

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

FILE NO. RKA/FY20-21/MUM-95

DATED:30/03/2021

VALUATION ASSESSMENT

OF

INDUSTRIAL LAND & BUILDING AND PLANT & MACHINERY

SITUATED AT

VILLAGE- BHATIAN, TEHSIL- NALAGARH, DISTRICT- SOLAN, HIMANCHAL
PRADESH

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, 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 Advisers

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

***Important - 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

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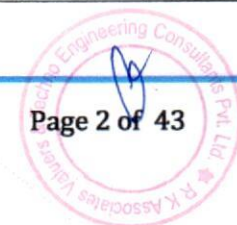
VALUATION ASSESSMENT AS PER SBI FORMAT

Name & Address of Branch:	State Bank of India, Stressed Assets Resolution Group, 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	27 February 2021	
	b)	Date on which the valuation is made	30 March 2021	
3.	List of documents produced for perusal		Documents Requested	Documents Provided
			Documents Reference No.	
			Total 10 documents requested.	Total 10 documents provided.
			Property Title document	Multiple Copies of Sale Deeds
			Last paid Electricity Bill	Last paid Electricity Bill
			Factory license	Expired Factory license
			Fixed Assets Register	Fixed assets register
			Insurance Policy	Fuel Bills
			Certificate of Pressure vessel examination	Certificate from HImanchal Pradesh Pollution Control Board
			Building sheet having civil & structural details	Fire NOC
			Latest maintenance Sheet/ Record	Issuance of Power Availability Certificate
			Last paid Municipal Tax Receipt	Application of Change of name of Company



		Approved Map	Building sheet having civil & structural details	---
4.	Name of the owner/s	M/s. Sintex BAPL Ltd.		
	Address and Phone no. of the owner/s	Registered Office: 7 th Floor, Abhijeet-1, Mithakali Six Roads, Ellisbridge, Ahmedabad-380006, Gujarat		
5.	Brief description of the property	<p>This 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 433 MT per month and for Roto and 178 MT per month.</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 copies of the documents and the information provided by the client which has been relied upon in good faith.</p> <p>As per the information available on public domain, M/s. Sintex Ltd. & M/s. Bright Auto Plast Limited was amalgamated in 2007 and form a new entity namely M/s. Sintex BAPL Ltd. However, No documentary evidence provided to us.</p> <p>Land Requirement</p> <p>The subject land is a free hold land admeasuring around 18.76 Acres/ 75917.16 sq.mtr. via virtue of multiple sale deeds.</p> <p>Copy of title Deeds were also provided to us, however we do not claim to have checked the complete content of the Deeds due to practical issues in reviewing such voluminous documents. We have mostly relied upon</p>		



the Land Area given by the company which has been cross checked against the sale deeds. The land area taken in the Valuation assessment is purely on the basis of the information provided to us by the company. We have not measured the land area on site/cizra map since the land is located in various locations and merged with adjacent plots of their own land with no demarcation of it. Therefore practically it is not possible to measure the land parcels so we have relied upon the information provided to us by the company in good faith.

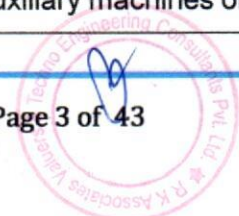
Building and Civil Work

The subject property comprised of industrial sheds and RCC roofed structures used for manufacturing of 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 GI shed 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 given in Building section.

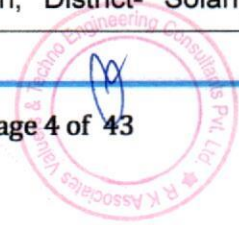
As mentioned in the 'list of documents produced for perusal' various approvals & NOC's has been obtained by the client for the smooth running of the subject industry.

Plant & Machinery Work

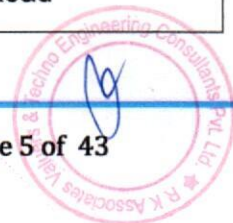
The subject industry is used in the manufacturing of automobile part such as AC parts etc. Main Machinery of this Plant are Injection molding machines, Blow Molding machines, Oil filtration system, Thermo regulator, Hopper dryer etc. The auxiliary machines of



		<p>this plants are D.G set, Distribution panel, Granulator, Pumps, Lathe, Stacker etc. The subject industry has one production lines and as observed during site survey both lines are operational.</p> <p>Project Location</p> <p>Sintex Bapl Ltd. Situated at Village- Bhatian, Tehsil- Nalagarh, District- Solan, Himanchal Pradesh.</p> <p>The nearest airport from the site is Chandigarh airport located at the distance approx. 76 km and nearest railway station is Bharatgarh railway station around 10 km from the subject property.</p> <p>Observation made during the site visit as on date</p> <p>During the latest site visit conducted by our engineer Plant was found in average condition and well maintained by the company.</p> <p>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 are 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.</p>
6.	Location of property	Village- Bhatian, Tehsil- Nalagarh, District- Solan,

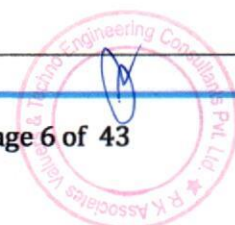


		Himanchal Pradesh
a)	Plot No. / Survey No.	Several Survey Nos. as per copy of sale deeds
b)	Door No.	NA
c)	T. S. No. / Village	Bhatiyar
d)	Ward / Taluka	Nalagarh
e)	Mandal / District	Solan
f)	Date of issue and validity of layout of approved map / plan	Cannot comment since map is not legible
g)	Approved map / plan issuing authority	Cannot comment since map is not legible
h)	Whether genuineness or authenticity of approved map / plan is verified	Cannot comment since map is not legible
i)	Any other comments by our empanelled Valuers on authenticity of approved plan	No
7.	Postal address of the property	Ms. Sintex BAPL Limited, VPO Bhatiyar, P.O. Nalagarh, Tehsil- Nalagarh, District- Solan (H.P.)
8.	a) City / Town	Village-Nalagarh
	b) Residential Area	No
	c) Commercial Area	No
	d) Industrial Area	Yes
9.	Classification of the area	
	a) High / Middle / Poor	NA
	b) Urban / Semi Urban / Rural	Semi Urban (Industrial Area)
10.	Coming under Corporation limit/ Village Panchayat / Municipality	Village Panchayat
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban and Ceiling Act) or notified under agency area / scheduled area / cantonment area	Not known to us
12.	In case it is an agricultural land, any conversion to house site plots is contemplated	None.
13.	Boundaries of the property	
	Are Boundaries matched	No, Boundaries are not mentioned in the sale deeds provided to us.
	Directions	As per Sale Deed
	North	NA
	South	NA
	East	NA
		Actual found at Site
		Agriculture land
		Control Print Pvt. Ltd.
		Road



	West	NA	Vacant Govt. land
14.1	Dimensions of the site	A	B
		As per the Deed	Actuals
	North	NA	NA
	South	NA	NA
	East	NA	NA
	West	NA	NA
14.2	Latitude, Longitude & Co-ordinates of Industrial Property	31°03'44.3"N 76°40'06.8"E	
15	Extent of the site	Land Area – 18.76 Acres/ 75917.16 sq.mtr.	
16	Extent of the site considered for valuation (least of 14 A & 14 B)	Land Area – 18.76 Acres/ 75917.16 sq.mtr.	
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	Industrial
2.	Development of surrounding areas	It's a notified industrial area thus all properties are used for industrial purpose
3.	Possibility of frequent flooding / submerging	No
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	This is an Industrial area. No recreational facility is available 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	No, Nearby properties are used for industrial purpose.
9.	Is plot in town planning approved layout?	Yes, it is in 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.	More than 20 ft.
14.	Is it a land – locked land?	No
15.	Water potentiality	Yes, from bore well/ submersible
16.	Underground sewerage system	Yes, available
17.	Is power supply available at the site?	Yes
18.	Advantage of the site	It is in Notified industrial area.
19.	Special remarks, if any, like threat of acquisition of land for public service	None, in our view



VALUATION ASSESSMENT

M/S. SINTEX BAPL LTD. | NALAGARH PLANT

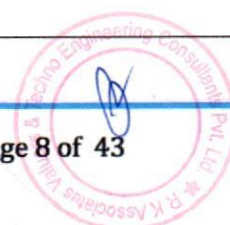
	purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	
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PART A

VALUATION OF LAND

1.	Size of Plot	18.76 Acres/ 75917.16 sq.mtr. as per the copy of sale deeds provided to us
	North & South	NA
	East & West	NA
2.	Total extent of the plot	18.76 Acres/ 75917.16 sq.mtr. /100.9 Bigha
	Area adopted on the basis of	As per the copy of sale 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>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: Anil(Property Consultant) Contact No.: 9816046070 Size of the Property: 15 acres Rates/ Price informed: Rs.17,00,000/- to Rs.19,00,000/- per bigha. 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 road is between Rs.17,00,000/- to Rs.19,00,000/- per bigha.</p> <p>2. Name: Manu(Property Consultant) Contact No.: 9882300005 Size of the Property: 15 acres Rates/ Price informed: Rs.17,00,000/- to Rs.19,00,000/- per bigha. 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 road is between Rs.17,00,000/- to Rs.19,00,000/- per bigha.</p> <p>Observations:-</p>

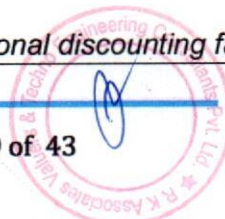


1. The subject industrial property lies within the Nalagarh Industrial area, Solan, Himachal Pradesh
2. This property lies approximately 250 mtrs from main nalagarh- Dhabreta- Bharatgarh marg and around 1 Km from the plant of TVS motor company.
3. Circle rate of industrial property in Nalagarh Industrial area is Rs.8000/- per sq. mtr.
4. The shape of the subject property is irregular.
5. The ongoing market rate for the land located within vicinity of subject property is ranging in between Rs.17,00,000/- to Rs.19,00,000/- per bigha.

*Considering all the factors such as shape, area, distance from main road etc. which can affect the value of property we are of the view that **Rs.18,00,000/- per bigha** which is suitable for subject property and for the purpose of valuation we have adopted the same.*

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



VALUATION ASSESSMENT

M/S. SINTEX BAPL LTD. | NALAGARH PLANT

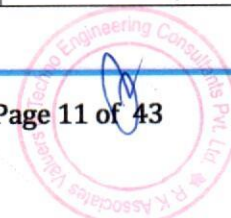
		<p>on prevailing Pre- Lockdown market rate for arriving at the Realizable value of the subject property.</p> <p>No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned above. Valuation Assessment Factors of the report and the screenshots of the references are annexed in the report for reference.</p>
4.	Guideline rate obtained from the official website (an evidence thereof to be enclosed)	75917.16 sq. mtr. X Rs.3,469/- per sq. mtr. = Rs.26,33,56,628/-
5.	Assessed / adopted rate of valuation	Rs.18,00,000/- per bigha
6.	Estimated value of land (A)	Land Value = 100.9 bigha X Rs.18,00,000/- per acres = Rs.18,16,20,000/-



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	Average
i.	Interior Finishing	Simple Plastered Walls
ii.	Exterior Finishing	Simple plastered walls & GI sheet cladding
2.	Status of Building Plans/ Maps	Cannot comment since map is not legible.
g)	Date of issue and validity of layout of approved map / plan	Cannot comment since map is not legible.
h)	Is Building as per approved Map	Cannot comment since map is not legible.
i)	Whether genuineness or authenticity of approved map / plan is verified	Cannot comment since map is not legible.
j)	Any other comments by our empaneled valuers on authentic of approved plan	Cannot comment since map is not legible.
k)	Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	Cannot comment since map is not legible.

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	completed	completed



	paneling, grills, etc.		
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	Refer to the sheet attached below.	NA
	Length	NA	NA
	Type of construction	Refer to the sheet attached below.	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
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**

	Water supply arrangements	NA
1.	Drainage arrangements	NA
2.	Compound wall	Refer to the sheet attached below.
3.	C. B. deposits, fittings etc.	NA
4.	Roads	Refer to the sheet attached below.
	Total (F)	Refer to the sheet attached below.



