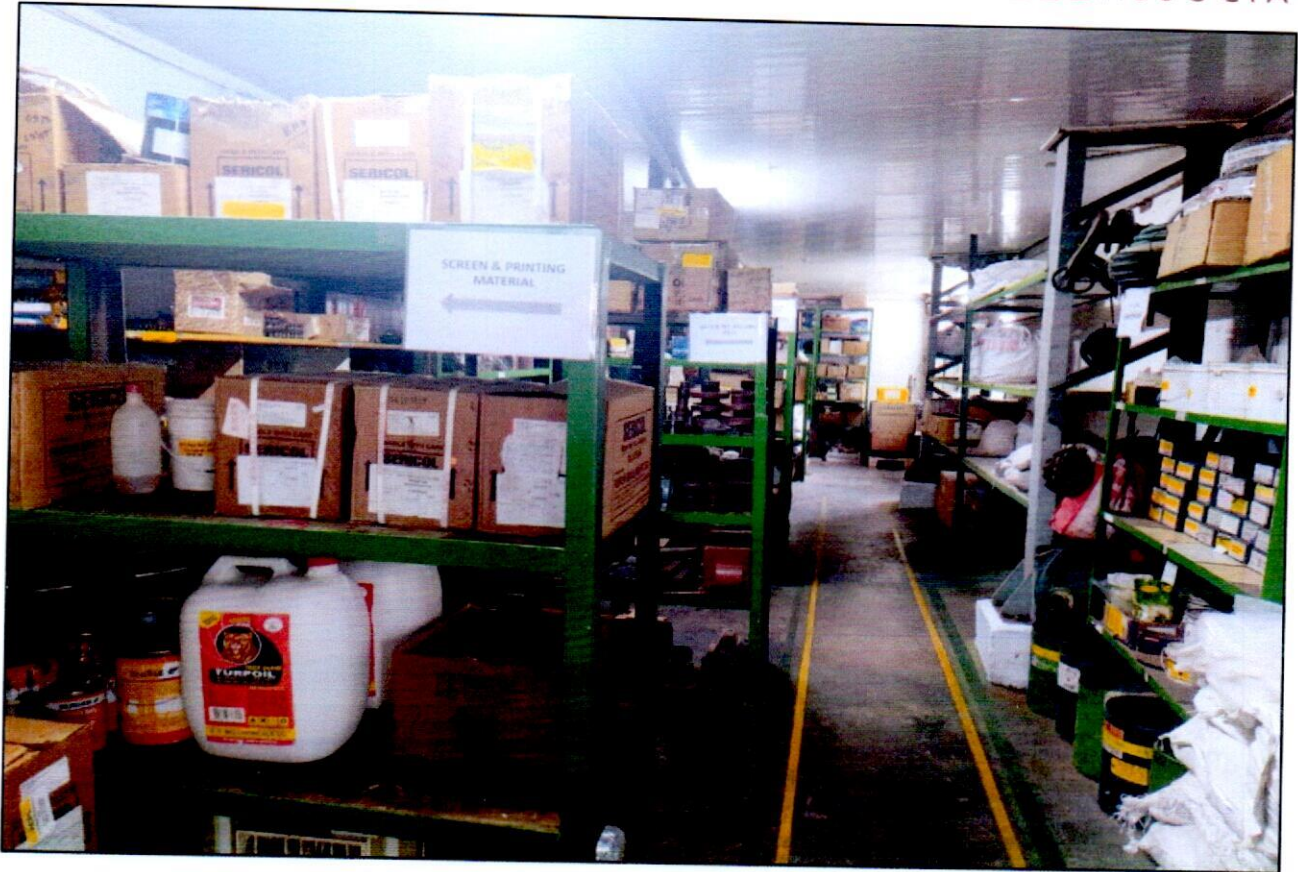
ENCLOSURE: III – GOOGLE MAP LOCATION



ENCLOSURE: IV – PHOTOGRAPHS OF THE PROPERTY









VALUATION ASSESSMENT

M/S. SINTEX BAPL LTD., BUTIBORI, NAGPUR

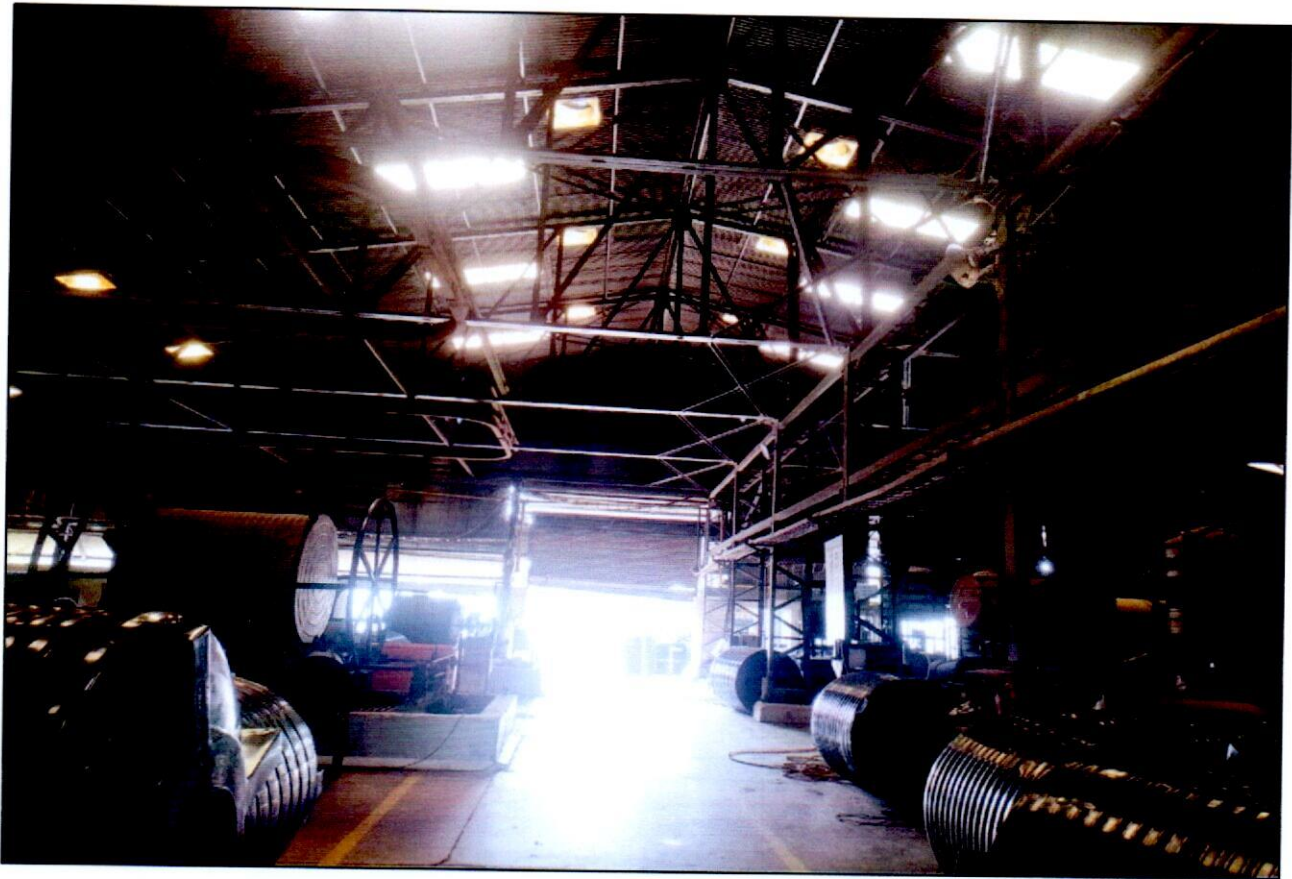












ENCLOSURE: V- COPY OF CIRCLE RATE

नोंदणी व मुद्रांक विभाग, महाराष्ट्र शासन
बाजारमूल्य दर पत्रक

Home	Valuation Rules User Manual	Close Feedback
----------------------	---	--

Year

20202021 ▼

Annual Statement of Rates

Language

English ▼

Selected District नागपूर ▼

Select Taluka हिंगणा ▼

Select Village मांडवा (डेगमा) 23 ▼

Vibhag Number 1

Assessment Type	Assessment Range	Rate Rs/-
हायवेवरीस जमिनी	0-0.00	1200
गावठाणातील मिळकती	0-0.00	1250
ऊस शेती	0-0.00	0
ऊस शेती	0-0.00	0
फुलवागा	0-0.00	0
फळवाग	0-0.00	0
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC)औद्योगिक	0-0.00	6600
महाराष्ट्र औद्योगिक विकास क्षेत्र (MIDC)निवासी	0-0.00	8000
		123

ANNEXURE: VI- 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 5/3/2021 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 Engineer/ surveyor Mr. Sarthak Khirwadkar have personally inspected the property on 28/12/2020 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 address: Plot No. J-11, Industrial Estate, Butibori, Tehsil Hingna, District Nagpur, Maharashtra, having total land area as 40000 sq.mtr 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 Analyst: Er. Sarthak Khirwadkar Engineering Analyst: Er .Aditya 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: 27/11/2020
		Date of Survey: 28/12/2020
		Valuation Date: 5/3/2021
		Date of Report: 5/3/2021
6.	Inspections and/or investigations undertaken	Yes by our authorized Survey Engineer Sarthak Khiwadkar bearing knowledge of that area on 18/12/2020. Property was shown and identified by owner's representative Mr. Shailesh P. Thanvi (7798942111)
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	Land value is calculated on the basis of 'Market Comparable Sales Approach' and building construction value is calculated on the basis of 'Depreciated Replacement cost Approach'.
9.	Restrictions on use of the report, if any	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

		<p>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> <p>This report only contains general assessment & opinion on the indicative, estimated Market Value of the property 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.</p>
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: 5/2/2021

Place: Noida

Signature

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

ANNEXURE: VII- 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 endeavour 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 authorised 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 organisation 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 Valuer: _____

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

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

Date: 5/2/2021

Place: Noida

ENCLOSURE: VI – VALUER'S REMARKS

1.	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.
2.	Legal aspects for eg. 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.
3.	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.
4.	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 upto the period of 3 months from the date of Valuation.
5.	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.
6.	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.
7.	Valuation of the same asset/ property can fetch different values in different situations. For eg. 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.
8.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
9.	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.
10.	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.
11.	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.

VALUATION ASSESSMENT

M/S. SINTEX BAPL LTD., BUTIBORI, NAGPUR

12.	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.
13.	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.
14.	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.
15.	This report is prepared on the RKA V-L1 (Basic) 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.
16.	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.
17.	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.
18.	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.
19.	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.
20.	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.
21.	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 atleast within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
22.	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.