VALUATION ASSESSMENT

M/S. SINTEX BAPL LTD. | NALAGARH PLANT

CIVIL/STRUCTURES VALUATION OF M/S SINTEX- BAPL LTD - NALAGARH PLANT | HIMACHAL PRADESH

S.No.	Block Name	Floor wise Height (ft.)	Year of construction	Type of construction	Structure condition	Area (in sq. mtr.)	Area (sq. fts.)	Adopted rates (per sq. ft)	Depreciated Market value
1	ADMN. BUILDING (8.00x12.00)	13.12	2014	GI shed roof mounted on iron pillars, trusses frame structure	Average	96	1033.36	₹ 600.00	₹ 6,20,018
2	SECURITY CABIN (3.96x4.69)	11.48	2010	RCC column beams stone masonry walls in cement, bricks, steel etc.	Average	19	199.89	₹ 1,000.00	₹ 1,99,891
3	WORKERS TOILET (6.67x6.02)	13.12	2010	RCC column beams stone masonry walls in cement, bricks, steel etc.	Average	40	432.18	₹ 1,000.00	₹ 4,32,183
4	UTILITY BUILDING (10.00x20.97)(SUB-STATION)	13.12	2010	RCC column beams stone masonry walls in cement, bricks, steel etc.	Average	210	2257.25	₹ 1,000.00	₹ 22,57,253
5	ROTO MOULDING (44.00x85.00)	20.33	2010	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	3,740	40258.11	₹ 800.00	₹ 3,22,06,486
6	PRE MOULDING (41.16x74.73)	20.33	2010	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	3,076	33109.39	₹ 800.00	₹ 2,64,87,510
7	STORAGE SHED (20.00x45.00)	19.68	2016	GI shed roof mounted on iron pillars, trusses frame structure	Average	900	9687.78	₹ 750.00	₹ 72,65,835
8	MOULD STORAGE SHED (44.00x10.00)	14.76	2016	GI shed roof mounted on iron pillars, trusses frame structure	Average	440	4736.25	₹ 700.00	₹ 33,15,374
9	GRINDING SHED (5.70x20.50)	13.12	2016	GI shed roof mounted on iron pillars, trusses frame structure	Average	117	1257.80	₹ 600.00	₹ 7,54,678
10	HEAT SHRINK M/C (5.00x10.00)	16.4	2017	GI shed roof mounted on iron pillars, trusses frame structure	Average	50	538.21	₹ 750.00	₹ 4,03,658
TOTAL (A)						8,687	93,510		₹ 7,39,42,885
11	Boundary			Brick Wall (in Running Meter)	Average	208.83		₹ 2,500.00	₹ 5,22,075.00
				WIRE FENCING WITH GI SHEET (in Running Meter)	Average	2310.88		₹ 1,500.00	₹ 34,66,320.00
TOTAL (B)						2519.71			₹ 39,88,395.00
12	Road			Bituminous (in Running Meter)	Average	396.27		₹ 2,700.00	₹ 10,69,929.00
				Metal (in Running Meter)	Average	149.47		₹ 2,200.00	₹ 3,28,834.00
TOTAL (C)						545.74			₹ 13,98,763.00
13	DRAINAGE LENGTH			SW PIPE (in Running Meter)	Average	35		₹ 4,000.00	₹ 1,40,000.00
	RAINWATER LENGTH			BK Trench (in Running Meter)	Average	396		₹ 1,000.00	₹ 3,96,000.00
TOTAL (D)						431			₹ 5,36,000.00
GRAND TOTAL									₹ 7,98,66,043

REMARKS:-

- All these civil structures are located in the premises of M/s. SINTEX- BAPL Limited, at Village- bhatia, Nalagarh industrial area, District- Solan, Himachal Pradesh
- The covered area of the subject property is taken as per the construction sheet provided by company and sample checked at the site.
- The valuation of the property has been done by the deprecated replacement cost approach.



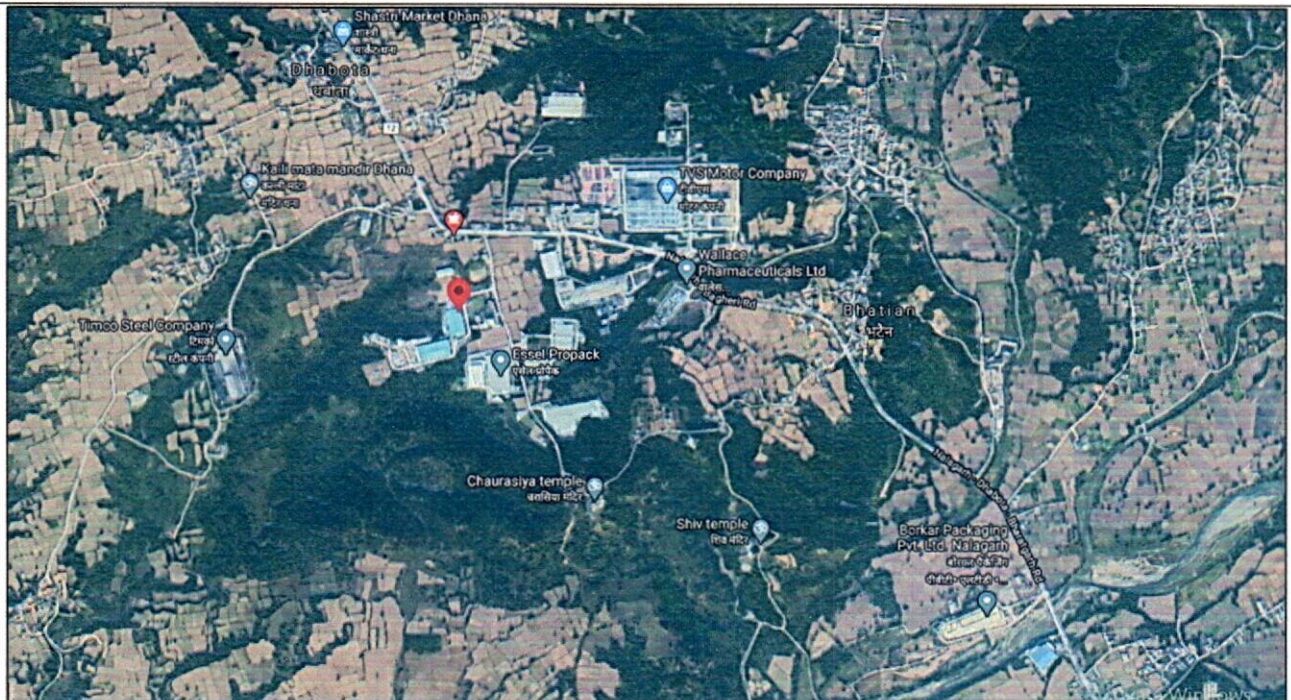
PART C**VALUATION OF PLANT AND MACHINERY****PLANT & MACHINERY VALUATION PROCEDURE**

a. GENERAL DETAILS													
i.	<div>Scope of the Assessment</div> <div>Non Binding Opinion on General Prospective Valuation Assessment of the Plant & Machineries as found on site on as-is-where basis.</div>												
ii.	<div>Out-of-Scope of the Assessment</div> <div> 1. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. 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. </div>												
iii.	<div>Information provided/ available for assessment</div> <table border="1"> <thead> <tr> <th>Documents Requested</th> <th>Documents Provided</th> </tr> </thead> <tbody> <tr> <td>Total 04 documents requested.</td> <td>Total 01 documents provided.</td> </tr> <tr> <td>Detailed Fixed Asset Register/ Inventory Sheet</td> <td>Detailed Fixed Asset Register</td> </tr> <tr> <td>Invoices/ Bills</td> <td>None</td> </tr> <tr> <td>Purchase Orders</td> <td>None</td> </tr> <tr> <td>EPC contract agreements</td> <td>None</td> </tr> </tbody> </table>	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
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.	<div>Identification of the assets</div> <table border="1"> <tbody> <tr> <td><input checked="" type="checkbox"/></td> <td>Cross checked from the name of the machines mentioned in the FAR/ Inventory list name plate displayed on the machine</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Identified by the company's representative</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Identified from the available Invoices</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Identification of the machines could not be done properly</td> </tr> <tr> <td><input checked="" type="checkbox"/></td> <td>Due to large number of machines/ inventory, only major production lines & machines have been checked</td> </tr> <tr> <td><input type="checkbox"/></td> <td>Physical inspection of the machines could not be done</td> </tr> </tbody> </table>	<input checked="" type="checkbox"/>	Cross checked from the name of the machines mentioned in the FAR/ Inventory list name plate displayed on the machine	<input checked="" type="checkbox"/>	Identified by the company's representative	<input type="checkbox"/>	Identified from the available Invoices	<input type="checkbox"/>	Identification of the machines could not be done properly	<input 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
<input checked="" type="checkbox"/>	Cross checked from the name of the machines mentioned in the FAR/ Inventory list name plate displayed on the machine												
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<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.	<div>Plant Technical person name, contact number & designation assisted for Survey</div> <div>Mr. Kumar Suman Vinayak (☎- 9736001049)</div>												
vi.	<div>Date of Survey</div> <div>27 February 2021</div>												



b. BRIEF DESCRIPTION OF THE PLANT/ MACHINERY		
i.	Nature of Plant & Machinery	Plastic Moulding
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 2010 as per the information provided on site. However, as per the information provided by the company some of the machines of the plant has been relocated from Baddi Plant and which were earlier purchased in year-2002.
v.	Production Capacity	For Roto= 5196 MT per annum BMC= 2136 MT per annum
vi.	Capacity at which Plant was running at the time of Survey	40-45% Capacity as per information provided at site inspection.
vii.	Number of Production Lines	No information provided.
viii.	Condition of Machines	Average.
ix.	Status of the Plant	Partially operational
x.	Products Manufactured in this Plant	Water Storage 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.17,59,05,216/-
		Rs.13,06,08,130/-
xiv.	Any other Details if any	
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 which is located inside the premises of M/s. Sintex BAPL Ltd. Nalagarh Industrial area, Solan, Himachal Pradesh	





The subject plant is used for manufacturing of water storage tanks. As observed during our site survey the machines were appeared to be in average condition, the production line was partially running. The subject company sells the manufactured water storage tanks in open market.

d. SURVEY DETAILS

- i. Plant has been surveyed by our Engineering Team on 27/02/2021.
- ii. Site inspection was done in the presence of Company's representative Mr. Kumar Suman Vinayak (☎-9736001049) 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. Our Surveyor team was not allowed to take any photographs even after multiple requests. The photos attached below had been provided to us by the company through mail.
- v. Currently the plant is operational at 40-45% capacity as per information gathered at the site.
- 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:	Plastic Granules (polypropylene, Acrylonitrile Butadiene Styrene, Linear Low Density Polyethylene)
	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>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 material handling system, Blow Moulding, Pulverier powder mill etc. The auxiliary machines of this plants are D.G set, Distribution panel, sintering machine, Pumps, Lathe, rock & roll machine 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 include soft cost incurred during the Project establishment like Pre-operative, IDC & Finance cost expenses also. On our request we have not got break-up of hard & soft cost separately hence we have to go by the given figure.
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 34 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.
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.



VALUATION ASSESSMENT

M/S. SINTEX BAPL LTD. | NALAGARH PLANT

SUMMARY :- VALUATION OF PLANT & MACHINERY AND OTHER FIXED ASSETS OF M/S SINTEX BAPL LTD. | NALAGARH, BADDI | HIMACHAL PRADESH

Sr. No	Particulars	ENCLOSURE	Cost of Capitalization as per FAR	Net Block	Estimated Reproduction Cost of the Assets	Depreciated Replacement Market Value
1	Computer & Accessories	A	₹ 1,94,433.57	₹ 29,903.51	₹ 1,94,433.57	₹ 19,665.71
2	Dead Stock	B	₹ 7,04,084.00	₹ 91,353.54	₹ -	₹ 38,308.50
3	Electrical installations	C	₹ 1,17,13,228.52	₹ 65,59,502.68	₹ 1,32,12,324.73	₹ 53,40,725.17
4	Plant & Machinery	D	₹ 15,11,59,443.66	₹ 11,70,23,922.68	₹ 17,11,49,873.06	₹ 9,82,62,617.82
5	moulds	E	₹ 1,15,22,281.82	₹ 68,42,249.00	₹ 1,15,22,281.82	₹ 29,60,124.22
6	software	F	₹ 93,600.00	₹ 23,128.57	₹ 93,600.00	₹ 4,680.00
7	Furniture Fixtures	G	₹ 39,563.00	₹ 13,620.47	₹ 39,563.00	₹ 9,280.87
8	Vehicles	H	₹ 4,91,392.00	₹ 36,732.58	₹ 4,91,392.00	₹ 52,045.90
TOTAL			₹ 17,59,18,026.57	₹ 13,06,20,413.02	₹ 19,67,03,468.19	₹ 10,66,87,448.20

Notes:

1. Asset items pertaining to M/s. Sintex BAPL LTD, Pithampur plant situated at Nalagarh, Himachal Pradesh is only considered in this report.
2. Asset items of different classes are grouped together and summarized separately. Detailed valuation sheet with calculation can be referred in attached annexures.
3. The Company 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
4. For evaluating useful life for calculation of depreciation, Chart of Companies Act-2013 and Practical trends has been referred.
5. Useful life of Primary machines of the Plant like Blow Moulding Machine etc. is taken as 15 years. For other auxiliary machinery & equipment average life varies from 15- 20 years.
6. For evaluating the Gross current reproduction Cost of the other Indegeneous 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
7. Civil/Structures related to Plant & Machinery are shown separately under buildings. Since these are the part of main buildings and is capitalized in the Building Structure head in the Fixed Asset Register provided to us by the company and accordingly Valuation is done.
8. Our engineering team visited all the sections and manually inspected the machines and equipments on the basis of their physical existence.
9. 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.8,76,62,652/-	Rs.18,16,20,000/-
(b)	Buildings & Civil Works (B)	Rs.23,41,30,774/-	Rs.7,98,66,043/-
(c)	Plant & Machinery, Other Fixed Assets & Spares (C)	Rs.17,59,18,026/-	Rs.10,66,87,448/-
(d)	Depreciated Asset Replacement Value Total {D= Add (A+B+C)}	Rs.49,77,11,453/-	Rs.36,81,73,491/-
(e)	Consolidated Fixed Asset Valuation (E)	Rs.36,81,73,491/-	
(f)	Rounded Off (Depreciated Replacement Market Value)	Rs.36,82,00,000/-	
(g)	Total Realizable/ Fetch Value of the Plant (Minimum Depreciated Replacement Market Value)	Rs.29,45,00,000/-	
(h)	Forced/ Distress Sale Value (Orderly Liquidation Value of the assets on On-going Basis)	Rs.23,93,00,000/-	
(i)	Liquidation Value of project excluding Current Assets (Forced Liquidation Value of the assets on On-going Basis)	Rs.16,56,78,072/-	

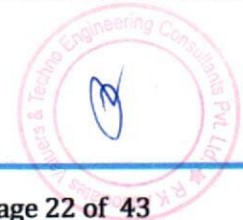
(RUPEES THIRTY SIX CRORE EIGHTY TWO LAKHS ONLY)



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
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1. REMARKS

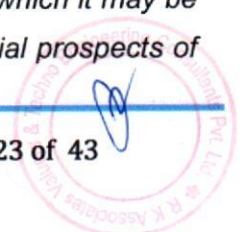
- Consolidated Fair Market Fixed Asset Valuation of Village- Navani, Taluka & District- Namakkal, Tamil Nadu is well within market scenario and condition of plant. This will be a good deal for any buyer to acquire this plant since this plant is maintained and in operation as on date of our site survey.
- 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



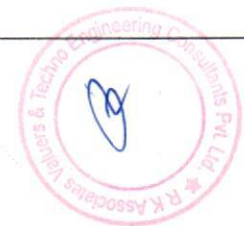
deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction across the table. Realizable value may be 10-20% less than the Fair Market Value depending on the various salability prospects of the subject property and the needs of the buyer & the seller.

- **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.36,82,00,000/- (Rupees Thirty Six Crores Eighty Two Lakhs Only). The Realizable value of the above property is Rs.29,45,00,000/- (Rupees Thirty one Crores Sixty Lakhs Thirty Thousands only). The Net book value of the above property as of 30.09.2020 is Rs. 38,79,31,282/- (Rupees Thirty Eighty Crore Seven Nine Lakhs only) and the distress value Rs.23,93,00,000/- (Rupees Twenty Three Crores Ninety Three Lakhs Only).																													
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	<table border="1"> <thead> <tr> <th>S.No</th> <th>Documents</th> <th>No. of Pages</th> </tr> </thead> <tbody> <tr> <td>i.</td> <td>General Details</td> <td>02</td> </tr> <tr> <td>ii.</td> <td>Screenshot of the price trend references of the similar related properties available on public domain</td> <td>01</td> </tr> <tr> <td>iii.</td> <td>Google Map</td> <td>01</td> </tr> <tr> <td>iv.</td> <td>Photographs</td> <td>06</td> </tr> <tr> <td>v.</td> <td>Copy of Circle Rate</td> <td>02</td> </tr> <tr> <td>vi.</td> <td>Survey Summary Sheet</td> <td>02</td> </tr> <tr> <td>vii.</td> <td>Valuer's Remark</td> <td>02</td> </tr> <tr> <td>viii.</td> <td>Copy of relevant papers from the property documents referred in the Valuation</td> <td>05</td> </tr> </tbody> </table>	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	06	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	
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iv.	Total Number of Pages in the Report with Enclosures	39																												
v.	Engineering Team worked on the report	SURVEYED BY: Er. Deepankar Sharma (Associate Valuer)																												
		PREPARED BY: Er. Zaid Ebne Mairaj																												
		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, already 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.
	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**

PLATINUM



No Property Images Available


Request Photos

Area

174520 sq.ft. (16213.4...

10 Bigha Industrial Land for Sale in Nalagarh, Solan

₹ 1.60 Cr



10 bigha land old closed factory 5000 SQ feet rcc building is ready for sale price is 1.7 .. [Read More](#)

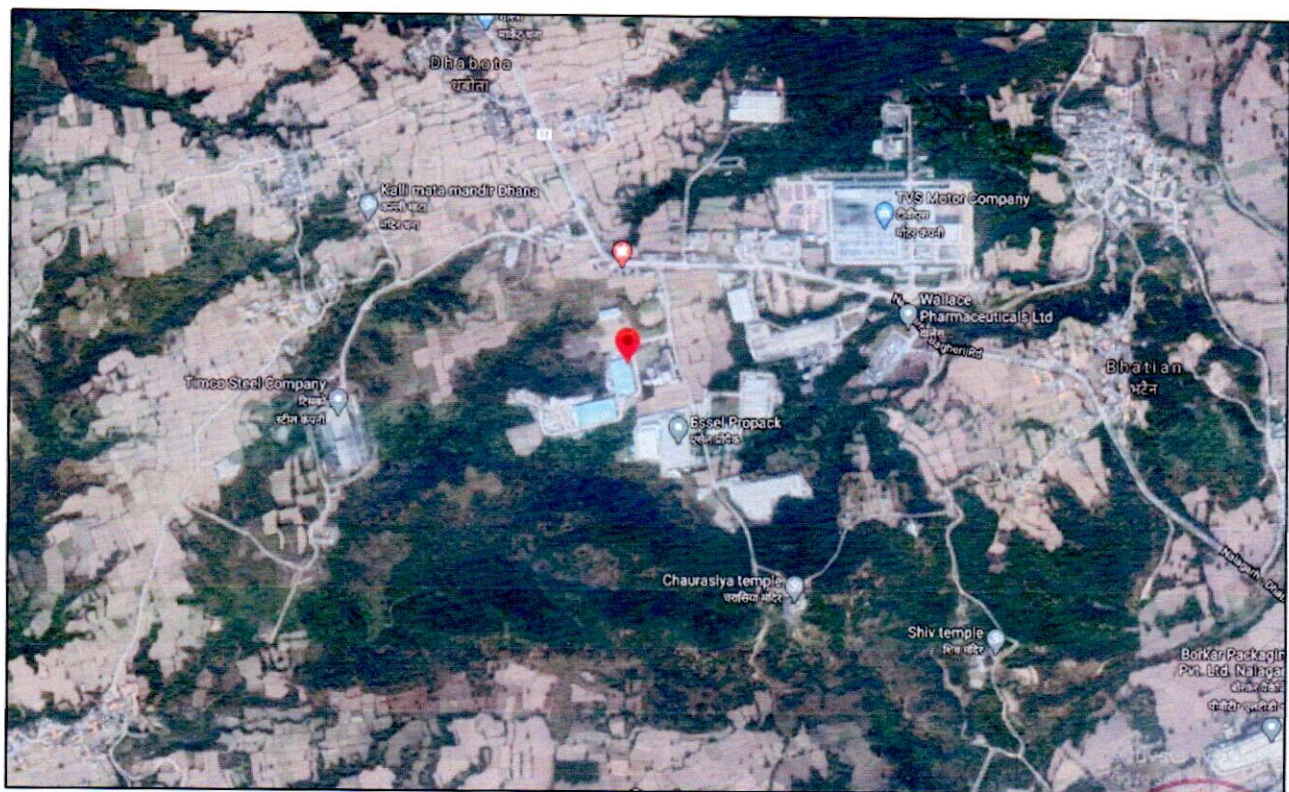
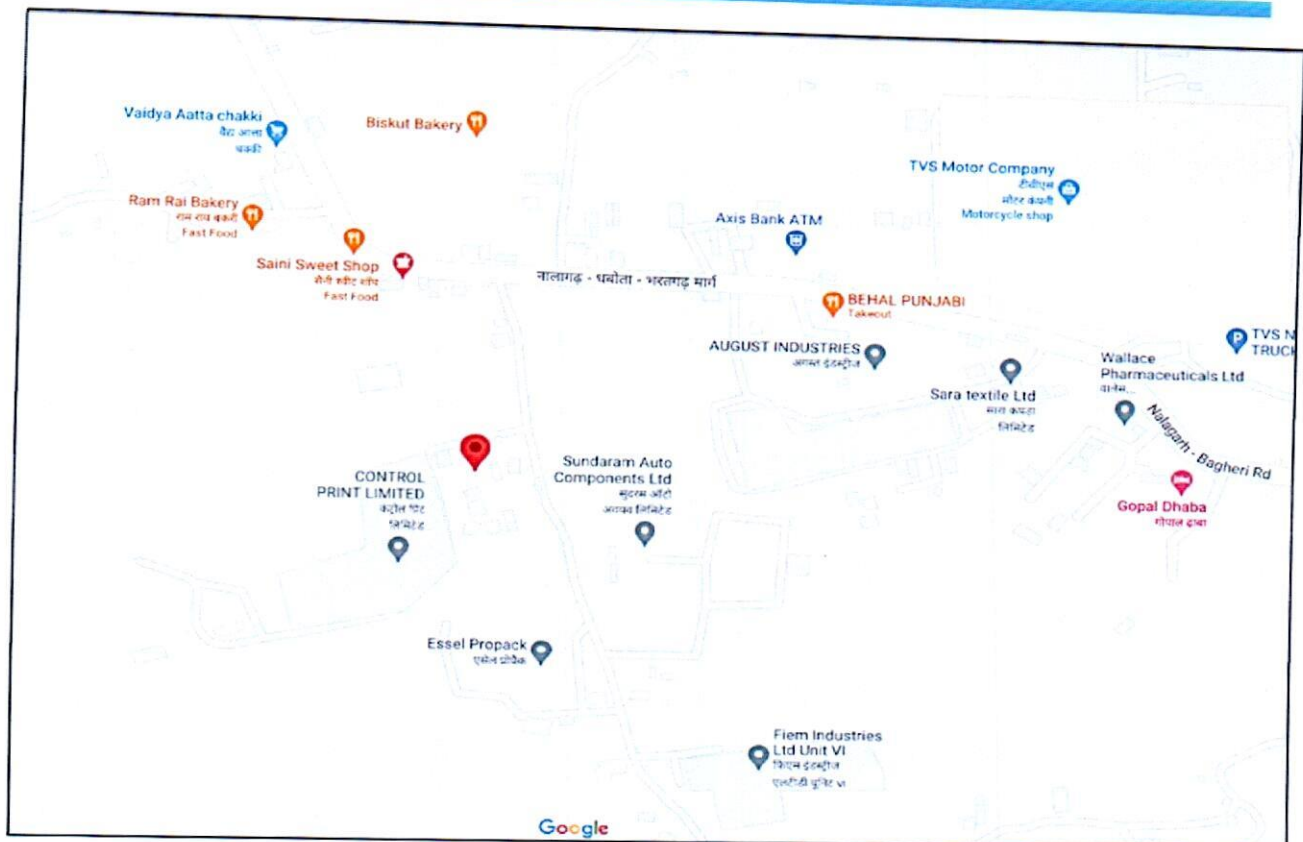
Agent : Shree Krishna Properties [RERA](#)

Contact Agent

View Phone No.