S. No.	Asset description	Date of Capitalisation	Plant	Date of Valuation	Life Consumed	Estimated Economic Life of Asset (Years)	Salvage Value	Depreciation Factor	Cost Of Capitalisation	Net Block	% Inflation	Estimated Reproduction Cost of the asset	Depreciation	Depreciated Value	Obsolescence Factor	Current Depreciated Market Value
1	PARTS OF ROTOMOULDING mach - AC DRIVE 2.2 KW	01-08-2012	Burlibori	05-03-2021	8.60	15	5%	0.06	40,081.00	25,751.50	36.00%	54,510.16	29,680.41	24,829.75	5.00%	23,588.26
2	ROCKING UNIT FOR R&R MACHINE	01-11-2011	Burlibori	05-03-2021	9.35	15	5%	0.06	11,505,62.39	6,991,649.15	38.73%	15,961,175.20	9,449,994.03	6,511,811.18	5.00%	6,18,622.12
3	DRILL MACHINE	01-11-2013	Burlibori	05-03-2021	7.35	5	5%	0.19	8,199.40	5,741.19	0.00%	8,199.40	1,467.99	-	5.00%	409.97
4	ELECTRONIC BALANCE, CAP-220G	01-11-2013	Burlibori	05-03-2021	7.35	8	5%	0.12	16,824.98	11,780.80	0.00%	16,824.98	14,675.47	2,149.51	5.00%	2,042.03
5	NEW TURN HIGH PRESSURE CLEANER M/C	01-11-2013	Burlibori	05-03-2021	7.35	5	5%	0.19	22,806.24	15,968.90	38.73%	22,806.24	44,155.18	-	5.00%	1,581.95
6	COMPRESSOR WITH CABLE & M.S.TANK	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	4,111,958.65	2,871,893.23	38.73%	5,704,002.07	2,653,348.96	3,05,053.11	5.00%	2,89,800.46
7	ROCK & ROLL M/C SIZE - 3.8*3.8	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	12,591,129.83	8,811,639.96	38.73%	17,467,990.81	8,112,600.71	9,34,100.11	5.00%	8,87,480.60
8	ROCK & ROLL MACHINE 4'6m with shaft	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	11,202,632.74	7,841,664.66	38.73%	15,545,653.80	7,232,419.27	8,314,343.53	5.00%	7,89,862.80
9	ROCK & ROLL MACHINE in kdc 3.8m	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	11,911,116.56	8,441,017.25	38.73%	16,524,436.00	7,687,007.19	8,831,728.81	5.00%	8,99,542.37
10	TRANSFORMER, 11kva	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	93,345.55	65,360.35	0.00%	93,345.55	48,424.01	49,921.54	5.00%	47,425.46
11	CARBON BLACK TESTING & TENSILE TESTING M/C.	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	1,33,915.83	93,767.59	9.00%	1,45,968.25	67,903.90	78,064.36	5.00%	74,161.14
12	FIRE FIGHTING SYSTEM	01-11-2013	Burlibori	05-03-2021	7.35	20	5%	0.05	8,58,911.44	6,01,407.91	0.00%	8,58,911.44	2,99,671.85	5,59,239.59	5.00%	5,31,277.61
13	PULVERISOR MILL 18" 50 HP 30HP	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	8,95,647.58	6,221,330.50	0.00%	8,95,647.58	4,16,651.98	4,78,995.60	5.00%	4,55,045.82
14	CCWS 1000LTR WATER TANK	01-11-2013	Burlibori	05-03-2021	7.35	20	5%	0.05	20,907.15	14,639.16	14.00%	23,834.15	8,315.67	15,518.48	5.00%	14,742.56
15	PULVERISING MILL 18" 30HP	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	9,01,189.58	6,31,011.02	3.00%	9,28,225.27	4,31,807.00	4,96,418.26	5.00%	4,71,597.35
16	ELECTRONIC WEIGHING MACHINE, 60KGS & 150KGS.	01-11-2013	Burlibori	05-03-2021	7.35	8	5%	0.12	16,400.04	11,483.30	0.00%	16,400.04	14,304.82	2,095.22	5.00%	1,990.46
17	LPG OPERATED HEATING SYSTEM, PILOT OPERATED.	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	77,468.93	54,243.55	0.00%	77,468.93	36,038.26	41,430.67	5.00%	39,350.13
18	VAPOURISER WITH ALL ACCESS.	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	1,28,683.34	90,103.78	23.00%	1,58,280.51	73,631.51	84,648.99	5.00%	80,415.54
19	HUMIDITY CHAMBER (TEST CONDITIONING CHAMBER)	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	23,990.82	16,798.28	9.00%	26,149.99	12,164.88	13,985.11	5.00%	13,285.86
20	OPEN FLAME ROCK-N-ROLL Moulding M/C.	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	5,12,001.34	3,58,502.22	36.00%	6,96,321.82	3,23,926.37	3,72,395.45	5.00%	3,53,775.68
21	PULVERISER MILLS.	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	10,05,066.80	7,031,745.59	0.00%	10,05,066.80	4,67,533.40	5,37,533.40	5.00%	5,10,637.73
22	HIGH SPEED MIXER MACHINE.	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	84,993.53	59,512.31	0.00%	84,993.53	39,538.68	45,454.85	5.00%	43,182.11
23	EXTRUDER M/C 150MM.	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	19,59,631.00	13,72,129.39	3.00%	20,18,419.93	9,38,961.58	10,79,458.35	5.00%	10,25,485.43
24	ROCK & ROLL MACH WITH COOLING STATION, SIZE - 4.	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	16,46,136.16	11,52,621.02	18.00%	19,42,440.67	9,03,616.30	10,38,824.37	5.00%	9,86,883.15
25	ELECTRIC SCREW COMPRESSOR MODEL CPA 10/7	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	1,59,710.90	1,11,829.21	25.00%	1,99,638.63	92,871.16	1,06,767.47	5.00%	1,01,429.09
26	FUNDATION WORK OF LPG BULLET	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	1,61,693.61	1,13,217.49	7.00%	1,75,012.16	80,484.63	92,527.54	5.00%	87,901.16
27	LPG T/PT PLATE FORM	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.05	60,183.53	42,140.43	7.00%	64,396.38	29,956.96	34,439.42	5.00%	32,717.45
28	FUNDATION WORK OF LPG BULLET	01-11-2013	Burlibori	05-03-2021	7.35	20	5%	0.05	11,093.55	7,767.73	7.00%	11,870.10	4,141.44	7,728.65	5.00%	7,342.22
29	EXTRUDER MACHINE	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	23,95,198.26	16,771,122.64	3.00%	24,67,054.21	11,47,664.61	13,19,389.60	5.00%	12,53,420.12
30	MACHINERY (LPG BATING TANK)	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	6,513,313.15	4,57,448.49	5.00%	6,85,978.81	3,191,114.84	3,66,863.97	5.00%	3,48,520.77
31	COMPRESSOR Moulding PRESS	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	36,962.94	25,881.34	36.00%	50,269.60	23,385.23	26,884.36	5.00%	25,540.15
32	A.C. INDUCTION MOTOR	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.05	45,787.26	32,060.14	19.00%	54,486.84	25,347.08	29,139.76	5.00%	27,682.77
33	A.C. VARIABLE FREQUENCY DRIVE	01-11-2013	Burlibori	05-03-2021	7.35	5	5%	0.19	1,41,841.93	99,317.41	2.00%	1,44,678.77	2,01,912.10	-	5.00%	7,233.94
34	ISMAC (CHANNELS) 75MM (525 QTY), M.S. CHQ.	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	58,130.32	40,702.74	0.00%	58,130.32	27,042.01	31,088.31	5.00%	29,533.89
35	ROCK & ROLL MACHINE WITH COOLING STATION	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	17,50,964.15	12,26,021.35	18.00%	20,61,137.70	9,61,159.71	11,04,977.99	5.00%	10,49,729.09
36	ROLL-STEEL SECTION (SMB 250 OF 2.0 MT cap.)	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	2,13,983.92	1,49,831.10	0.00%	2,13,983.92	99,544.54	1,14,439.38	5.00%	1,08,717.41
37	Air Compressor E 15 - 8.5	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	84,99,974.83	59,51,664.06	0.00%	84,99,974.83	39,54,157.24	45,45,817.59	5.00%	43,18,526.71
38	Air Compressor E 15 - 8.5	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	86,76,600.22	60,75,336.71	10.00%	95,44,260.24	44,39,955.00	51,04,305.24	5.00%	48,49,089.98
39	Air Compressor E 15 - 8.5	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	84,99,974.83	59,51,664.06	10.00%	93,49,972.31	43,49,572.96	50,00,399.35	5.00%	47,50,379.38
40	HEM - CITE 65/132 Conical Twin - Screw Extruder	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	86,76,600.22	60,75,336.71	3.00%	89,36,898.23	41,57,412.41	47,79,489.35	5.00%	45,40,511.53
41	Air Compressor E 15 - 8.5	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	84,99,974.83	59,51,664.06	10.00%	93,49,972.31	43,49,572.96	50,00,399.35	5.00%	47,50,379.38
42	Air Compressor E 15 - 8.5	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	84,99,974.83	59,51,664.06	10.00%	93,49,972.31	43,49,572.96	50,00,399.35	5.00%	47,50,379.38
43	Air Compressor E 15 - 8.5	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	84,99,974.83	59,51,664.06	10.00%	93,49,972.31	43,49,572.96	50,00,399.35	5.00%	47,50,379.38
44	Air Compressor E 15 - 8.5	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	84,99,974.83	59,51,664.06	10.00%	93,49,972.31	43,49,572.96	50,00,399.35	5.00%	47,50,379.38
45	Air Compressor E 15 - 8.5	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	84,99,974.83	59,51,664.06	10.00%	93,49,972.31	43,49,572.96	50,00,399.35	5.00%	47,50,379.38
46	LINK CHAIN ELECTRIC HOIST WITH TRAVELLING TROLLEY	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.06	69,105.94	48,479.81	3.00%	71,240.92	33,141.01	38,099.90	5.00%	36,194.91
47	EXTRUDER CUTTER'S BIG FIBER 150MM	01-11-2013	Burlibori	05-03-2021	7.35	5	5%	0.19	9,311.31	6,519.80	3.00%	9,590.65	13,384.61	-	5.00%	479.53
48	M.S. CHANEL, M.S. ANGLE	01-11-2013	Burlibori	05-03-2021	7.35	8	5%	0.06	14,48,134.71	10,11,980.85	3.00%	14,91,578.75	6,93,876.99	7,97,701.76	5.00%	7,57,816.68
49	DIGITAL ELECTRONIC WEIGHT MACHINE	01-11-2013	Burlibori	05-03-2021	7.35	15	5%	0.12	13,750.13	9,677.88	0.00%	13,750.13	11,993.46	1,756.67	5.00%	1,668.84
50	EXTRUDER MACHINE 150MM cap.	02-01-2012	Burlibori	05-03-2021	9.18	20	5%	0.05	17,53,640.00	10,79,873.21	39.00%	24,37,559.60	10,62,675.81	13,74,883.79	5.00%	13,06,139.60
51	OIL COOLER CAPACITY 60HP	02-01-2017	Burlibori	05-03-2021	4.17	15	5%	0.06	40,800.00	35,959.78	17.00%	47,360.00	12,614.95	35,121.05	5.00%	33,365.00
52	ROTATIONAL Moulding MACHINE	02-11-2011	Burlibori	05-03-2021	9.35	15	5%	0.06	1,14,81,830.00	69,82,305.79	36.00%	1,56,15,288.80	92,42,111.89	63,741,176.91	5.00%	60,54,518.07
53	U200 CHARTPI TESTING mach	08-10-2014	Burlibori	05-03-2021	6.42	15	5%	0.06	93,863.00	76,034.91	9.00%	1,02,310.67	41,629.70	60,680.97	5.00%	57,646.92
54	MATERIAL FOR FIRE PROTECTION SYS & DETECTION SYS	05-07-2015	Burlibori	05-03-2021	5.67	15	5%	0.06	2,64,448.96	2,20,486.67	5.00%	2,64,448.96	1,69,984.27	1,69,469.69	5.00%	1,60,991.46
55	PULVERISER MILL 450 - 01 38" 30HP +50	06-08-2012	Burlibori	05-03-2021	9.00	15	5%	0.06	8,75,711.00	5,45,861.39	39%	8,75,711.00	6,94,037.04	5,23,201.25	5.00%	4,97,041.19
56	D.G.SET 82 SKVA WITH ENCLOSURE MODEL NO ENGINE	07-07-2012	Burlibori	05-03-2021	9.16	15	5%	0.06	2,16,738.00	1,33,491.47	39%	3,01,265.82	1,74,857.98	1,26,407.84	5.00%	1,20,087.44
57	GEAR BOX (FOR OUTER LAYER) FOR BMC 1000 LTR mach	07-09-2014	Burlibori	05-03-2021	7.00	15	5%	0.06	4,69,978.95	3,36,277.66	5%	4,93,477.90	2,18,735.20	2,74,702.70	5.00%	2,60,967.56
58	ROCK & ROLL MACHINE WITH COOLING STATION	07-11-2011	Burlibori	05-03-2021	9.33	15	5%	0.06	22,16,682.00	13,48,276.98	39%	30,75,202.94	18,17,430.89	22,577,72.04	5.00%	11,94,883.44
59	ROCKING UNIT FOR															