ENCLOSURE: III – GOOGLE MAP LOCATION



ENCLOSURE: IV – PHOTOGRAPHS OF THE PROPERTY



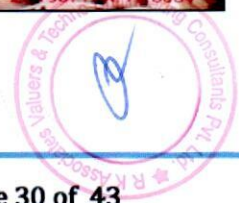
VALUATION ASSESSMENT

M/S. SINTEX BAPL LTD. | NALAGARH PLANT

rk REINFORCING YOUR BUSINESS
ASSOCIATES



(Source : Photographs sent by Company officials)



VALUATION ASSESSMENT

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ASSOCIATES



(Source : Photographs sent by Company officials)



ENCLOSURE: V- COPY OF CIRCLE RATE

Sr. No.	Patwar Circle	Village	Area Unit	Category-I(0-100)mtr.			Category-II(>100)mtr		
				National Highway Road	State Highway Road	Other Road	National Highway Road	State Highway Road	Other Road
114		राजपुरा	Sq. Metre	-	2494.00	2445.00	-	2397.00	2350.00
115		भट्टावाला	Sq. Metre	-	-	1184.00	-	-	1161.00
116	नालागड	रख भट्टन्ता	Sq. Metre	-	-	5447.00	-	-	5338.00
117		रख राम सिंह	Sq. Metre	5667.00	5556.00	5447.00	5554.00	5445.00	5338.00
118	सनेड	सनेड	Sq. Metre	695.00	681.00	668.00	655.00	642.00	629.00
119		भाटियां	Sq. Metre	-	3681.00	3609.00	-	3538.00	3469.00
120	दभोटा	दभोटा	Sq. Metre	-	1265.00	1240.00	-	1215.00	1191.00
121		माजरा	Sq. Metre	-	1125.00	1103.00	-	1081.00	1059.00
122	झीडा	बैरमपुर	Sq. Metre	-	-	338.00	-	-	325.00
123		तेलीवाल	Sq. Metre	-	-	302.00	-	-	225.00
124		घीहड	Sq. Metre	-	-	161.00	-	-	158.00
125		लखनपुर	Sq. Metre	-	-	199.00	-	-	158.00
126		झीडा	Sq. Metre	-	-	572.00	-	-	289.00
127		टोरावाला	Sq. Metre	-	-	161.00	-	-	158.00
128		बरोटीवाला	Sq. Metre	-	-	161.00	-	-	158.00
129		गरजेवाल	Sq. Metre	-	-	161.00	-	-	158.00
130		चन्दपुर	Sq. Metre	-	-	214.00	-	-	210.00
131		मैसाटिच्वा	Sq. Metre	-	-	541.00	-	-	413.00
132	मितियां	खोबल	Sq. Metre	-	-	159.00	-	-	156.00
133		कटल	Sq. Metre	-	-	159.00	-	-	156.00
134		कल्याणपुर	Sq. Metre	-	-	828.00	-	-	812.00
135		डोल	Sq. Metre	-	-	828.00	-	-	812.00
136		छपडू	Sq. Metre	-	-	159.00	-	-	156.00

उप-डिविजन अधिकारी (वा.)
 नालागड जिला सोलन हि०३०

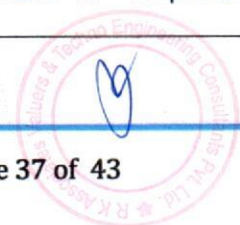
ANNEXURE: VI- DECLARATION-CUM-UNDERTAKING

- 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 30/3/2021 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. Deepankar Sharma have personally inspected the property on 27/2/2021 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: Village- Bhatian, Tehsil- Nalagarh, District- Solan, Himanchal Pradesh having total land area as 18.76 Acres/ 75917.16 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. Deepankar Sharma (Associate) Engineering Analyst: AE Zaid Ebne Mairaj 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	<table><tr><td>Date of Appointment:</td><td>27/11/2020</td></tr><tr><td>Date of Survey:</td><td>27/2/2021</td></tr><tr><td>Valuation Date:</td><td>30/3/2021</td></tr><tr><td>Date of Report:</td><td>30/3/2021</td></tr></table>	Date of Appointment:	27/11/2020	Date of Survey:	27/2/2021	Valuation Date:	30/3/2021	Date of Report:	30/3/2021
Date of Appointment:	27/11/2020									
Date of Survey:	27/2/2021									
Valuation Date:	30/3/2021									
Date of Report:	30/3/2021									
6.	Inspections and/or investigations undertaken	Yes by our authorized Survey Engineer Deepankar Sharma (Associate) bearing knowledge of that area on 27/2/2021. Property was shown and identified by owner's representative Mr. Kumar Suman Vinayak (☎-9736001049)								
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	<p>Value varies with the Purpose/ Date/ Market & Asset Condition & Situation prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in the engagement letter. I/we do not take any responsibility for the unauthorized use of this report.</p> <p>During the course of the assignment we have relied upon various information, data, documents provided by Bank/ client in good faith. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null & void.</p> <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: 30/3/2021**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

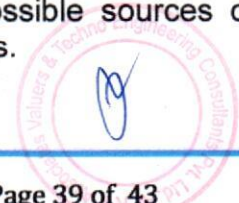
1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall 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

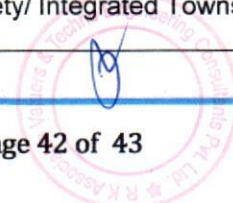
Date: 30/3/2021

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. | NALAGARH PLANT



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.



Sr. No.	Description	Date of capitalisation	Date Of valuation	Age of machines (in Years)	Economic Life (in Years)	Salvage Value	Depreciation Factor	Cost Of Capitalisation	Net book val.	Inflation	Reproduction cost	Total Depreciation	Depreciated Value	% of Deterioration	Prospective Fair Value
1	NEW LAPTOP FOR NALAGARH FACTORY	02-01-2015	25-03-2021	3	5	5%	0.19	₹ 24,500	₹ 1,225	0%	₹ 24,500	₹ 13,965	₹ 10,535	5.00%	₹ 10,008
2	COMPUTER SYSTEM	02-02-2015	25-03-2021	5	5	5%	0.19	₹ 17,640	₹ 882	0%	₹ 17,640	₹ 16,758	₹ 882	5.00%	₹ 882
3	BANSAL STATIONARY MART-NEW PC	05-07-2016	25-03-2021	5	5	5%	0.19	₹ 24,465	₹ 1,223	0%	₹ 24,465	₹ 21,955	₹ 2,510	5.00%	₹ 2,384
4	HP 1020+ PRINTER	14-04-2014	25-03-2021	6	3	5%	0.32	₹ 7,250	₹ 363	0%	₹ 7,250	₹ 13,775	-	5.00%	₹ 363
5	HP LASERJET 1005MFP	18-09-2014	25-03-2021	6	3	5%	0.32	₹ 11,429	₹ 571	0%	₹ 11,429	₹ 21,714	-	5.00%	₹ 571
6	COMPUTER SYSTEM	11-10-2017	25-03-2021	5	5	5%	0.19	₹ 19,400	₹ 1,131	0%	₹ 19,400	₹ 18,430	₹ 970	5.00%	₹ 970
7	CPU for Premoulding Deptt	09-02-2018	25-03-2021	5	5	5%	0.19	₹ 14,900	₹ 2,437	0%	₹ 14,900	₹ 14,155	₹ 745	5.00%	₹ 745
8	COMPUTER CPU	24-05-2018	25-03-2021	5	5	5%	0.19	₹ 15,500	₹ 3,936	0%	₹ 15,500	₹ 14,725	₹ 775	5.00%	₹ 775
9	HP laser jet canon LBP 2900 B Printer	24-05-2018	25-03-2021	5	3	5%	0.32	₹ 9,650	₹ 2,450	0%	₹ 9,650	₹ 15,279	-	5.00%	₹ 483
10	COMPUTER SYSTEM	03-08-2018	25-03-2021	5	5	5%	0.19	₹ 49,700	₹ 15,685	0%	₹ 49,700	₹ 47,215	₹ 2,485	5.00%	₹ 2,485
TOTAL								₹ 1,94,434	₹ 29,904		₹ 1,94,434	₹ 1,97,972	₹ 18,902		₹ 19,666

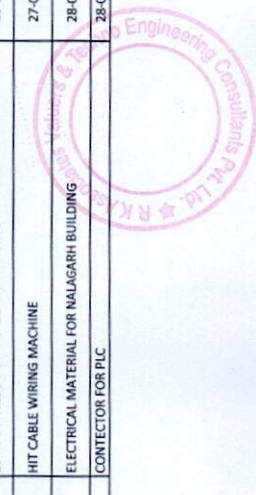


ENCLOSURE-B: VALUATION OF DEAD STOCK | M/s. SINTEX BAPL LIMITED | NALAGARH, BADDI | HIMACHAL PRADESH

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	Depreciation Value	Depreciation Fair market Value
1	Dead Stock	HOME IR CAMERA 600TVL/BULLET IR 6MM CAMERA	03-01-2014	25-03-2021	7.23	6.00	0.05	0.16	₹ 1,36,780	₹ 6,839	₹ 1,56,523	₹ -	₹ 6,839
2	Dead Stock	HARD DISK 2TB/D-LINK CAT 6 CABE 205 MTER	03-01-2014	25-03-2021	7.23	3.00	0.05	0.32	₹ 14,295	₹ 715	₹ 32,717	₹ -	₹ 715
3	Dead Stock	CAMERA INSTALLATION & MOUNTING CHARGES	03-01-2014	25-03-2021	7.23	6.00	0.05	0.16	₹ 74,000	₹ 3,700	₹ 84,681	₹ -	₹ 3,700
4	Dead Stock	WALL FAN CROMPTOREGREAVES	13-09-2016	25-03-2021	4.53	8.00	0.05	0.12	₹ 7,325	₹ 703	₹ 3,942	₹ -	₹ 366
5	Dead Stock	WALL FAN CROMPTOREGREAVES	13-09-2016	25-03-2021	4.53	6.00	0.05	0.16	₹ 10,988	₹ 1,054	₹ 7,884	₹ -	₹ 549
6	Dead Stock	ATTENDANCE RECORDING MACHINE	15-10-2014	25-03-2021	6.45	3.00	0.05	0.32	₹ 23,970	₹ 1,199	₹ 48,933	₹ -	₹ 1,199
7	Dead Stock	5'S ITEM RELATED CAPEX WORKS	21-09-2016	25-03-2021	4.51	3.00	0.05	0.32	₹ 1,00,700	₹ 10,217	₹ 1,43,803	₹ -	₹ 5,035
8	Dead Stock	55 ALMIRA FOOT & HANDLE REPAIRS	22-10-2016	25-03-2021	4.42	3.00	0.05	0.32	₹ 29,435	₹ 3,145	₹ 41,243	₹ -	₹ 1,472
9	Dead Stock	MICROMAX MAKE FULL HD LED TV QTY.1NOS	25-08-2016	25-03-2021	4.58	3.00	0.05	0.32	₹ 38,000	₹ 3,549	₹ 55,156	₹ -	₹ 1,900
10	Dead Stock	PAE 5.0 T	27-09-2015	25-03-2021	5.50	5.00	0.05	0.19	₹ 23,508	₹ 1,583	₹ 24,548	₹ -	₹ 1,175
11	Dead Stock	5'S ITEM RELATED CAPEX WORKS TABLE NEW FOR OFFICE	28-09-2016	25-03-2021	4.49	3.00	0.05	0.32	₹ 11,300	₹ 1,158	₹ 16,068	₹ -	₹ 565
12	Dead Stock	ZEBRA TC8000 MOBILE SCANNER (PART NO-TC80NO-1000K2)	09-09-2017	25-03-2021	3.54	8.00	0.05	0.12	₹ 1,19,800	₹ 22,260	₹ 50,396	₹ -	₹ 5,990
13	Dead Stock	ZEBRA ZT410 PRINTER, PART NO-ZT41042-T0G0000Z)203	14-12-2017	25-03-2021	3.28	6.00	0.05	0.16	₹ 74,500	₹ 16,309	₹ 38,684	₹ -	₹ 3,725
14	Dead Stock	Cooler (SYMPHANY ICE CUBE 27) IN 2 PCS	11-07-2018	25-03-2021	2.71	5.00	0.05	0.19	₹ 10,513	₹ 3,343	₹ 5,407	₹ -	₹ 526
15		Cooler big body material GI	17-05-2019	25-03-2021	1.86	5.00	0.05	0.19	₹ 28,970	₹ 15,581	₹ 10,224	₹ 5,356	₹ 4,553
TOTAL										₹ 91,354	₹ 7,20,207	₹ 5,356	₹ 38,309



ENCLOSURE-C: VALUATION OF ELECTRICAL INSTALLATIONS M/s. SINTEX BAPL LIMITED NALAGARH, BADDI HIMACHAL PRADESH															
S.no	Asset description	Capitalized on	Date of Valuation	Life Consumed of Asset (Years)	Salvage Value	Depreciation Factor	Cost Of Capitalisation	Net book val.	cost of reproduction	WPI	Inflation	Depreciation	Depreciated Value	Obsolesce Factor	Current Depreciated Market Value
1	CONCRETE MUFT & VVO-14 (240) HS OUTDOOR	03-04-2015	25-03-2021	5.98	5%	4.75%	₹ 8,800	₹ 7,267	₹ 9,545	Cement blocks (concrete)	8.47%	₹ 2,712	₹ 6,834	10%	₹ 6,150
2	ELECTRICAL MATERIAL FOR NALAGARH BUILDING	08-02-2014	25-03-2021	7.13	5%	4.75%	₹ 26,194	₹ 18,650	₹ 29,125	Meter Panel	11.19%	₹ 9,862	₹ 19,263	10%	₹ 17,336
3	33 K.V. UCB PANEL WITH SIEMENS MAKE VCB 600AMP	12-03-2010	25-03-2021	11.04	5%	4.75%	₹ 9,99,103	₹ 5,31,490	₹ 11,67,178	Meter Panel	16.87%	₹ 6,12,281	₹ 5,54,897	10%	₹ 4,99,407
4	LT MAIN POWER PANEL BOARD	12-03-2010	25-03-2021	11.04	5%	4.75%	₹ 5,35,403	₹ 2,84,817	₹ 6,25,472	Meter Panel	16.87%	₹ 3,28,111	₹ 2,97,360	10%	₹ 2,67,624
5	SUB-POWER DISTRIBUTION PANEL BOARD	12-03-2010	25-03-2021	11.04	5%	4.75%	₹ 3,73,034	₹ 1,98,442	₹ 4,35,788	Meter Panel	16.87%	₹ 2,28,607	₹ 2,07,181	10%	₹ 1,86,463
6	SUB-POWER DISTRIBUTION PANEL BOARD	12-03-2010	25-03-2021	11.04	5%	4.75%	₹ 3,02,677	₹ 1,61,014	₹ 3,53,595	Meter Panel	16.87%	₹ 1,85,490	₹ 1,68,105	10%	₹ 1,51,295
7	TERACABINDIA PVC COPPER CABLE	12-03-2010	25-03-2021	11.04	5%	4.75%	₹ 35,545	₹ 18,909	₹ 42,777	Electric Wires & Cables	20.35%	₹ 22,440	₹ 20,337	10%	₹ 18,203
8	EARCICKITION WORK	12-03-2010	25-03-2021	11.04	5%	4.75%	₹ 6,40,477	₹ 3,40,713	₹ 6,40,477	Electric Wires & Cables	0.00%	₹ 3,35,983	₹ 3,04,494	10%	₹ 2,74,045
9	3 SCORE CABLE	12-03-2010	25-03-2021	11.04	5%	4.75%	₹ 3,39,555	₹ 1,80,632	₹ 4,08,645	Electric Wires & Cables	20.35%	₹ 2,14,368	₹ 1,94,277	10%	₹ 1,74,849
10	TRANSFORMER	12-03-2010	25-03-2021	11.04	5%	6.33%	₹ 9,31,424	₹ 4,95,487	₹ 10,36,698	Transformer	11.30%	₹ 7,25,111	₹ 3,11,587	10%	₹ 2,80,428
11	M.C.B. SWITCH DOUBLE POLE	12-03-2010	25-03-2021	11.04	5%	6.33%	₹ 2,65,926	₹ 1,41,464	₹ 3,00,667	g. Manufacture of other electrical equipment	13.06%	₹ 2,10,299	₹ 90,368	10%	₹ 81,331
12	LADDER TYPE CABLE TIEY FOR PUP	12-03-2010	25-03-2021	11.04	5%	4.75%	₹ 2,64,620	₹ 1,40,769	₹ 2,99,190	g. Manufacture of other electrical equipment	13.06%	₹ 1,56,950	₹ 1,42,240	10%	₹ 1,28,016
13	PVC INSUL HV INDL CABLE 1100 V, JUNCTION BOX	12-06-2014	25-03-2021	6.79	5%	4.75%	₹ 10,710	₹ 8,563	₹ 10,634	Electric Wires & Cables	-0.70%	₹ 3,429	₹ 7,205	10%	₹ 6,484
14	LIGHTING INST. FAC.	12-07-2010	25-03-2021	10.71	5%	4.75%	₹ 1,23,976	₹ 67,841	₹ 1,40,173	Electric Wires & Cables	13.06%	₹ 71,307	₹ 68,866	10%	₹ 61,979
15	WIPRO /HDFC FUSE/EXTENTION CORD, LED RECHARGEABLE	14-06-2014	25-03-2021	6.78	5%	95.00%	₹ 4,845	₹ 3,874	₹ 4,904	Safety fuse	1.21%	₹ 31,602	₹ -	10%	₹ 245
16	PANEL BOARD (2 NOS.)	15-01-2012	25-03-2021	9.20	5%	4.75%	₹ 4,24,260	₹ 2,61,357	₹ 4,76,444	Meter Panel	12.30%	₹ 2,08,144	₹ 2,68,300	10%	₹ 2,41,470
17	ELE. SCREW COMP. (INOS.), AIR RECEIVER (1 NOS)	15-03-2012	25-03-2021	9.03	5%	6.33%	₹ 4,88,956	₹ 3,04,894	₹ 5,24,161	Air gas compressor including com	7.20%	₹ 2,99,863	₹ 2,74,298	10%	₹ 2,01,868
18	MAIN PANEL EARCITION & NEW PANEL FITTING WORK	15-04-2012	25-03-2021	8.95	5%	4.75%	₹ 7,170	₹ 4,499	₹ 8,052	Meter Panel	12.30%	₹ 3,422	₹ 4,630	10%	₹ 4,167
19	P.V.C. AROUND CABLE, L& TERMINATION,	15-04-2012	25-03-2021	8.95	5%	4.75%	₹ 26,478	₹ 16,614	₹ 29,894	Electric Wires & Cables	12.90%	₹ 12,706	₹ 17,188	10%	₹ 15,469
20	P.V.C. AROUND CABLE, L & TERMINATION, COPPER 4	15-04-2012	25-03-2021	8.95	5%	6.33%	₹ 5,289	₹ 3,319	₹ 5,294	Electric Wires & Cables	0.09%	₹ 3,000	₹ 2,294	10%	₹ 2,064
21	33KV 110V PT XC R/CAST	15-06-2016	25-03-2021	4.78	5%	6.33%	₹ 1,11,000	₹ 95,786	₹ 1,12,660	g. Manufacture of other electrical equipment	1.50%	₹ 34,092	₹ 78,568	10%	₹ 70,711
22	OUT DOOR KIT, LINE STAPPER, EARTH HOOK,	16-05-2010	25-03-2021	10.87	5%	4.75%	₹ 15,78,848	₹ 8,56,896	₹ 17,85,113	g. Manufacture of other electrical equipment	13.06%	₹ 9,21,338	₹ 8,63,774	10%	₹ 7,77,397
23	FUSE HOLDER & 33KV FUSE AVT TYPE FOR P.T.	16-06-2016	25-03-2021	4.78	5%	6.33%	₹ 12,600	₹ 10,902	₹ 12,788	g. Manufacture of other electrical equipment	1.50%	₹ 3,868	₹ 8,921	10%	₹ 8,029
24	CONNECTOR STRIP 16 AMP & CU FLEXIBLE CABLE SAFE	17-04-2015	25-03-2021	5.94	5%	4.75%	₹ 2,301	₹ 1,906	₹ 2,322	g. Manufacture of other electrical equipment	0.93%	₹ 656	₹ 1,667	10%	₹ 1,500
25	4 CORE SAFE WIRE	17-04-2015	25-03-2021	5.94	5%	6.33%	₹ 4,000	₹ 3,313	₹ 4,004	Electric Wires & Cables	0.09%	₹ 1,507	₹ 2,497	10%	₹ 2,247
26	2.5 MM INSUL. CABLE, CFL 20W LIGHTS, WOODEN SCREW,	17-06-2014	25-03-2021	6.78	5%	6.33%	₹ 12,871	₹ 10,321	₹ 12,781	Electric Wires & Cables	-0.70%	₹ 5,484	₹ 7,296	10%	₹ 6,567
27	4 CORE SAFE WIRE	18-04-2015	25-03-2021	5.94	5%	6.33%	₹ 4,000	₹ 3,313	₹ 4,004	Electric Wires & Cables	0.09%	₹ 1,506	₹ 2,497	10%	₹ 2,248
28	ELECTRICAL INSULATOR	19-10-2010	25-03-2021	10.44	5%	6.33%	₹ 93,314	₹ 52,440	₹ 1,09,986	Insulator	17.87%	₹ 72,711	₹ 37,275	10%	₹ 33,547
29	ELECTRICAL INSULATOR	21-05-2010	25-03-2021	10.85	5%	6.33%	₹ 3,47,577	₹ 1,88,689	₹ 4,09,678	Insulator	17.87%	₹ 2,81,570	₹ 1,28,108	10%	₹ 1,15,297
30	electring cable works	22-04-2010	25-03-2021	10.93	5%	6.33%	₹ 96,839	₹ 52,201	₹ 1,16,543	Electric Wires & Cables	20.35%	₹ 80,686	₹ 35,857	10%	₹ 32,271
31	4 CORE SAFE WIRE	23-04-2015	25-03-2021	5.93	5%	6.33%	₹ 735	₹ 609	₹ 736	Electric Wires & Cables	0.09%	₹ 276	₹ 460	10%	₹ 414
32	ELECTRICAL GOODS FOR NALAGARH PLANT	24-03-2014	25-03-2021	7.01	5%	6.33%	₹ 6,006	₹ 4,319	₹ 6,272	g. Manufacture of other electrical equipment	4.42%	₹ 2,784	₹ 3,488	10%	₹ 3,139
33	MCB BOX 4WAY SPN D D MGNSPAND004 SCHNEIDER	24-04-2015	25-03-2021	5.92	5%	6.33%	₹ 5,301	₹ 4,391	₹ 5,350	g. Manufacture of other electrical equipment	0.93%	₹ 2,007	₹ 3,343	10%	₹ 3,009
34	DIGITAL VOLTMETER 500V AC	24-04-2015	25-03-2021	5.92	5%	19.00%	₹ 1,180	₹ 977	₹ 1,191	g. Manufacture of other electrical equipment	0.93%	₹ 1,340	₹ -	10%	₹ 60
35	ALLUM. INDL. CABLE,	25-01-2012	25-03-2021	9.17	5%	4.75%	₹ 4,54,318	₹ 2,81,409	₹ 5,12,925	Electric Wires & Cables	12.90%	₹ 2,23,414	₹ 2,89,511	10%	₹ 2,60,560
36	DIGITAL ELECTRONIC EQUIPMENT (2 NOS.)	25-02-2012	25-03-2021	9.08	5%	19.00%	₹ 25,314	₹ 15,773	₹ 27,491	g. Manufacture of other electrical equipment	8.60%	₹ 47,453	₹ -	10%	₹ 1,375
37	MCB 6-32AMP SINGLE POLE MCB PVC TAPE	25-04-2015	25-03-2021	5.92	5%	6.33%	₹ 16,214	₹ 13,430	₹ 16,365	g. Manufacture of other electrical equipment	0.93%	₹ 6,136	₹ 10,228	10%	₹ 9,206
38	STEEL TUBLER, H.I. SET, M.S.CHANEL,	25-05-2010	25-03-2021	10.84	5%	4.75%	₹ 6,39,321	₹ 3,47,136	₹ 7,22,843	g. Manufacture of other electrical equipment	13.06%	₹ 3,72,230	₹ 3,50,614	10%	₹ 3,15,552
39	ELECTRICAL INSULATOR	25-06-2010	25-03-2021	10.76	5%	6.33%	₹ 74,646	₹ 40,813	₹ 87,982	Insulator	17.87%	₹ 59,936	₹ 28,047	10%	₹ 25,242
40	POLE LIGHTING STEEL TUBLER MACHINE	25-09-2010	25-03-2021	10.50	5%	6.33%	₹ 8,10,660	₹ 4,52,567	₹ 9,16,567	g. Manufacture of other electrical equipment	13.06%	₹ 6,09,755	₹ 3,06,811	10%	₹ 2,76,130
41	11 KV DISTRIBUTION BOARD WITH FITTING	26-04-2010	25-03-2021	10.92	5%	4.75%	₹ 5,22,266	₹ 2,81,582	₹ 5,90,496	g. Manufacture of other electrical equipment	13.06%	₹ 3,06,306	₹ 2,84,190	10%	₹ 2,55,771
42	HIT CABLE WIRING MACHINE	27-05-2010	25-03-2021	10.84	5%	19.00%	₹ 13,741	₹ 7,462	₹ 15,536	g. Manufacture of other electrical equipment	13.06%	₹ 31,985	₹ -	10%	₹ 777
43	ELECTRICAL MATERIAL FOR NALAGARH BUILDING	28-01-2014	25-03-2021	7.16	5%	6.33%	₹ 47,802	₹ 34,023	₹ 49,916	g. Manufacture of other electrical equipment	4.42%	₹ 22,632	₹ 27,284	10%	₹ 24,556
44	CONECTOR FOR PLC	28-01-2017	25-03-2021	4.16	5%	19.00%	₹ 48,714	₹ 43,063	₹ 53,485	Connector/plug/socket/holder-eld	9.79%	₹ 42,235	₹ 11,249	10%	₹ 10,124