62	LPQ BULK TANK INSTALLATION	Roto	07-11-2011	Buttort	05-03-2021	9.33	15	5%	0.06	₹ 7,87,500.00	₹ 4,78,989.89	39%	₹ 10,92,498.75	₹ 6,45,661.77	₹ 4,46,836.98	5.00%	₹ 4,24,495.13
63	LPQ BULK TANK INSTALLATION	Roto	07-11-2011	Buttort	05-03-2021	9.33	15	5%	0.06	₹ 16,03,125.00	₹ 9,75,086.46	39%	₹ 22,24,015.31	₹ 13,14,382.89	₹ 9,09,632.42	5.00%	₹ 8,64,150.80
64	PULVERISER MILL-22	Roto	07-12-2014	Buttort	05-03-2021	6.25	15	5%	0.06	₹ 11,77,250.00	₹ 9,59,927.22	0%	₹ 11,77,250.00	₹ 4,65,739.45	₹ 711,510.55	5.00%	₹ 6,75,935.02
65	ROTAMOLDING MACHINE	Roto	10-11-2011	Buttort	05-03-2021	9.32	15	5%	0.06	₹ 1,32,78,724.00	₹ 80,77,645.25	36.00%	₹ 1,80,59,064.64	₹ 1,06,63,424.13	₹ 73,95,640.51	5.00%	₹ 70,25,858.48
66	BIGHEM HIGH SPEED MIXER	Roto	12-02-2012	Buttort	05-03-2021	9.07	15	5%	0.06	₹ 1,48,580.00	₹ 92,109.62	39%	₹ 2,06,576.20	₹ 1,18,579.99	₹ 87,946.21	5.00%	₹ 83,548.90
67	FIRE PROTECTION SYSTEM INSTALLATION	Roto	12-05-2015	Buttort	05-03-2021	5.82	15	5%	0.06	₹ 90,375.60	₹ 74,880.02	39%	₹ 93,086.87	₹ 34,306.97	₹ 58,779.89	5.00%	₹ 55,840.90
68	SMARTSENSE METER QTY.3NOS ITEM CODE PDCPMCHWS195	Roto	14-02-2016	Buttort	05-03-2021	5.06	15	5%	0.06	₹ 1,10,772.00	₹ 94,433.76	5%	₹ 1,16,310.60	₹ 37,255.51	₹ 79,055.09	5.00%	₹ 75,102.34
69	TENSILE TESTING MACHINE	Roto	15-01-2012	Buttort	05-03-2021	9.14	15	5%	0.06	₹ 2,16,008.00	₹ 1,33,083.98	39%	₹ 3,00,251.12	₹ 1,73,852.25	₹ 1,26,398.87	5.00%	₹ 1,20,078.92
70	MATERIAL FOR FIRE PROTECTION & DETECTION SYS	Roto	15-01-2012	Buttort	05-03-2021	6.14	15	5%	0.06	₹ 5,25,701.42	₹ 4,30,115.50	3%	₹ 5,41,472.46	₹ 2,10,551.20	₹ 3,30,921.27	5.00%	₹ 3,14,375.20
71	PLASTICS SCRAPE GRINDING M/C, M/C NO- 1139/2012/01	Roto	15-02-2012	Buttort	05-03-2021	9.06	15	5%	0.06	₹ 7,82,041.00	₹ 4,84,869.82	39%	₹ 10,87,036.99	₹ 6,23,572.07	₹ 4,63,464.92	5.00%	₹ 4,40,291.68
72	M.S.GAS BURNER	Roto	15-08-2011	Buttort	05-03-2021	9.56	5	5%	0.19	₹ 43,178.24	₹ 25,772.32	39%	₹ 59,901.17	₹ 1,08,823.20	₹ 1,08,823.20	5.00%	₹ 2,995.06
73	PULVERISER MILL 450 -01 (18") 30 H.P. +50 H.P	Roto	15-11-2011	Buttort	05-03-2021	9.31	15	5%	0.06	₹ 7,59,339.00	₹ 4,62,010.51	39%	₹ 10,53,430.99	₹ 6,21,110.61	₹ 4,32,320.38	5.00%	₹ 4,10,704.36
74	HEAT SHRINK MACHINE WITH OVEN,BLOWER	Utility	16-07-2016	Buttort	05-03-2021	4.64	15	5%	0.06	₹ 11,12,267.50	₹ 11,38,939.19	0%	₹ 11,12,267.50	₹ 3,85,495.06	₹ 9,26,772.44	5.00%	₹ 8,80,433.82
75	PRIMEATCH POWDER MILL (PP-300)LDH 300-400	Roto	16-09-2015	Buttort	05-03-2021	5.47	15	5%	0.06	₹ 12,17,924.00	₹ 10,24,928.87	30%	₹ 15,83,301.20	₹ 5,46,631.94	₹ 10,34,669.26	5.00%	₹ 9,82,935.80
76	DIE FACE CUTTER FOR EXTR WITH 225MM SCRBN CHANGER	Roto	17-04-2015	Buttort	05-03-2021	5.89	15	5%	0.06	₹ 13,50,000.00	₹ 11,18,064.56	3%	₹ 13,90,500.00	₹ 5,18,497.77	₹ 8,72,002.23	5.00%	₹ 8,28,402.12
77	SS SCREEN FOR POWDER MILL VIBRO SHIFTER	Roto	17-11-2014	Buttort	05-03-2021	6.30	5	5%	0.19	₹ 5,100.00	₹ 4,157.40	30%	₹ 6,630.00	₹ 7,937.84	₹ 331.50	5.00%	₹ 331.50
78	ROCK & ROLL MACHINE WITH COOLING STATIN	Roto	18-05-2011	Buttort	05-03-2021	9.81	15	5%	0.06	₹ 22,16,681.81	₹ 13,04,554.09	39%	₹ 30,75,202.68	₹ 19,09,742.99	₹ 11,65,459.69	5.00%	₹ 11,07,186.70
79	VIBRIO SHIFTER FOR POWDER MILL	Roto	18-11-2014	Buttort	05-03-2021	6.30	15	5%	0.06	₹ 82,000.00	₹ 66,845.51	30%	₹ 1,06,000.00	₹ 47,524.15	₹ 64,075.85	5.00%	₹ 60,872.06
80	PACKAGED WATER CHILLER cap. -5 TONE	Roto	18-12-2011	Buttort	05-03-2021	9.22	15	5%	0.06	₹ 1,88,729.00	₹ 1,16,148.07	39%	₹ 2,61,823.74	₹ 1,52,873.98	₹ 1,08,949.76	5.00%	₹ 1,03,502.27
81	HIGH SPEED MIXER mach QTY.2 & PULVERISE QTY.2	Roto	20-10-2015	Buttort	05-03-2021	5.38	15	5%	0.06	₹ 33,46,310.00	₹ 28,25,154.29	0%	₹ 33,46,310.00	₹ 11,39,792.91	₹ 22,06,517.09	5.00%	₹ 20,96,191.23
82	HYDRAULIC HAND PALLET TRUCK CAPACITY 2 TONS	Roto	20-10-2016	Buttort	05-03-2021	4.38	15	5%	0.06	₹ 40,243.00	₹ 35,250.50	10%	₹ 44,267.30	₹ 12,666.69	₹ 32,000.61	5.00%	₹ 30,400.58
83	INDEX WIRE ROPE HOIST	Roto	20-12-2011	Buttort	05-03-2021	9.21	15	5%	0.06	₹ 2,27,846.00	₹ 1,40,232.63	39%	₹ 3,16,090.76	₹ 1,84,449.78	₹ 1,31,640.97	5.00%	₹ 1,25,058.93
84	EXTRUDER MACHINE 150MM cap.	Roto	20-12-2011	Buttort	05-03-2021	9.21	15	5%	0.06	₹ 22,62,777.00	₹ 13,92,674.12	39%	₹ 31,39,150.53	₹ 18,31,801.84	₹ 13,07,348.69	5.00%	₹ 12,41,981.26