45	ELECTRIC INSULATOR MACHINE	28-05-2010	25-03-2021	10.83	15.00	5%	6.33%	₹	13,650	₹	7,413	₹	15,433	g. Manufacture of other electrical equipment	13.06%	₹	10,588	₹	4,845	10%	₹	4,360
46	G.I. CHAIN	29-04-2010	25-03-2021	10.91	15.00	5%	6.33%	₹	25,410	₹	13,702	₹	20,442	Chain	-19.55%	₹	14,127	₹	6,314	10%	₹	5,683
47	H.I. CABLE	29-04-2010	25-03-2021	10.91	20.00	5%	4.75%	₹	2,26,848	₹	1,22,325	₹	2,73,005	Electric Wires & Cables	20.35%	₹	1,41,508	₹	1,31,497	10%	₹	1,18,347
48	H.I. CABLE	30-04-2010	25-03-2021	10.91	20.00	5%	4.75%	₹	9,074	₹	4,893	₹	10,920	Electric Wires & Cables	20.35%	₹	5,659	₹	5,261	10%	₹	4,735
49	CABLE KIT 33KV/V DOOR	30-04-2010	25-03-2021	10.91	20.00	5%	4.75%	₹	75,375	₹	40,647	₹	85,222	g. Manufacture of other electrical equipment	13.06%	₹	44,163	₹	41,060	10%	₹	36,954
50	EARTH PITS CUPLET WITH GI STRUCT.	30-04-2010	25-03-2021	10.91	20.00	5%	4.75%	₹	4,73,292	₹	2,55,229	₹	5,35,124	g. Manufacture of other electrical equipment	13.06%	₹	2,77,304	₹	2,57,820	10%	₹	2,32,038
51	ELECTRICAL INSTALLATION END TERMINATION OF 300 SQ.	30-04-2015	25-03-2021	5.91	15.00	5%	6.33%	₹	87,171	₹	72,206	₹	87,981	g. Manufacture of other electrical equipment	0.93%	₹	32,914	₹	55,067	10%	₹	49,561
52	4 CORE X450MM COPPER ARMED CABLE	30-09-2015	25-03-2021	5.49	15.00	5%	6.33%	₹	58,400	₹	49,152	₹	58,452	Electric Wires & Cables	0.09%	₹	20,315	₹	38,137	10%	₹	34,323
TOTAL								₹	1,17,13,229	₹	65,59,503	₹	1,32,12,325			₹	73,44,173	₹	59,31,410		₹	53,40,725

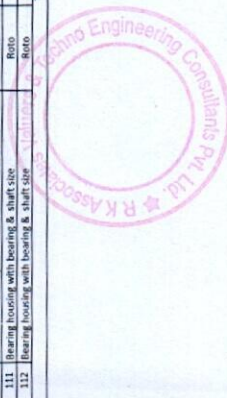


Asset	Sub-number	Asset Class	Bar on Asset	Asset Type	Asset Type 1	BarA	Block assets	Plant	Asset description	Currency	ASFC FY start	Acquisition	ASFC FY end	Acc. Dep. FY start	Dep. for year	Acc. Dep. FY end	Net book val.	Company Code	Product Discontinued / Active
190000118	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	01-08-2015 Mould for PM CWG & M.S. CHANNEL BING DIA	INR	5,81,440.80	0.00	5,81,440.80	-45,972.75	-9,264.84	-55,237.59	4,84,178.17	5000	190000118 Active
190000119	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	01-12-2015 Mould for PM CWG & M.S. CHANNEL BING DIA	INR	4,44,504.28	0.00	4,44,504.28	-2,576.03	-4,664.39	-2,576.03	4,41,928.25	5000	190000119 Active
190000120	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	09-10-2015 Mould for PM CWG & M.S. CHANNEL BING DIA	INR	2,32,076.25	0.00	2,32,076.25	-7,071.32	-13,151.55	-9,080.27	2,22,994.93	5000	190000120 Active
190000141	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	10-05-2015 Mould for PM CWG 500-01 S.S.	INR	56,631.44	0.00	56,631.44	-2,073.36	-898.60	-2,971.96	54,659.48	5000	190000141 Active
190000142	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	10-11-2015 Mould for PM CWG 500-01 S.S.	INR	3,25,933.34	0.00	3,25,933.34	-2,794.69	-5,977.93	-3,276.63	3,22,656.71	5000	190000142 Active
190000143	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	15-04-2015 Mould for PM CWG 500-01 S.S.	INR	2,60,257.20	0.00	2,60,257.20	-43,155.95	-4,730.39	-48,886.34	2,11,370.81	5000	190000143 Active
190000144	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	15-04-2015 Mould for PM CWG 500-01 S.S.	INR	2,97,846.75	0.00	2,97,846.75	-43,155.95	-4,730.39	-48,886.34	2,49,060.36	5000	190000144 Active
190000145	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	16-09-2015 Mould for PM CWG 500-01 S.S.	INR	1,16,483.04	0.00	1,16,483.04	-5,074.91	-1,912.66	-6,987.57	1,10,498.47	5000	190000145 Active
190000146	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	17-08-2015 Mould for PM CWG 500-01 S.S.	INR	88,379.52	0.00	88,379.52	-5,780.15	-4,088.67	-9,868.72	83,510.85	5000	190000146 Active
190000147	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	18-02-2015 Mould for PM CWG 500-01 S.S.	INR	2,06,238.50	0.00	2,06,238.50	-2,515.50	-4,894.18	-2,889.68	2,03,348.82	5000	190000147 Active
190000148	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	18-02-2015 Mould for PM CWG 500-01 S.S.	INR	4,42,433.29	0.00	4,42,433.29	-2,110.73	-4,565.73	-2,454.26	4,39,978.56	5000	190000148 Active
190000149	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	18-02-2015 Mould for PM CWG 500-01 S.S.	INR	1,42,433.29	0.00	1,42,433.29	-2,110.73	-4,565.73	-2,454.26	1,39,978.56	5000	190000149 Active
190000150	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	18-02-2015 Mould for PM CWG 500-01 S.S.	INR	3,69,175.00	0.00	3,69,175.00	-2,110.73	-4,565.73	-2,454.26	3,66,719.27	5000	190000150 Active
190000151	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	21-07-2015 Mould for PM CWG 500-01 S.S.	INR	1,44,527.25	0.00	1,44,527.25	-2,110.73	-4,565.73	-2,454.26	1,42,071.52	5000	190000151 Active
190000152	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	21-07-2015 Mould for PM CWG 500-01 S.S.	INR	2,54,547.75	0.00	2,54,547.75	-2,110.73	-4,565.73	-2,454.26	2,52,092.02	5000	190000152 Active
190000153	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	21-07-2015 Mould for PM CWG 500-01 S.S.	INR	1,83,951.75	0.00	1,83,951.75	-2,110.73	-4,565.73	-2,454.26	1,81,496.02	5000	190000153 Active
190000154	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	21-07-2015 Mould for PM CWG 500-01 S.S.	INR	5,84,209.12	0.00	5,84,209.12	-1,04,805.15	-9,264.84	-1,14,069.99	4,69,139.13	5000	190000154 Active
190000155	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	26-12-2014 Mould for PM CWG & Mould for PM TONET BASE	INR	1,84,883.18	0.00	1,84,883.18	-30,644.07	-9,264.84	-39,908.91	1,44,974.27	5000	190000155 Active
190000156	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	27-08-2015 Mould for PM CWG 500-01 S.S.	INR	1,83,279.87	0.00	1,83,279.87	-9,455.08	-5,341.72	-14,800.80	1,68,478.07	5000	190000156 Active
190000157	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	28-02-2015 Mould for PM CWG 500-01 S.S.	INR	1,73,699.54	0.00	1,73,699.54	-2,971.72	-3,713.12	-6,684.84	1,67,015.70	5000	190000157 Active
190000158	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	28-02-2015 Mould for PM CWG 500-01 S.S.	INR	2,77,772.58	0.00	2,77,772.58	-1,647.86	-4,503.02	-14,291.48	2,73,478.10	5000	190000158 Active
190000159	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	28-02-2015 Mould for PM CWG 500-01 S.S.	INR	2,86,334.25	0.00	2,86,334.25	-1,647.86	-4,503.02	-14,291.48	2,84,736.77	5000	190000159 Active
190000160	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	28-02-2015 Mould for PM CWG 500-01 S.S.	INR	11,31,515.25	0.00	11,31,515.25	-4,503.02	-38,524.54	-40,027.56	11,26,987.69	5000	190000160 Active
190000161	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	28-02-2015 Mould for PM CWG 500-01 S.S.	INR	64,551.25	0.00	64,551.25	-1,078.80	-1,078.80	-2,157.60	62,393.65	5000	190000161 Active
190000162	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	28-02-2015 Mould for PM CWG 500-01 S.S.	INR	1,88,389.00	0.00	1,88,389.00	-2,110.73	-4,565.73	-2,454.26	1,85,933.27	5000	190000162 Active
190000163	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	30-07-2015 Mould for PM & M.S. CHANNEL BING DIA & LID	INR	1,83,896.00	0.00	1,83,896.00	-2,110.73	-4,565.73	-2,454.26	1,81,439.27	5000	190000163 Active
190000164	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	30-07-2015 Mould for PM & M.S. CHANNEL BING DIA & LID	INR	3,56,440.71	0.00	3,56,440.71	-1,078.80	-5,966.29	-7,045.09	3,50,495.62	5000	190000164 Active
190000165	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	30-07-2015 Mould for PM & M.S. CHANNEL BING DIA & LID	INR	50,677.16	0.00	50,677.16	-1,078.80	-4,565.73	-5,644.53	45,032.63	5000	190000165 Active
190000166	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	30-07-2015 Mould for PM & M.S. CHANNEL BING DIA & LID	INR	24,754.50	0.00	24,754.50	-1,078.80	-4,565.73	-5,644.53	19,108.77	5000	190000166 Active
190000167	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	01-12-2017 Mould for PM CWG 500-01 S.S.	INR	56,444.00	0.00	56,444.00	-2,785.56	-557.37	-3,342.93	53,096.07	5000	190000167 Active
190000168	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	01-12-2017 Mould for PM CWG 500-01 S.S.	INR	2,48,157.45	0.00	2,48,157.45	-1,078.80	-4,565.73	-5,644.53	2,42,512.92	5000	190000168 Active
190000169	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	01-12-2017 Mould for PM CWG 500-01 S.S.	INR	1,91,994.21	0.00	1,91,994.21	-1,078.80	-4,565.73	-5,644.53	1,86,349.48	5000	190000169 Active
190000170	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	01-12-2017 Mould for PM CWG 500-01 S.S.	INR	2,91,294.42	0.00	2,91,294.42	-1,078.80	-4,565.73	-5,644.53	2,85,649.69	5000	190000170 Active
190000171	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	01-12-2017 Mould for PM CWG 500-01 S.S.	INR	1,91,994.21	0.00	1,91,994.21	-1,078.80	-4,565.73	-5,644.53	1,86,349.48	5000	190000171 Active
190000172	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	01-12-2017 Mould for PM CWG 500-01 S.S.	INR	3,08,599.80	0.00	3,08,599.80	-2,110.73	-4,565.73	-2,454.26	3,06,145.54	5000	190000172 Active
190000173	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	01-12-2017 Mould for PM CWG 500-01 S.S.	INR	90,449.51	0.00	90,449.51	-58,756.34	-1,078.80	-59,835.14	30,614.37	5000	190000173 Active
190000174	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	08-08-2011 Mould for PM & M.S. CHANNEL BING DIA & LID	INR	65,200.49	0.00	65,200.49	-37,466.35	-986.76	-38,453.11	26,747.38	5000	190000174 Active
190000175	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	08-08-2011 Mould for PM & M.S. CHANNEL BING DIA & LID	INR	1,00,633.10	0.00	1,00,633.10	-55,790.39	-1,480.02	-57,270.41	43,362.69	5000	190000175 Active
190000176	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	15-09-2011 Mould for PM & M.S. CHANNEL BING DIA & LID	INR	21,633.87	0.00	21,633.87	-12,701.20	-31,084.13	-12,701.20	9,932.67	5000	190000176 Active
190000177	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	15-09-2011 Mould for PM & M.S. CHANNEL BING DIA & LID	INR	44,797.00	0.00	44,797.00	-2,188.10	-799.35	-2,987.45	41,809.55	5000	190000177 Active
190000178	0	590000	21010110	Mould & Dies	Roto	1003	(d) Plant and Equipment	Nalgah	15-09-2011 Mould for PM & M.S. CHANNEL BING DIA & LID	INR	1,83,830.84	0.00	1,83,830.84	-7,464.04	-2,910.93	-10,374.97	1,73,455.87	5000	190000178 Active



ENCLOSURE D VALUATION OF PLANTS & MACHINERY (M/s. SINTER IAK LIMITED) MALAKASH BLOOM HIMACHAL PRADESH										Product Discontinued / Functionally Absolute / Active						
S. No.	Asset Description	Date of Capitalisation	Date of Valuation	Life Consumed	Estimated Economic Life of Asset (Years)	Salvage Value	Depreciation Factor	Cost Of Capitalisation	Net Book	WPI	% Inflation	Estimated Reproduction Cost of the asset	Depreciation	Depreciated Value	Obsolescence Factor	Current Depreciated Market Value
1	LUBRICATION WORK	01-04-2010	25-03-2021	10.99	20	5%	0.05	₹ 2,24,322	₹ 1,20,134		0.00%	₹ 2,24,322	₹ 1,17,091	₹ 1,07,231	5.00%	₹ 1,07,231
2	ERECTOR WORK	01-05-2011	25-03-2021	9.91	20	5%	0.05	₹ 70,000	₹ 40,948		0.00%	₹ 70,000	₹ 32,640	₹ 37,360	5.00%	₹ 37,360
3	ELECTRIC MOTOR, 3.7 HP, 1500 RPM	01-05-2011	25-03-2021	6.48	8	5%	0.12	₹ 1,11,356	₹ 99,131	Motors & other DC equipment	18.25%	₹ 1,44,647	₹ 1,11,356	₹ 33,291	5.00%	₹ 31,594
4	ELECTRIC MOTOR, 3.7 HP, 1500 RPM	01-10-2014	25-03-2021	6.48	8	5%	0.12	₹ 1,11,356	₹ 99,131	Motors & other DC equipment	18.25%	₹ 1,44,647	₹ 1,11,356	₹ 33,291	5.00%	₹ 31,594
5	COMPRESSOR FOR PRE-MOULDING SECTION	02-06-2015	25-03-2021	5.42	8	5%	0.12	₹ 2,32,337	₹ 2,52,173	Air gas compressor include	-0.65%	₹ 2,68,027	₹ 2,83,413	₹ 84,615	5.00%	₹ 80,384
6	ELECTRONICS WEIGHING SCALES	02-10-2016	25-03-2021	4.88	5	5%	0.19	₹ 5,300	₹ 21,038	Material handling, lifting & other	5.62%	₹ 2,340	₹ 1,710	₹ 7,780	5.00%	₹ 7,390
7	ROCKING UNIT FOR B&A MACHINE	02-12-2011	25-03-2021	9.22	15	5%	0.06	₹ 1,52,881	₹ 4,629	Material handling, lifting & other	27.62%	₹ 1,35,182	₹ 1,15,124	₹ 80,634	5.00%	₹ 76,000
8	ELECTRONICS WEIGHING SCALES	02-12-2016	25-03-2021	4.88	5	5%	0.19	₹ 38,580	₹ 15,840	Material handling, lifting & other	3.62%	₹ 16,747	₹ 6,608	₹ 5,784	5.00%	₹ 5,494
9	SCREW BARREL & HOPPER FOR EXTRUDER MACHINE	08-02-2014	25-03-2021	6.47	15	5%	0.06	₹ 1,51,853	₹ 12,397	Manufacture of other g	7.82%	₹ 1,62,768	₹ 6,70,597	₹ 9,67,011	5.00%	₹ 9,18,461
10	SCREW BARREL & HOPPER FOR EXTRUDER MACHINE	10-05-2016	25-03-2021	4.88	15	5%	0.06	₹ 1,42,290	₹ 1,22,397	Manufacture of other g	7.82%	₹ 1,44,069	₹ 44,497	₹ 99,572	5.00%	₹ 94,593
11	WATER PUMP	10-11-2015	25-03-2021	5.38	8	5%	0.12	₹ 16,667	₹ 14,074	Water pump	3.61%	₹ 17,269	₹ 11,023	₹ 6,246	5.00%	₹ 5,934
12	WATER PUMP	11-08-2010	25-03-2021	10.63	20	5%	0.05	₹ 10,46,250	₹ 5,76,543	Manufacture of other g	37.33%	₹ 14,30,934	₹ 7,26,881	₹ 7,13,054	5.00%	₹ 6,77,401
13	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
14	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
15	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
16	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
17	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
18	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
19	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
20	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
21	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
22	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
23	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
24	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
25	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
26	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
27	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
28	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
29	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
30	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
31	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
32	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
33	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
34	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
35	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
36	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
37	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
38	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
39	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
40	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
41	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
42	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
43	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
44	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
45	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
46	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
47	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
48	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
49	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
50	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
51	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
52	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
53	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
54	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
55	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
56	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
57	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
58	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
59	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%	0.12	₹ 5,69,112	₹ 3,72,489	Water pump	37.48%	₹ 7,79,939	₹ 10,22,455	₹ 38,977	5.00%	₹ 38,977
60	WATER PUMP	12-03-2010	25-03-2021	11.04	8	5%										

75	FIRE HYDRANT SYSTEM	Roto	24-01-2014	25-03-2021	7.17	20	5%	0.05	₹ 2,00,548	₹ 1,42,723	₹ 1,42,723	₹ 73,642	₹ 1,42,590	₹ 1,35,460	Active After 2013
76	FABRICATION WORK	Roto	24-05-2010	25-03-2021	10.84	20	5%	0.05	₹ 2,08,302	₹ 1,13,098	₹ 1,13,098	₹ 1,07,293	₹ 1,01,000	₹ 95,950	Active After 2013
77	SCAP GRINDER MACHINE WITH 15 HP MOTOR	Roto	24-05-2014	25-03-2021	6.84	15	5%	0.06	₹ 1,80,489	₹ 1,44,277	₹ 1,44,277	₹ 84,316	₹ 1,10,288	₹ 1,04,774	Active After 2013
78	HEAT SHRINK PKG MC WITH OVEN WITH BURNER BLOWER	URBY	24-08-2016	25-03-2021	4.59	15	5%	0.06	₹ 13,69,612	₹ 11,92,507	₹ 11,92,507	₹ 4,02,986	₹ 9,83,524	₹ 9,34,737	Active After 2013
79	FABRICATION WORK	Roto	25-04-2010	25-03-2021	10.92	20	5%	0.05	₹ 36,951	₹ 19,921	₹ 19,921	₹ 17,779	₹ 16,890	₹ 16,890	Active After 2013
80	FABRICATION WORK	Roto	24-05-2010	25-03-2021	10.92	20	5%	0.05	₹ 33,796	₹ 18,220	₹ 18,220	₹ 17,355	₹ 16,261	₹ 15,488	Active After 2013
81	MOLD FOR PHD MWS	Roto	25-08-2010	25-03-2021	10.59	15	5%	0.06	₹ 1,05,098	₹ 98,276	₹ 98,276	₹ 89,384	₹ 43,898	₹ 41,703	Active After 2013
82	CG MAKE MOTORBELT PUMP 1 HP THREE PHASE	Roto	26-06-2015	25-03-2021	9.75	8	5%	0.12	₹ 21,500	₹ 10,421	₹ 10,421	₹ 8,455	₹ 4,107	₹ 3,802	Active After 2013
83	CG MAKE MOTORBELT PUMP 1 HP THREE PHASE	Roto	27-12-2011	25-03-2021	9.25	15	5%	0.06	₹ 21,500	₹ 13,270	₹ 13,270	₹ 14,468	₹ 10,207	₹ 9,752	Active After 2013
84	HEAT SHRINK PKG MC WITH OVEN WITH BURNER BLOWER	Roto	24-05-2010	25-03-2021	10.92	20	5%	0.05	₹ 36,951	₹ 19,921	₹ 19,921	₹ 17,779	₹ 16,890	₹ 16,890	Active After 2013
85	DOUBLE LAYER BLOW MOLDING MACHINE	BMC	29-12-2011	25-03-2021	9.24	15	5%	0.06	₹ 2,99,074	₹ 2,55,957	₹ 2,55,957	₹ 1,11,505	₹ 31,299	₹ 29,754	Active After 2013
86	PRESSURE PUMP 900PSI 4 CYLINDER SWITCH 5 HP MOTOR	Roto	30-04-2015	25-03-2021	5.91	8	5%	0.12	₹ 70,380	₹ 58,298	₹ 58,298	₹ 20,972	₹ 1,65,70,452	₹ 1,57,41,930	Active After 2013
87	HIGH SPEED MOTOR MACHINE QTY 2	Roto	30-09-2015	25-03-2021	5.49	15	5%	0.06	₹ 5,41,785	₹ 4,55,971	₹ 4,55,971	₹ 1,49,028	₹ 3,54,855	₹ 3,37,111	Active After 2013
88	18" WALL FAN	Roto	31-03-2014	25-03-2021	6.99	5	5%	0.19	₹ 15,540	₹ 11,176	₹ 11,176	₹ 17,260	₹ 893	₹ 893	Active After 2013
89	SUPPLY OF 250 TR FIP INDUCED DRAFT CROSS FLOW TYPE	Roto	31-10-2015	25-03-2021	5.40	15	5%	0.06	₹ 3,93,950	₹ 3,32,625	₹ 3,32,625	₹ 1,35,321	₹ 2,60,154	₹ 2,47,147	Active After 2013
90	POWDER MILL MODEL PP-300 DISC DIA-500MM	Roto	17-02-2018	25-03-2021	3.10	15	5%	0.06	₹ 19,40,000	₹ 17,79,176	₹ 17,79,176	₹ 3,87,940	₹ 15,87,111	₹ 15,07,750	Active After 2013
91	A.C. VARIABLE FREQUENCY DRIVE	Roto	22-09-2017	25-03-2021	3.51	15	5%	0.06	₹ 1,92,000	₹ 1,71,618	₹ 1,71,618	₹ 1,92,275	₹ 1,54,977	₹ 1,47,228	Active After 2013
92	GAS DETECTOR	Roto	25-01-2018	25-03-2021	3.18	8	5%	0.12	₹ 1,05,690	₹ 96,672	₹ 96,672	₹ 40,608	₹ 66,992	₹ 63,642	Active After 2013
93	GAS DETECTOR	Roto	06-07-2018	25-03-2021	2.72	8	5%	0.12	₹ 15,000	₹ 13,925	₹ 13,925	₹ 15,271	₹ 4,314	₹ 9,821	Active After 2013
94	Automatic Screw Type Toppet Loader	Roto	27-02-2018	25-03-2021	3.07	15	5%	0.06	₹ 1,24,000	₹ 1,13,828	₹ 1,13,828	₹ 1,27,570	₹ 24,836	₹ 1,02,734	Active After 2013
95	AUTO MATERIAL HANDLING SYSTEM FOR HIGH SPEED HEAT	Roto	01-12-2017	25-03-2021	3.32	20	5%	0.05	₹ 4,72,30,470	₹ 3,64,41,835	₹ 3,64,41,835	₹ 69,88,865	₹ 3,73,54,531	₹ 3,55,24,804	Active After 2013
96	MACHINING MOLD FOR BE-02-11 FOR ROTO	Roto	02-12-2017	25-03-2021	3.31	5	5%	0.19	₹ 2,66,200	₹ 2,42,809	₹ 2,42,809	₹ 1,76,402	₹ 1,03,894	₹ 98,699	Active After 2013
97	POWDER MILL MODEL PP-300 DISC DIA-500MM	Roto	03-12-2017	25-03-2021	3.31	8	5%	0.12	₹ 12,45,000	₹ 11,33,582	₹ 11,33,582	₹ 12,91,849	₹ 5,07,715	₹ 7,84,135	Active After 2013
98	HEATRESIST VAPORIZER 300GSS JHC	Roto	01-12-2017	25-03-2021	3.32	15	5%	0.06	₹ 22,52,970	₹ 20,50,955	₹ 20,50,955	₹ 23,37,749	₹ 4,90,821	₹ 18,46,929	Active After 2013
99	WPC LINE FOR PE SECTIONS UPTO 300mm WIDTH 600 S	CSP	02-12-2017	25-03-2021	3.31	15	5%	0.06	₹ 1,38,33,725	₹ 1,25,94,511	₹ 1,25,94,511	₹ 1,45,36,974	₹ 30,49,998	₹ 1,14,88,976	Functionally Obsolete due to Business Discontinuation / Reduction.
100	WPC LINE FOR PE SECTIONS UPTO 300mm WIDTH 600 S	CSP	02-12-2017	25-03-2021	3.31	15	5%	0.06	₹ 1,38,33,725	₹ 1,25,94,511	₹ 1,25,94,511	₹ 1,45,36,974	₹ 30,49,998	₹ 1,14,88,976	Functionally Obsolete due to Business Discontinuation / Reduction.
101	HIGH PRESSURE CAN WASHING PUMP	Roto	10-05-2018	25-03-2021	2.88	8	5%	0.12	₹ 48,000	₹ 44,262	₹ 44,262	₹ 48,277	₹ 16,516	₹ 30,790	Active After 2013
102	HEATRESIST VAPORIZER 200GSS PER HOUR	Roto	17-03-2018	25-03-2021	3.02	15	5%	0.06	₹ 4,30,531	₹ 4,04,219	₹ 4,04,219	₹ 4,32,575	₹ 85,141	₹ 3,45,714	Active After 2013
103	HEATRESIST VAPORIZER 200GSS PER HOUR	Roto	31-07-2018	25-03-2021	2.65	15	5%	0.06	₹ 96,816	₹ 90,169	₹ 90,169	₹ 96,816	₹ 1,23,492	₹ 1,12,710	Active After 2013
104	AC DRIVE 75KW P-400V-400V AC	Roto	15-06-2018	25-03-2021	2.78	15	5%	0.06	₹ 1,47,200	₹ 1,36,504	₹ 1,36,504	₹ 1,40,860	₹ 26,467	₹ 1,23,492	Active After 2013
105	HOPPER LOADER VACUUM TYPE OIL-500	Roto	10-08-2018	25-03-2021	2.62	15	5%	0.06	₹ 1,35,460	₹ 1,26,275	₹ 1,26,275	₹ 1,39,360	₹ 23,166	₹ 1,16,984	Active After 2013
106	Almondard Fan 24" - Industrial Fan in 4 Pcs	Roto	09-07-2018	25-03-2021	2.71	5	5%	0.19	₹ 24,600	₹ 22,864	₹ 22,864	₹ 25,100	₹ 12,915	₹ 11,557	Active After 2013
107	HYDRAULIC PALLET 2.5 TON CAPACITY	Roto	19-07-2018	25-03-2021	2.68	10	5%	0.10	₹ 33,000	₹ 30,700	₹ 30,700	₹ 36,639	₹ 9,445	₹ 27,263	Active After 2013
108	BOLW MOLDING MACHINE YK-20001-L5	BMC	31-12-2018	25-03-2021	2.23	15	5%	0.06	₹ 29,33,484	₹ 27,70,979	₹ 27,70,979	₹ 29,86,485	₹ 4,22,335	₹ 24,35,942	Active After 2013
109	Warner Caliper - Digital make mitoyo	Roto	29-11-2018	25-03-2021	2.32	3	5%	0.32	₹ 18,100	₹ 17,047	₹ 17,047	₹ 18,621	₹ 4,938	₹ 4,691	Active After 2013
110	BEARING HOUSINGS, BEARINGS SHAFT SIZE 6314	Roto	16-02-2019	25-03-2021	2.10	15	5%	0.06	₹ 67,500	₹ 64,083	₹ 64,083	₹ 67,500	₹ 9,002	₹ 58,548	Active After 2013
111	Bearing housing with bearing & shaft size	Roto	23-05-2019	25-03-2021	1.84	8	5%	0.12	₹ 30,500	₹ 29,388	₹ 29,388	₹ 30,500	₹ 6,668	₹ 23,832	Active After 2013
112	Bearing housing with bearing & shaft size	Roto	12-10-2019	25-03-2021	1.45	6	5%	0.16	₹ 67,500	₹ 65,475	₹ 65,475	₹ 67,500	₹ 15,550	₹ 52,000	Active After 2013
TOTAL										₹ 15,11,59,444	₹ 11,70,23,933	₹ 17,11,49,873	₹ 10,32,44,286	₹ 9,82,62,618	