85	PRESSURE PUMP 900PSI 4 CYLINDER WITCH 5 HP MOTOR	Roto	21-04-2015	Buttort	05-03-2021	5.88	15	5%	0.06	₹ 70,380.00	₹ 58,291.48	7%	₹ 75,306.60	₹ 28,028.50	₹ 47,278.10	5.00%	₹ 44,914.20
86	MIL DOZER INCLUDE SCREW BARREL & HOPPER FOR EXTRUDE	Roto	23-04-2016	Buttort	05-03-2021	4.87	15	5%	0.06	₹ 1,42,790.00	₹ 1,27,361.01	3%	₹ 1,46,538.70	₹ 45,189.60	₹ 1,01,369.10	5.00%	₹ 96,300.64
87	DIGITAL ELECTRONIC EQUIPMENT (2 NOS.)	Roto	25-03-2012	Buttort	05-03-2021	8.95	20	5%	0.05	₹ 25,314.00	₹ 15,870.57	39%	₹ 35,186.46	₹ 14,959.79	₹ 20,226.67	5.00%	₹ 19,215.34
88	PULVERISER MILL 450 -01 (18") 30 H.P. +50 H.P	Roto	25-11-2011	Buttort	05-03-2021	9.28	15	5%	0.06	₹ 7,65,804.00	₹ 4,68,456.25	39%	₹ 10,62,399.89	₹ 6,24,555.30	₹ 4,37,844.59	5.00%	₹ 4,15,952.36
89	BIGEM SCRAP GRANULATOR LUMP	Roto	25-12-2011	Buttort	05-03-2021	9.20	15	5%	0.06	₹ 2,14,200.00	₹ 1,31,860.20	39%	₹ 2,97,159.66	₹ 1,73,145.03	₹ 1,24,014.63	5.00%	₹ 1,17,813.90
90	EXTRUDER MACHINE 120MM cap.	Roto	27-09-2011	Buttort	05-03-2021	9.44	15	5%	0.06	₹ 4,77,299.00	₹ 2,86,334.81	39%	₹ 6,62,156.90	₹ 3,96,042.39	₹ 2,66,114.51	5.00%	₹ 2,52,808.78
91	FIRE FIGHTING SYS IN ROTOMOULD SHED & ENTIRE PLOT	Roto	28-02-2013	Buttort	05-03-2021	8.02	15	5%	0.06	₹ 1,26,265.00	₹ 84,497.65	3%	₹ 1,30,052.95	₹ 66,001.46	₹ 64,001.49	5.00%	₹ 60,801.42
92	Double layer Blow moulding machine	BMC	28-12-2011	Buttort	05-03-2021	9.19	15	5%	0.06	₹ 2,96,18,526.00	₹ 1,87,35,157.30	36.00%	₹ 4,02,81,195.36	₹ 2,34,49,541.54	₹ 1,68,31,653.82	5.00%	₹ 1,59,90,071.13
93	AFC SRC 3000 XLI CC SR NO. B21332000732	Roto	29-04-2014	Buttort	05-03-2021	6.85	15	5%	0.06	₹ 1,00,980.00	₹ 80,455.13	0%	₹ 1,00,980.00	₹ 43,839.15	₹ 57,140.85	5.00%	₹ 54,283.80
94	FIRE PROTECTION SYSTEM INSTALLATION	Roto	30-04-2015	Buttort	05-03-2021	5.85	15	5%	0.06	₹ 96,156.80	₹ 79,683.35	3%	₹ 99,082.70	₹ 36,723.04	₹ 62,359.67	5.00%	₹ 59,241.68
95	SCRAP GRINDER MACHINE	Roto	30-08-2013	Buttort	05-03-2021	7.52	15	5%	0.06	₹ 1,79,265.00	₹ 1,24,129.90	0%	₹ 1,79,265.00	₹ 85,353.06	₹ 93,911.94	5.00%	₹ 89,216.34
96	SCAPE CUTTER MACHINE	Roto	31-01-2012	Buttort	05-03-2021	9.10	5	5%	0.19	₹ 31,326.37	₹ 19,411.12	39%	₹ 43,543.65	₹ 75,275.65	₹ 2,177.18	5.00%	₹ 2,177.18
97	LG ELECTRONICS MAKE h. duty PLATFORM SCALE	Roto	31-01-2015	Buttort	05-03-2021	6.10	6	5%	0.16	₹ 27,900.00	₹ 22,897.49	0%	₹ 27,900.00	₹ 26,928.60	₹ 971.40	5.00%	₹ 1,395.00
98	SUPPLY OF 250 TR FRP INDUCED DRAFT CROSS FLOW TYPE	Roto	31-10-2015	Buttort	05-03-2021	5.35	15	5%	0.06	₹ 3,96,950.00	₹ 3,35,175.31	8%	₹ 4,78,706.00	₹ 1,45,004.09	₹ 2,83,501.91	5.00%	₹ 2,69,326.81
99	POWDER MILL MODEL PP-300 DISC DIA-60MM	Roto	29-01-2018	Buttort	05-03-2021	3.10	15	5%	0.06	₹ 19,40,000.00	₹ 17,75,978.40	30%	₹ 25,22,000.00	₹ 4,94,933.86	₹ 20,27,066.14	5.00%	₹ 19,25,712.83
100	GAS DETECTOR	Roto	30-01-2018	Buttort	05-03-2021	3.10	6	5%	0.16	₹ 52,200.00	₹ 47,791.17	0%	₹ 52,200.00	₹ 25,587.53	₹ 26,612.47	5.00%	₹ 25,281.84
101	VIBRO SIEVE FOR 18" POWDER MILL DIA 13"	Roto	16-02-2018	Buttort	05-03-2021	3.05	15	5%	0.06	₹ 2,44,000.00	₹ 2,23,751.52	30%	₹ 3,17,200.00	₹ 61,258.71	₹ 2,55,941.29	5.00%	₹ 2,43,144.23
102	AUTO MATERIAL HANDLING SYSTEM FOR HIGH SPEED	Roto	01-12-2017	Buttort	05-03-2021	3.26	15	5%	0.06	₹ 4,22,30,470.00	₹ 3,84,43,834.72	10%	₹ 4,64,53,517.00	₹ 99,91,908.45	₹ 3,68,61,608.15	5.00%	₹ 3,50,18,527.74
103	HEAT SHRINK PKG MACHINE WITH OVERS 8.5*2.6*4.2MTR	Roto	02-12-2017	Buttort	05-03-2021	3.26	15	5%	0.06	₹ 11,38,000.00	₹ 10,36,058.87	0%	₹ 11,38,000.00	₹ 2,34,781.35	₹ 9,03,218.65	5.00%	₹ 8,58,057.72
104	HEATLESS VAPORIZER 300KGS./HR	Roto	01-12-2017	Buttort	05-03-2021	3.26	15	5%	0.06	₹ 22,52,970.00	₹ 20,50,955.30	3%	₹ 23,20,559.10	₹ 4,79,158.37	₹ 18,41,400.73	5.00%	₹ 17,49,330.70
105	ROTARY ELECTRIC LAWN MOVER MRE10P3	Roto	17-02-2018	Buttort	05-03-2021	3.05	15	5%	0.06	₹ 23,000.00	₹ 21,093.34	10%	₹ 25,300.00	₹ 4,881.63	₹ 20,418.37	5.00%	₹ 19,397.45
106	New pressure car wash pump for washing of tanks	Roto	23-06-2018	Buttort	05-03-2021	2.70	8	5%	0.12	₹ 48,000.00	₹ 44,545.57	5%	₹ 50,400.00	₹ 16,167.70	₹ 34,232.30	5.00%	₹ 32,520.69
107	SEW Geerbox R97/A for Re-43	Roto	11-01-2019	Buttort	05-03-2021	2.15	6	5%	0.16	₹ 99,249.30	₹ 93,845.96	5%	₹ 1,04,211.77	₹ 35,441.52	₹ 68,770.25	5.00%	₹ 65,331.74
TOTAL										₹ 23,06,13,217.90	₹ 16,64,00,459.05		₹ 27,25,67,842.20	₹ 14,85,13,671.47		₹ 14,11,03,669.20	



S.NO	Assets Type	Asset description	Capitalized on	Date of Valuation	Life Consumed	Economic Life Of Asset (years)	Salvage Value	Depreciation Factor	Cost of Capitalisation	Net book val.	Inflation	Estimated Reproduction Cost	Depreciation	Depreciated Value	Obsolesce Factor	Current Depreciated Market Value
1	Mould & Dies	MOULD FOR PFM IWS	Ratio	01-03-2017	05-04-2021	4.10	10.00	0.10	58,423.10	51,790.66	0.00%	58,423.10	22,748.19	35,674.91	5%	33,891.16
2	Mould & Dies	MOULD-DIES FOR ROTO	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	22,685.00	15,132.42	0.00%	22,685.00	16,012.50	6,672.50	8%	6,138.70
3	Mould & Dies	MOULD-DIES FOR ROTO	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	38,559.38	25,727.61	0.00%	38,559.38	27,617.64	11,341.74	8%	10,434.40
4	Mould & Dies	MOULD-DIES FOR ROTO	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	23,256.25	15,513.42	0.00%	23,256.25	16,415.73	6,840.52	8%	6,293.28
5	Mould & Dies	MOULD FOR IWS-37-01	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	2,860.00	254.64	0.00%	2,860.00	2,018.77	841.23	8%	775.93
6	Mould & Dies	MOULD FOR IWS-0015-01 WITH CHANNEL	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	2,168.10	192.97	0.00%	2,168.10	1,530.38	637.72	8%	586.70
7	Mould & Dies	MOULD CCWS50-1,37-1, IWS22-01,30-01	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	6,984.15	4,303.31	0.00%	6,984.15	5,072.47	1,911.68	8%	1,745.71
8	Mould & Dies	MOULD CCWS27-01, WSCC-40-1	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	13,965.00	9,315.57	0.00%	13,965.00	7,390.39	6,574.61	8%	3,779.01
9	Mould & Dies	MOULD FOR IWS	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	14,299.89	9,538.97	0.00%	14,299.89	10,093.76	4,206.13	8%	3,869.64
10	Mould & Dies	MOULD FOR CCWS	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	7,536.70	5,027.47	0.00%	7,536.70	5,319.88	2,216.82	8%	2,039.48
11	Mould & Dies	MOULD THWS	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	31,115.00	20,755.70	0.00%	31,115.00	21,962.93	9,152.07	8%	8,419.91
12	Mould & Dies	MOULD IWS-50-01M.S	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	5,542.49	3,697.22	0.00%	5,542.49	3,912.24	1,630.25	8%	1,499.83
13	Mould & Dies	MOULD FOR CCWS-500	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	12,100.45	8,071.73	0.00%	12,100.45	8,541.26	3,559.19	8%	3,274.45
14	Mould & Dies	MOULD FOR IWS-200	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	4,830.10	479.96	0.00%	4,830.10	3,409.39	1,420.71	8%	1,307.05
15	Mould & Dies	MOULD CCWS-100	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	6,451.11	4,303.31	0.00%	6,451.11	4,553.60	1,897.51	8%	1,745.71
16	Mould & Dies	MOULD FOR PFM DBS/CCWS	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	34,764.60	22,190.21	0.00%	34,764.60	24,539.05	10,225.55	8%	9,407.51
17	Mould & Dies	M.S CHANNEL MOULD	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	14,584.49	9,728.82	0.00%	14,584.49	10,294.65	4,289.84	8%	3,946.65
18	Mould & Dies	M.S CHANNEL MOULD	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	12,663.72	8,447.47	0.00%	12,663.72	8,938.85	3,724.87	8%	3,426.88
19	Mould & Dies	MOULD WITH M.S CHANNEL	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	19,728.61	13,160.23	0.00%	19,728.61	13,925.70	5,802.91	8%	5,338.68
20	Mould & Dies	MOULD WITH M.S CHANNEL	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	9,956.83	6,641.84	0.00%	9,956.83	7,028.16	2,928.67	8%	2,694.38
21	Mould & Dies	MOULD FOR WSCC-500-01	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	56,759.84	37,862.46	0.00%	56,759.84	40,064.67	16,695.17	8%	15,359.55
22	Mould & Dies	MOULD FOR PFM WSCC-50-01 S.S & 6 MOULD	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	84,152.39	56,135.04	0.00%	84,152.39	59,400.06	24,752.33	8%	22,772.14
23	Mould & Dies	MOULD FOR PFM CCWS 400-01 (2 NOS.)	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	55,274.66	36,871.73	0.00%	55,274.66	39,016.34	16,258.32	8%	14,957.66
24	Mould & Dies	MOULD FOR PFM CCWS 50-01 12 NO.	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	3,24,347.66	2,16,360.74	0.00%	3,24,347.66	2,28,945.02	95,402.64	8%	87,770.43
25	Mould & Dies	MOULD FOR PFM WSCC-50-01	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	84,096.55	56,498.08	0.00%	84,096.55	59,784.16	24,312.39	8%	22,919.40
26	Mould & Dies	MOULD FOR PFM WSCC-70-10 S.S	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	1,07,534.56	71,732.46	0.00%	1,07,534.56	75,504.67	31,629.89	8%	29,099.50
27	Mould & Dies	MOULD FOR PFM IS-LID FOR 1000 LTR TWT TANK	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	7,401.94	4,937.58	0.00%	7,401.94	5,224.76	2,177.18	8%	2,003.01
28	Mould & Dies	MOULD FOR PFM IWS 37-01	Ratio	01-11-2013	05-04-2021	7.43	10.00	0.10	1,16,645.07	77,809.79	0.00%	1,16,645.07	82,335.44	34,309.63	8%	31,564.86
29	Mould & Dies	MOULD FOR PFM IWS 37-01	Ratio	05-01-2012	05-04-2021	9.25	10.00	0.10	88,236.00	39,097.71	0.00%	88,236.00	77,577.57	10,658.43	8%	9,805.75
30	Mould & Dies	MOULD FOR PFM IWS 100-01 & M.S CHANNEL RING	Ratio	06-09-2012	05-04-2021	8.58	10.00	0.10	3,49,604.00	1,82,841.75	0.00%	3,49,604.00	2,85,080.92	64,523.58	8%	59,361.69
31	Mould & Dies	MOULD FOR PFM IWS	Ratio	07-04-2012	05-04-2021	9.00	10.00	0.10	97,401.00	46,023.44	0.00%	97,401.00	83,277.86	14,123.15	8%	12,993.29
32	Mould & Dies	MOULD FOR PFM CCWS 75-01 S.S.	Ratio	08-03-2012	05-04-2021	9.08	10.00	0.10	85,766.00	39,657.29	0.00%	85,766.00	73,999.61	11,766.39	8%	10,025.08
33	Mould & Dies	MOULD FOR PFM CCWS 100-01 S.S.	Ratio	08-03-2012	05-04-2021	9.08	10.00	0.10	3,52,654.00	1,63,003.52	0.00%	3,52,654.00	3,04,272.77	48,381.23	5%	44,510.73
34	Mould & Dies	MOULD FOR PFM IWS	Ratio	11-11-2016	05-04-2021	4.40	10.00	0.10	82,975.55	71,700.45	0.00%	82,975.55	34,683.78	48,291.77	5%	45,877.18
35	Mould & Dies	MOULD FOR PFM WSCC-100-01 S.S.	Ratio	12-02-2012	05-04-2021	9.15	10.00	0.10	27,141.55	12,303.46	0.00%	27,141.55	23,594.56	3,546.99	8%	3,263.23
36	Mould & Dies	MOULD FOR PFM WSCC-100-01 S.S.	Ratio	12-02-2012	05-04-2021	8.65	10.00	0.10	6,12,778.50	3,14,243.12	0.00%	6,12,778.50	5,03,670.35	1,09,108.15	8%	1,00,379.50
37	Mould & Dies	MOULD FOR PFM CCWS 200-02 S.S.	Ratio	12-12-2015	05-04-2021	5.32	10.00	0.10	4,33,972.25	3,67,670.70	0.00%	4,33,972.25	2,19,239.21	2,14,733.04	5%	2,03,996.38
38	Mould & Dies	MOULD FOR PFM CCWS 200-02 S.S.	Ratio	13-03-2012	05-04-2021	9.07	10.00	0.10	4,03,356.00	1,86,542.61	0.00%	4,03,356.00	3,47,493.96	55,862.04	8%	51,393.08
39	Mould & Dies	MOULD FOR PFM IWS	Ratio	13-09-2016	05-04-2021	4.56	10.00	0.10	2,42,849.35	2,11,496.54	0.00%	2,42,849.35	1,05,240.26	1,37,609.09	5%	1,30,728.63
40	Mould & Dies	MOULD FOR PFM IS-LID FOR 1000 LTR TANK	Ratio	15-01-2012	05-04-2021	9.23	10.00	0.10	19,925.75	8,832.52	0.00%	19,925.75	17,466.97	2,458.78	8%	2,262.08
41	Mould & Dies	MOULD FOR PFM WSCC & M.S CHANNEL RING DIA & LOFT	Ratio	15-06-2016	05-04-2021	4.81	10.00	0.10	3,71,288.88	3,20,398.60	0.00%	3,71,288.88	1,69,597.64	2,01,691.24	5%	1,91,606.68
42	Mould & Dies	MOULD FOR PFM CCWS 150-01	Ratio	15-11-2011	05-04-2021	9.39	10.00	0.10	1,30,677.00	55,344.60	0.00%	1,30,677.00	1,16,626.54	14,050.46	10%	12,645.42
43	Mould & Dies	MOULD FOR PFM CCWS 100-01 S.S. QTY 4 NOS	Ratio	15-12-2011	05-04-2021	9.31	10.00	0.10	28,148.00	12,194.32	0.00%	28,148.00	24,901.73	3,246.27	10%	2,921.65
44	Mould & Dies	MOULD FOR PFM IWS 100-01 QTY.1	Ratio	16-01-2012	05-04-2021	9.22	10.00	0.10	20,563.00	9,311.79	0.00%	20,563.00	18,020.23	2,542.77	8%	2,339.35
45	Mould & Dies	MOULD FOR PFM IWS 100-01 QTY.1	Ratio	16-01-2012	05-04-2021	9.22	10.00	0.10	20,563.00	9,311.79	0.00%	20,563.00	18,020.23	2,542.77	8%	2,339.35
46	Mould & Dies	MOULD FOR PFM CCWS 500-01 QTY.1	Ratio	16-01-2012	05-04-2021	9.22	10.00	0.10	61,040.00	27,641.44	0.00%	61,040.00	53,491.94	7,548.06	8%	6,944.21
47	Mould & Dies	MOULD FOR PFM WSCC 500-01 QTY.1	Ratio	16-01-2012	05-04-2021	9.22	10.00	0.10	61,958.00	28,057.16	0.00%	61,958.00	54,296.43	7,661.57	8%	7,048.65
48	Mould & Dies	MOULD FOR PFM IWS 50-01	Ratio	16-01-2012	05-04-2021	9.22	10.00	0.10	30,332.00	13,735.58	0.00%	30,332.00	26,581.22	3,750.78	8%	3,450.72
49	Mould & Dies	MOULD FOR PFM WSCC	Ratio	16-03-2012	05-04-2021	9.06	10.00	0.10	2,30,353.75	1,08,755.93	0.00%	2,30,353.75	1,98,271.47	32,082.28	8%	29,515.70
50	Mould & Dies	MOULD FOR PFM FTGB 200-01 INNER & OUTER	Ratio	16-09-2012	05-04-2021	8.56	10.00	0.10	1,74,534.18	92,957.36	0.00%	1,74,534.18	1,41,867.60	32,666.58	8%	30,053.26
51	Mould & Dies	MOULD FOR PFM CCWS 1000-03	Ratio	17-02-2016	05-04-2021	5.13	10.00	0.10	2,07,652.25	1,77,474.61	0.00%	2,07,652.25	1,01,283.10	1,06,369.15	5%	1,01,650.70
52	Mould & Dies	MOULD FOR PFM IWS 15-01 & MOULD	Ratio	18-06-2012	05-04-2021	8.80	10.00	0.10	60,899.50	30,578.62	0.00%	60,899.50	50,927.83	9,971.67	8%	9,173.93
53	Mould & Dies	MOULD FOR PFM WSCC 1000-01	Ratio	18-07-2015	05-04-2021	5.72	10.00	0.10	1,86,938.40	1,56,328.20	0.00%	1,86,938.40	1,01,592.06	85,346.34	5%	81,079.03
54	Mould & Dies	MOULD FOR PFM CCWS 1000-01	Ratio	18-12-2011	05-04-2021	9.30	10.00	0.10	1,53,634.00	68,028.72	0.00%	1,53,634.00	1,35,795.62	17,838.38	10%	16,064.54
55	Mould & Dies	MOULD FOR PFM CCWS 300-01	Ratio	18-12-2011	05-04-2021	9.30	10.00	0.10	33,492.00	14,830.23	0.00%	33,492.00	29,603.26	3,888.74	10%	3,499.87
56	Mould & Dies	MOULD FOR PFM CCWS 300-01	Ratio	18-12-2011	05-04-2021	9.30	10.00	0.10	12,620.00	5,588.13	0.00%	12,620.00	11,154.70	1,465.30	10%	1,318.77
57	Mould & Dies	MOULD FOR PFM CCWS 1000-03 & M.S CHANNEL RING	Ratio	19-01-2012	05-04-2021	9.22	10.00	0.10	1,89,966.94	86,034.67	0.00%	1,89,966.94	1,66,327.77	23,639.17	8%	21,748.04
58	Mould & Dies	MOULD FOR PFM IWS 50-01 TWOMANHOLE	Ratio	21-05-2012	05-04-2021	8.88	10.00	0.10	33,696.80	28,424.87	0.00%	33,696.80	28,424.87	5,271.93	8%	4,850.18
59	Mould & Dies	MOULD FOR PFM UGWT 500-01 S.S	Ratio	21-12-2015	05-04-2021	5.29	10.00	0.10	2,21,493.75	1,88,172.95	0.00%	2,21,493.75	1,11,377.98	1,10,115.77	5%	1,04,699.98
60	Mould & Dies	MOULD FOR PFM UGWT 100-01 & M.S CHANNEL RING	Ratio	23-02-2012	05-04-2021	9.12	10.00	0.10	67,199.75	31,056.07	0.00%	67,199.75	58,			

61	Mould & Dies	MOULD FOR PW HOPPER S.S.NK TYPE	Ratio	23-04-2013	05-04-2021	7.96	10.00	5.00%	0.10	₹	34,950.90	₹	21,111.23	0.00%	₹	34,950.90	₹	26,417.14	₹	8,533.76	8%	₹	7,851.06
62	Mould & Dies	MOULD FOR PFM CCWS 50-01 S.S. (QTY: 6)	Ratio	24-12-2011	05-04-2021	9.29	10.00	5.00%	0.10	₹	3,33,937.00	₹	1,47,900.66	0.00%	₹	3,33,937.00	₹	2,94,642.22	₹	39,294.78	10%	₹	35,365.30
63	Mould & Dies	MOULD FOR PFM IWS 30-01	Ratio	25-01-2014	05-04-2021	7.20	10.00	5.00%	0.10	₹	68,979.50	₹	48,194.54	0.00%	₹	68,979.50	₹	47,164.02	₹	21,815.48	7%	₹	20,388.39
64	Mould & Dies	BLOW MOULD FOR 200L RENOFUT TANK	BMC	25-05-2012	05-04-2021	8.87	10.00	5.00%	0.10	₹	10,05,154.50	₹	4,94,864.31	0.00%	₹	10,05,154.50	₹	8,46,849.55	₹	1,58,304.95	8%	₹	1,45,440.55
65	Mould & Dies	MOULD FOR PFM WSCC 500-01	Ratio	26-11-2011	05-04-2021	9.36	10.00	5.00%	0.10	₹	61,958.00	₹	26,821.81	0.00%	₹	61,958.00	₹	55,118.86	₹	6,839.14	10%	₹	6,155.23
66	Mould & Dies	MOULD FOR PFM WSCC 150-1 S.S	Ratio	26-11-2015	05-04-2021	9.36	10.00	5.00%	0.10	₹	1,36,001.50	₹	1,15,184.71	0.00%	₹	1,36,001.50	₹	69,273.20	₹	66,728.30	5%	₹	63,391.88
67	Mould & Dies	MOULD FOR PFM IWS 30-01	Ratio	26-12-2013	05-04-2021	7.28	10.00	5.00%	0.10	₹	72,072.20	₹	49,583.88	0.00%	₹	72,072.20	₹	49,841.38	₹	22,230.82	8%	₹	20,452.35
68	Mould & Dies	MOULD FOR PFM WSCC 50-01 S.S. MOULD	Ratio	27-02-2012	05-04-2021	9.11	10.00	5.00%	0.10	₹	2,79,394.00	₹	1,29,140.24	0.00%	₹	2,79,394.00	₹	2,41,790.63	₹	37,603.37	8%	₹	34,950.10
69	Mould & Dies	MOULD FOR PFM IWS 15-01	Ratio	27-10-2014	05-04-2021	6.44	10.00	5.00%	0.10	₹	38,279.50	₹	31,108.71	0.00%	₹	38,279.50	₹	23,433.35	₹	14,846.15	7%	₹	13,806.92
70	Mould & Dies	MOULD FOR PFM FTGB 200-01 OUTER & M.S.CHANNEL	Ratio	28-02-2013	05-04-2021	8.10	10.00	5.00%	0.10	₹	3,78,009.10	₹	2,20,576.10	0.00%	₹	3,78,009.10	₹	2,91,025.58	₹	86,983.52	8%	₹	80,024.84
71	Mould & Dies	MOULD FOR PFM WSCC 200-01	Ratio	28-03-2012	05-04-2021	9.03	10.00	5.00%	0.10	₹	34,678.00	₹	16,379.78	0.00%	₹	34,678.00	₹	29,739.95	₹	4,938.05	8%	₹	4,543.01
72	Mould & Dies	MOULD FOR PFM WSCC 300-01	Ratio	28-09-2015	05-04-2021	5.52	10.00	5.00%	0.10	₹	68,070.00	₹	57,292.18	0.00%	₹	68,070.00	₹	35,717.17	₹	32,352.83	5%	₹	30,735.19
73	Mould & Dies	VIBRO SIEVE FOR 18 POWDER MILL DIA 43 PDCPMCHWS200	Ratio	31-05-2015	05-04-2021	5.85	10.00	5.00%	0.10	₹	2,51,535.00	₹	2,09,051.31	0.00%	₹	2,51,535.00	₹	1,39,839.68	₹	1,11,693.32	5%	₹	1,06,110.56
74	Mould & Dies	MOULD FOR PFM IWS 30-01	Ratio	31-07-2012	05-04-2021	8.68	10.00	5.00%	0.10	₹	47,334.50	₹	24,263.42	0.00%	₹	47,334.50	₹	39,054.20	₹	8,280.30	8%	₹	7,617.87
75	Mould & Dies	ROTO MOULD FOR CCWS	Ratio	31-07-2016	05-04-2021	4.68	10.00	5.00%	0.10	₹	1,88,189.00	₹	1,63,361.69	0.00%	₹	1,88,189.00	₹	83,708.01	₹	1,04,480.99	5%	₹	99,256.94
76	Mould & Dies	MOULD FOR PFM IWS & M.S.CHANNEL RING	Ratio	31-07-2016	05-04-2021	4.68	10.00	5.00%	0.10	₹	3,10,842.97	₹	2,69,834.23	0.00%	₹	3,10,842.97	₹	1,38,265.51	₹	1,72,577.46	5%	₹	1,63,948.59
77	Mould & Dies	SS304 2MM ROTO MOULD FOR SMT 1000 01	Ratio	05-07-2018	05-04-2021	2.75	10.00	5.00%	0.10	₹	25,577,800.00	₹	23,76,384.98	0.00%	₹	25,577,800.00	₹	6,69,057.41	₹	18,88,742.59	5%	₹	17,94,305.46
78	Mould & Dies	SS304L ROTO MOULD FOR IWS-50-064	Ratio	01-12-2017	05-04-2021	3.35	10.00	5.00%	0.10	₹	2,43,000.00	₹	2,18,557.34	0.00%	₹	2,43,000.00	₹	77,224.07	₹	1,65,775.93	5%	₹	1,57,487.13
79	Mould & Dies	SS304L ROTO MOULD FOR IWS-50-065	Ratio	01-12-2017	05-04-2021	3.35	10.00	5.00%	0.10	₹	2,66,400.00	₹	2,39,708.25	0.00%	₹	2,66,400.00	₹	84,660.46	₹	1,81,739.54	5%	₹	1,72,652.56
80	Mould & Dies	SS 304 L ROTO MOULD IWS -15-06	Ratio	01-12-2017	05-04-2021	3.35	10.00	5.00%	0.10	₹	4,32,000.00	₹	3,89,462.80	0.00%	₹	4,32,000.00	₹	1,37,287.23	₹	2,94,712.77	5%	₹	2,79,977.13
81	Mould & Dies	SS 304 L ROTO MOULD IWS 42-06	Ratio	01-12-2017	05-04-2021	3.35	10.00	5.00%	0.10	₹	2,40,000.00	₹	2,16,160.80	0.00%	₹	2,40,000.00	₹	76,270.68	₹	1,63,729.32	5%	₹	1,55,542.85
82	Mould & Dies	SS 304 L ROTO MOULD IWS - 22-06	Ratio	01-12-2017	05-04-2021	3.35	10.00	5.00%	0.10	₹	5,64,000.00	₹	5,08,465.34	0.00%	₹	5,64,000.00	₹	1,79,236.11	₹	3,84,763.89	5%	₹	3,65,525.70
83	Mould & Dies	SS 304 L ROTO MOULD CCWS 150-01	Ratio	08-12-2017	05-04-2021	3.33	10.00	5.00%	0.10	₹	3,500.00	₹	3,188.30	0.00%	₹	3,500.00	₹	1,105.90	₹	2,394.10	5%	₹	2,274.39
84	Mould & Dies	SS 304L ROTO MOULD CCWS-200-01	Ratio	08-12-2017	05-04-2021	3.33	10.00	5.00%	0.10	₹	17,000.00	₹	15,486.01	0.00%	₹	17,000.00	₹	5,371.53	₹	11,628.47	5%	₹	11,047.04
85	Mould & Dies	SS 304 L ROTO MOULD IWS 27-06	Ratio	01-12-2017	05-04-2021	3.35	10.00	5.00%	0.10	₹	4,04,000.00	₹	3,65,203.84	0.00%	₹	4,04,000.00	₹	1,28,388.99	₹	2,75,611.01	5%	₹	2,61,830.46
86	Mould & Dies	SS 304 L ROTO MOULD IWS 27-062	Ratio	01-12-2017	05-04-2021	3.35	10.00	5.00%	0.10	₹	4,04,000.00	₹	3,65,299.08	0.00%	₹	4,04,000.00	₹	1,28,388.99	₹	2,75,611.01	5%	₹	2,61,830.46
87	Mould & Dies	IWS 82-06	Ratio	01-12-2017	05-04-2021	3.35	10.00	5.00%	0.10	₹	2,20,000.00	₹	1,99,046.25	0.00%	₹	2,20,000.00	₹	69,914.79	₹	1,50,085.21	5%	₹	1,42,580.95
88	Mould & Dies	IWS 50-062	Ratio	01-12-2017	05-04-2021	3.35	10.00	5.00%	0.10	₹	5,36,000.00	₹	4,87,560.04	0.00%	₹	5,36,000.00	₹	1,70,337.86	₹	3,65,662.14	5%	₹	3,47,376.01
89	Mould & Dies	MOULD FOR PFM CCWS 100-01	Ratio	02-11-2011	05-04-2021	9.43	10.00	5.00%	0.10	₹	2,36,396.29	₹	1,04,502.28	0.00%	₹	2,36,396.29	₹	2,11,778.69	₹	24,617.60	10%	₹	22,155.84
90	Mould & Dies	MOULD FOR PFM CCWS 50-02 S.S.	Ratio	12-11-2011	05-04-2021	9.40	10.00	5.00%	0.10	₹	6,65,410.51	₹	2,94,268.93	0.00%	₹	6,65,410.51	₹	5,94,384.77	₹	71,025.74	10%	₹	63,923.16
91	Mould & Dies	M.S. CHANNEL RING DIA- 2400 MM	Ratio	02-11-2011	05-04-2021	9.43	10.00	5.00%	0.10	₹	90,272.51	₹	39,906.23	0.00%	₹	90,272.51	₹	80,872.80	₹	9,400.71	10%	₹	8,460.64
92	Mould & Dies	MOULD FOR PFM WSCC & M.S.ANGLE	Ratio	07-11-2011	05-04-2021	9.42	10.00	5.00%	0.10	₹	3,23,032.95	₹	1,42,819.13	0.00%	₹	3,23,032.95	₹	2,88,572.89	₹	34,060.06	10%	₹	30,654.06
93	Mould & Dies	MOULD FOR PFM WSCC & M.S.CHANNEL ISMC	Ratio	07-11-2011	05-04-2021	9.42	10.00	5.00%	0.10	₹	6,10,450.25	₹	2,69,910.68	0.00%	₹	6,10,450.25	₹	5,46,085.38	₹	64,364.87	10%	₹	57,928.38
94	Mould & Dies	MOULD FOR PFM CCWS	Ratio	07-11-2011	05-04-2021	9.42	10.00	5.00%	0.10	₹	22,16,682.00	₹	9,80,106.43	0.00%	₹	22,16,682.00	₹	19,82,958.69	₹	2,33,723.31	10%	₹	2,10,350.98
95	Mould & Dies	MOULD FOR PFM CCWS	Ratio	07-11-2011	05-04-2021	9.42	10.00	5.00%	0.10	₹	59,625.00	₹	26,363.27	0.00%	₹	59,625.00	₹	53,338.24	₹	6,286.76	10%	₹	5,658.09
96	Mould & Dies	MOULD FOR PFM WSCC	Ratio	07-11-2011	05-04-2021	9.42	10.00	5.00%	0.10	₹	4,12,250.50	₹	1,82,276.71	0.00%	₹	4,12,250.50	₹	3,68,783.48	₹	43,467.02	10%	₹	39,120.31
97	Mould & Dies	MOULD FOR PFM WSCC	Ratio	07-11-2011	05-04-2021	9.42	10.00	5.00%	0.10	₹	5,21,252.50	₹	2,30,471.93	0.00%	₹	5,21,252.50	₹	4,66,292.49	₹	54,960.01	10%	₹	49,464.01
98	Mould & Dies	MOULD FOR PFM CCWS	Ratio	07-11-2011	05-04-2021	9.42	10.00	5.00%	0.10	₹	54,142.00	₹	23,938.92	0.00%	₹	54,142.00	₹	48,433.36	₹	5,708.64	10%	₹	5,137.78
99	Mould & Dies	MOULD FOR PFM CCWS 200-01	Ratio	30-10-2011	05-04-2021	9.44	10.00	5.00%	0.10	₹	19,710.00	₹	8,712.01	0.00%	₹	19,710.00	₹	17,672.85	₹	2,037.15	10%	₹	1,833.44
100	Mould & Dies	MOULD FOR PFM CCWS 200-01	Ratio	30-10-2011	05-04-2021	9.44	10.00	5.00%	0.10	₹	34,268.00	₹	15,146.92	0.00%	₹	34,268.00	₹	30,726.19	₹	3,541.81	10%	₹	3,187.63
101	Mould & Dies	MOULD FOR PFM CCWS 200-01	Ratio	30-10-2011	05-04-2021	9.44	10.00	5.00%	0.10	₹	19,710.00	₹	8,712.01	0.00%	₹	19,710.00	₹						



Sno	Assets TYPE	Asset description	Capitalized on	Date of Valuation	Life Consumed	Estimated Life of Asset (Years)	APCFY start	Salvage Value	Depreciation Factor	Cost of Capitalisation	Net block val.	cost of reproduction	Inflation	Depreciation Value	Obsolescence Factor	Current Depreciated Market Value
1	Electrical Instal	TRANSFORMER ERECTION AT SIL - BUTIBORI	01-04-2012	03-04-2021	9.01	20.00	2,99,837.00	5.00%	4.75%	2,99,837.00	1,88,932.78	2,99,837.00	0.00%	1,28,336.40	10%	₹ 1,54,350.54
2	Electrical Instal	TRANSFORMER ERECTION AT SIL - BUTIBORI	01-04-2012	03-04-2021	9.01	20.00	46,000.00	5.00%	4.75%	46,000.00	28,847.43	46,000.00	0.00%	19,688.95	10%	₹ 21,679.95
3	Electrical Instal	CT&CABLE FOR INSTALLATION OF ENERGY METERS	02-04-2016	03-04-2021	5.01	20.00	26,060.00	5.00%	4.75%	26,060.00	22,346.67	26,060.00	0.00%	6,196.03	10%	₹ 17,877.57
4	Electrical Instal	ELE. SCREW COMP. AIR RECIVER	03-01-2012	03-04-2021	9.25	15.00	4,88,952.00	5.00%	6.33%	4,88,952.00	3,01,103.47	4,88,952.00	0.00%	2,86,592.85	10%	₹ 1,82,123.23
5	Electrical Instal	FRP LADDER TYPE CABLE TRAY	03-11-2011	03-04-2021	9.42	20.00	2,60,128.75	5.00%	4.75%	2,60,128.75	1,58,195.40	2,60,128.75	0.00%	1,16,418.31	10%	₹ 1,29,339.40
6	Electrical Instal	CABLE, ARMoured CABLE, FLEXIBLE CABLE	07-11-2011	03-04-2021	9.41	20.00	3,04,026.00	5.00%	4.75%	3,04,026.00	1,84,921.13	3,04,026.00	0.00%	1,35,905.87	10%	₹ 1,51,308.12
7	Electrical Instal	CABLE, ARMoured CABLE, FLEXIBLE CABLE	07-11-2011	03-04-2021	9.41	20.00	1,96,462.00	5.00%	4.75%	1,96,462.00	1,19,496.31	1,96,462.00	0.00%	87,822.55	10%	₹ 97,775.50
8	Electrical Instal	CABLE, ARMoured CABLE, FLEXIBLE CABLE	07-11-2011	03-04-2021	9.41	20.00	5,45,707.00	5.00%	4.75%	5,45,707.00	3,31,921.39	5,45,707.00	0.00%	2,43,942.24	10%	₹ 2,71,588.28
9	Electrical Instal	COPPER FLEXIBLE CABLE	07-11-2011	03-04-2021	9.41	20.00	25,500.00	5.00%	4.75%	25,500.00	15,510.17	25,500.00	0.00%	11,399.02	10%	₹ 12,690.88
10	Electrical Instal	PANEL BOARD,	07-11-2011	03-04-2021	9.41	20.00	10,46,860.25	5.00%	4.75%	10,46,860.25	6,36,743.36	10,46,860.25	0.00%	4,67,968.04	10%	₹ 5,21,002.99
11	Electrical Instal	LADDER TYPE CABLE TREY	07-11-2011	03-04-2021	9.41	20.00	1,29,551.50	5.00%	4.75%	1,29,551.50	78,798.62	1,29,551.50	0.00%	57,912.18	10%	₹ 64,475.39
12	Electrical Instal	LADDER TYPE CABLE TREY FOR PUP	07-11-2011	03-04-2021	9.41	20.00	29,588.63	5.00%	4.75%	29,588.63	17,997.06	29,588.63	0.00%	13,226.73	10%	₹ 14,725.71
13	Electrical Instal	CABLE GLAND 16MM	07-11-2011	03-04-2021	9.41	20.00	67,694.00	5.00%	4.75%	67,694.00	41,174.32	67,694.00	0.00%	30,260.61	10%	₹ 33,690.05
14	Electrical Instal	P.V.C. COPPER ARMoured CABLE	07-11-2011	03-04-2021	9.41	20.00	82,946.50	5.00%	4.75%	82,946.50	50,451.51	82,946.50	0.00%	37,078.79	10%	₹ 41,280.94
15	Electrical Instal	Transformer&Cubical Erection of 11KV HT Line	07-11-2011	03-04-2021	9.41	15.00	9,35,619.00	5.00%	6.33%	9,35,619.00	5,69,081.90	9,35,619.00	0.00%	5,57,654.56	10%	₹ 3,40,168.00
16	Electrical Instal	Transformer and cubical Erection of 11 kv HT	07-11-2011	03-04-2021	9.41	15.00	16,49,214.00	5.00%	6.33%	16,49,214.00	10,03,119.63	16,49,214.00	0.00%	9,82,976.73	10%	₹ 5,99,613.54
17	Electrical Instal	ELECTRIC WORK AT BUTIBORI	12-10-2015	03-04-2021	5.48	20.00	18,770.00	5.00%	4.75%	18,770.00	15,800.88	18,770.00	0.00%	4,885.34	10%	₹ 12,496.19
18	Electrical Instal	ELECTRICAL INSTALLATION	15-04-2012	03-04-2021	8.97	20.00	2,11,875.00	5.00%	4.75%	2,11,875.00	1,32,941.77	2,11,875.00	0.00%	90,300.83	10%	₹ 1,09,416.75
19	Electrical Instal	ELECTRICAL INSTALLATION AT BUTIBORI	15-10-2011	03-04-2021	9.47	20.00	17,978.00	5.00%	4.75%	17,978.00	10,868.53	17,978.00	0.00%	8,090.35	10%	₹ 8,898.89
20	Electrical Instal	ALUMINIUM CABLE	25-01-2012	03-04-2021	9.19	20.00	5,26,442.00	5.00%	4.75%	5,26,442.00	3,26,128.30	5,26,442.00	0.00%	2,29,918.13	10%	₹ 2,66,871.48
21	Electrical Instal	ALU. IND. CABLE	25-01-2012	03-04-2021	9.19	20.00	5,26,442.00	5.00%	4.75%	5,26,442.00	3,26,128.30	5,26,442.00	0.00%	2,29,918.13	10%	₹ 2,66,871.48
22	Electrical Instal	ALUM. IND. CABLE	25-01-2012	03-04-2021	9.19	20.00	34,205.00	5.00%	4.75%	34,205.00	21,189.81	34,205.00	0.00%	14,938.68	10%	₹ 17,339.69
23	Electrical Instal	PANEL BOARD,	31-01-2012	03-04-2021	9.18	20.00	3,85,419.00	5.00%	4.75%	3,85,419.00	2,38,821.58	3,85,419.00	0.00%	1,68,026.84	10%	₹ 1,95,652.94
24	Electrical Instal	FRP COOLING TOWER	31-01-2012	03-04-2021	9.18	20.00	1,57,316.30	5.00%	4.75%	1,57,316.30	97,479.72	1,57,316.30	0.00%	68,583.44	10%	₹ 79,859.57
25	Electrical Instal	ELECTRICAL INSTALLATION AT BUTIBORI	31-03-2012	03-04-2021	9.01	20.00	60,802.00	5.00%	4.75%	60,802.00	38,128.48	60,802.00	0.00%	26,032.42	10%	₹ 31,292.62
26	Electrical Instal	COMPRESSOR E-23-7.5, 400V, 50Hz	31-12-2011	03-04-2021	9.26	15.00	3,65,767.00	5.00%	6.33%	3,65,767.00	2,25,217.61	3,65,767.00	0.00%	2,14,579.97	10%	₹ 1,36,088.33
27	Electrical Instal	300 SQ MM X 3.5 CORE ALU. CABLE FORM	31-12-2011	03-04-2021	9.26	15.00	83,706.00	5.00%	6.33%	83,706.00	51,541.20	83,706.00	0.00%	49,106.76	10%	₹ 31,139.32
28	Electrical Instal	H.T. CABLE AND PANEL INSTALLATION	12-08-2017	03-04-2021	3.64	20.00	12,78,397.95	5.00%	4.75%	12,78,397.95	11,51,458.01	12,78,397.95	0.00%	2,21,267.92	10%	₹ 9,51,417.03
29	Electrical Instal															
TOTAL											₹ 64,06,661.18	₹ 98,38,266.88	0.00%	₹ 53,13,468.86	10%	₹ 47,82,121.97



Assets TYPE	Asset description	Capitalized on	Date Of Valuation	Life Consumed	Estimated Life of the asset	Salvage Value	Depreciation Factor	Cost of Capitalisation	Net book val.	Depreciation	Depreciated Value	Obsolense Factor	Current Depreciated Market Value
Vehicle	NEW MARUTI ALTO (MH-40-A-7946)	01-04-2009	05-03-2021	11.93	8.00	10.00%	0.11	₹ 3,41,497.00	₹ 30,310.52	₹ 4,58,494.81	₹ -	10.00%	₹ 34,149.70
Vehicle	CHEVROLET BEAT 1.0PS COLOR BLACK	01-04-2014	05-03-2021	6.93	8.00	10.00%	0.11	₹ 5,41,580.00	₹ 51,381.02	₹ 4,22,321.12	₹ 1,19,258.88	10.00%	₹ 1,07,333.00
TOTAL													
								₹ 8,83,077.00	₹ 81,691.54				₹ 1,41,482.70



S. No.	Assets TYPE	Asset description	Capitalized on	Dte Of Valuation	Life Consumed (Years)	Estimated Life Of The Asset (Years)	Salvage Value	Depreciation Factor	Cost Of Capitalisation	Net book val.	Depreciation Value	Depreciation Fair market Value
1	Dead Stock	CORRIER SPLIT A.C.	01-11-2013	03-05-2021	7.51	6.00	5.00%	15.83%	11,867.80	593.39	14,105.88	593.39
2	Dead Stock	FAX MACHINE	01-11-2013	04-05-2021	7.51	3.00	5.00%	31.67%	6,075.06	303.75	14,446.71	303.75
3	Dead Stock	CORRIER A.C. SPLIT	01-11-2013	05-05-2021	7.51	6.00	5.00%	15.83%	16,612.85	830.64	19,760.19	830.64
4	Dead Stock	AIR COOLED WATER CHILLE	06-02-2012	06-05-2021	9.25	8.00	5.00%	11.88%	3,72,395.00	18,619.75	4,09,143.50	18,619.75
5	Dead Stock	BLUE STAR MAKE 1.00 TR	17-10-2013	07-05-2021	7.56	6.00	5.00%	15.83%	41,050.00	2,052.50	49,129.73	2,052.50
6	Dead Stock	MICROMAX LED	21-09-2016	08-05-2021	4.63	3.00	5.00%	31.67%	36,900.00	3,627.02	54,103.15	1,845.00
7	Dead Stock	21.5" SAMSUNG TFT LED MONITOR	25-08-2014	09-05-2021	6.71	3.00	5.00%	31.67%	9,285.00	464.25	19,727.87	464.25
8	Dead Stock	DAY NIGHT OUT COLOR CAMERA/22*PTZ CAMERA	26-03-2014	10-05-2021	7.13	3.00	5.00%	31.67%	3,33,330.00	16,666.50	7,52,473.45	16,666.50
9	Dead Stock	ATTNDANCE RECORDER MODEL FACE SCANNER VF-780 QTY.1	30-09-2015	11-05-2021	5.62	3.00	5.00%	31.67%	33,470.00	2,263.90	59,527.69	1,673.50
10	Dead Stock	ZEBRA TC8000 MOBILE SCANNER (PART NO-TC80NO-1000K2	29-08-2017	12-05-2021	3.70	5.00	5.00%	19.00%	1,19,800.00	21,826.75	84,312.94	5,990.00
11	Dead Stock	ZEBRA ZT410 PRINTER, PART NO-ZT41042-T0G000002]203	09-12-2017	13-05-2021	3.43	3.00	5.00%	31.67%	74,500.00	16,175.39	80,858.01	3,725.00
12	Dead Stock	EPABX Land line extension	11-10-2017	14-05-2021	3.59	8.00	5.00%	11.88%	28,305.00	5,563.18	12,072.76	1,415.25
13	Dead Stock	O-General 2-Ton 4 Star Inverter AC	20-05-2018	15-05-2021	2.99	6.00	5.00%	15.83%	1,08,594.00	31,204.79	51,393.72	5,429.70
14	Dead Stock	xerox machine KONIKA MINOLTA MODEL NO BIZHUB 164	10-01-2019	16-05-2021	2.35	5.00	5.00%	19.00%	29,000.00	12,537.18	12,937.18	1,450.00
TOTAL										1,32,728.98		61,059.24



S.NO.	Assets TYPE	Asset description	Capitalized on	Date Of Valuation	Life Yrs Consumed	Estimated Economic Life	Inflation	Salvage Value	Depreciation Factor	Cost of Capitalisation	Net book val.	Depreciation	Depreciated Value	Obsolescence Factor	Current Depreciated Market Value
1	Furniture & Fixture	TABEL & CHAIR	01-11-2013	03-05-2021	7.51	5.00	0.00%	5.00%	19.00%	₹ 9,708.87	₹ 1,364.61	₹ 13,847.77	₹ -	5.00%	₹ 485.44
2	Furniture & Fixture	Furniture for Admin block	11-08-2018	03-05-2021	2.73	8.00	0.00%	5.00%	11.88%	₹ 47,400.00	₹ 27,658.41	₹ 15,359.55	₹ 32,040.45	5.00%	₹ 30,438.43
3	Furniture & Fixture	Tables & Chairs for TVS staff	17-12-2018	03-05-2021	2.38	5.00	0.00%	5.00%	19.00%	₹ 10,800.00	₹ 7,001.85	₹ 4,879.82	₹ 5,920.18	5.00%	₹ 5,624.17
TOTAL										₹ 67,908.87	₹ 36,024.86		₹ 37,960.63		₹ 36,548.04



S. No.	Assets TYPE	Asset description	Capitalized on	Date of Valuation	Life Consumed (Years)	Estimated Economic Life of the Asset	Inflation	Salvage Value	Depreciation Factor	Cost of Capitalisation	Depreciation	Depreciated Value	Obsolescence Factor	Current Depreciated Market Value
1	Computer	COMPUTER	01-11-2013	03-05-2021	7.51	5.00	0.00%	5.00%	19.00%	₹ 1,198.50	₹ 1,709.42	₹ -	5.00%	₹ 59.93
2	Computer	HP PSC/SPEAKERS/TFT MONITORS/HP PAVILION.	01-11-2013	03-05-2021	7.51	3.00	0.00%	5.00%	31.67%	₹ 2,443.50	₹ 5,808.61	₹ -	5.00%	₹ 122.18
3	Computer	LAPTOP PUR.	01-11-2013	03-05-2021	7.51	5.00	0.00%	5.00%	19.00%	₹ 1,760.00	₹ 2,510.29	₹ -	5.00%	₹ 88.00
4	Computer	PURCHASE OF NEW CANON LASER PRINTER	24-04-2016	03-05-2021	5.03	3.00	0.00%	5.00%	31.67%	₹ 14,691.94	₹ 23,389.70	₹ -	5.00%	₹ 734.60
5	Computer	COMPUTER SYSTEM	12-01-2018	03-05-2021	3.31	5.00	0.00%	5.00%	19.00%	₹ 17,796.61	₹ 11,181.63	₹ 6,614.98	5.00%	₹ 6,284.23
6	Computer	COMPUTER SYSTEM FOR QAD	25-05-2018	03-05-2021	2.94	5.00	0.00%	5.00%	19.00%	₹ 17,796.61	₹ 9,949.52	₹ 7,847.09	5.00%	₹ 7,454.73
7	Computer	COMPUTER SYSTEM FOR COMMERCIAL DEPT	13-07-2018	03-05-2021	2.81	5.00	0.00%	5.00%	19.00%	₹ 17,796.61	₹ 9,495.59	₹ 8,301.02	5.00%	₹ 7,885.97
8	Computer	COMPUTER SYSTEM FOR TVS STAFF	28-01-2019	03-05-2021	2.26	5.00	0.00%	5.00%	19.00%	₹ 37,118.61	₹ 15,959.99	₹ 21,158.62	5.00%	₹ 20,100.69
										₹ 1,10,602.38				₹ 42,730.32