Sr. No.	Description	Date of capitalisation	Date of valuation	Age of machines (in yrs.)	Economic Life (in yrs.)	Salvage Value	Depreciation Factor	Cost of Capitalisation	Net Block	WPI	Inflation	Reproduction cost	Total Depreciation	Depreciated Value	% of Depreciation	Prospective Fair Value	Product Discontinued / Functionally Absolute / Active
1	MOULD FOR PFM CCWS & M.S. CHANNEL RING DIA	02-08-2015	25-03-2021	6	10	5%	0.10	₹ 5,81,441	₹ 4,86,312	f. Manufac	0.00%	₹ 5,81,441	₹ 3,12,051	₹ 2,69,390	5%	₹ 2,55,921	Active After 2013
2	MOULD FOR PFM WSCC & M.S. CHANNEL RING DIA	02-12-2011	25-03-2021	9	10	5%	0.10	₹ 4,44,504	₹ 1,92,381	f. Manufac	0.00%	₹ 4,44,504	₹ 3,93,472	₹ 51,033	5%	₹ 48,481	Active before 2013
3	MOULD FOR PFM TOILET BODY	09-10-2014	25-03-2021	6	10	5%	0.10	₹ 23,078	₹ 18,696	f. Manufac	0.00%	₹ 23,078	₹ 14,170	₹ 8,909	5%	₹ 8,463	Product Discontinued
4	MOULD FOR PFM CCWS 500-01	10-03-2017	25-03-2021	4	10	5%	0.10	₹ 2,09,542	₹ 1,85,773	f. Manufac	0.00%	₹ 2,09,542	₹ 80,498	₹ 1,29,043	5%	₹ 1,22,591	Active After 2013
5	MOULD FOR PFM CCWS	10-05-2016	25-03-2021	5	10	5%	0.10	₹ 56,631	₹ 48,714	f. Manufac	0.00%	₹ 56,631	₹ 26,237	₹ 30,395	5%	₹ 28,829	Active After 2013
6	MOULD FOR PFM CCWS	10-11-2016	25-03-2021	4	10	5%	0.10	₹ 1,25,013	₹ 1,09,531	f. Manufac	0.00%	₹ 1,25,013	₹ 51,930	₹ 73,083	5%	₹ 69,429	Active After 2013
7	VIBRO SERVE FOR 18" POWDER MILL DIA 43	12-05-2015	25-03-2021	6	10	5%	0.10	₹ 1,88,190	₹ 1,55,922	f. Manufac	0.00%	₹ 1,88,190	₹ 1,05,015	₹ 83,175	5%	₹ 79,016	Functionally Obsolete
8	MOULD FOR PFM CCWS 500-01	15-04-2015	25-03-2021	6	10	5%	0.10	₹ 2,60,257	₹ 2,14,965	f. Manufac	0.00%	₹ 2,60,257	₹ 1,47,060	₹ 1,13,198	5%	₹ 1,07,538	Active After 2013
9	MOULD FOR PFM CCWS 100-01 S.S	15-06-2015	25-03-2021	6	10	5%	0.10	₹ 2,97,847	₹ 2,47,585	f. Manufac	0.00%	₹ 2,97,847	₹ 1,63,571	₹ 1,34,276	5%	₹ 1,27,562	Active After 2013
10	MOULD FOR PFM GBR	15-07-2012	25-03-2021	9	10	5%	0.10	₹ 1,16,483	₹ 58,545	f. Manufac	0.00%	₹ 1,16,483	₹ 96,758	₹ 20,225	5%	₹ 19,214	Product Discontinued
11	MOULD FOR PFM 15-01	16-06-2015	25-03-2021	6	10	5%	0.10	₹ 38,380	₹ 31,991	f. Manufac	0.00%	₹ 38,380	₹ 21,067	₹ 17,312	5%	₹ 16,447	Active After 2013
12	MOULD FOR PFM TOILET BODY	17-08-2015	25-03-2021	6	10	5%	0.10	₹ 1,06,829	₹ 89,619	f. Manufac	0.00%	₹ 1,06,829	₹ 56,912	₹ 49,912	5%	₹ 47,417	Product Discontinued
13	MOULD FOR PFM CCWS 100-01 S.S. QTY 6	18-02-2012	25-03-2021	9	10	5%	0.10	₹ 4,42,244	₹ 2,04,354	f. Manufac	0.00%	₹ 4,42,244	₹ 3,82,493	₹ 59,751	5%	₹ 56,764	Active before 2013
14	MOULD FOR PFM WSCC 500-01 & MOULD	18-10-2015	25-03-2021	5	10	5%	0.10	₹ 1,22,976	₹ 1,03,815	f. Manufac	0.00%	₹ 1,22,976	₹ 63,535	₹ 59,441	5%	₹ 56,469	Active After 2013
15	BLOW MOULD FOR 500L RENOVUF TANKS	18-11-2015	25-03-2021	5	10	5%	0.10	₹ 1,69,176	₹ 1,43,258	f. Manufac	0.00%	₹ 1,69,176	₹ 86,039	₹ 83,137	5%	₹ 78,980	Active After 2013
16	MOULD FOR PFM TOILET BASE & MOULD	21-09-2015	25-03-2021	6	10	5%	0.10	₹ 1,64,522	₹ 1,38,454	f. Manufac	0.00%	₹ 1,64,522	₹ 86,156	₹ 78,367	5%	₹ 74,448	Product Discontinued
17	MOULD FOR PFM & M.S. CHANNEL RING DIA	24-07-2016	25-03-2021	5	10	5%	0.10	₹ 2,54,548	₹ 2,20,947	f. Manufac	0.00%	₹ 2,54,548	₹ 1,12,960	₹ 1,41,588	5%	₹ 1,34,508	Functionally Obsolete
18	MOULD FOR PFM CCWS 1000-03	24-12-2011	25-03-2021	9	10	5%	0.10	₹ 1,81,952	₹ 80,544	f. Manufac	0.00%	₹ 1,81,952	₹ 1,60,020	₹ 21,931	5%	₹ 20,835	Active before 2013
19	MOULD FOR PFM CCWS 150-01 S.S. QTY. 4 NONS	25-07-2014	25-03-2021	7	10	5%	0.10	₹ 5,84,209	₹ 4,70,095	f. Manufac	0.00%	₹ 5,84,209	₹ 3,70,253	₹ 2,13,957	5%	₹ 2,03,259	Active After 2013
20	MOULD FOR PFM CCWS & MOULD FOR PFM TOILET BASE	26-12-2014	25-03-2021	6	10	5%	0.10	₹ 1,84,383	₹ 1,50,817	f. Manufac	0.00%	₹ 1,84,383	₹ 1,09,466	₹ 74,918	5%	₹ 71,172	Active After 2013
21	MOULD FOR PFM CCWS 200-01 S.S.	27-08-2015	25-03-2021	6	10	5%	0.10	₹ 3,37,280	₹ 2,82,981	f. Manufac	0.00%	₹ 3,37,280	₹ 1,78,818	₹ 1,58,462	5%	₹ 1,50,538	Active After 2013
22	MOULD FOR PFM GBR QTY 6 & ENERGY EFFICIENT BALL	28-02-2015	25-03-2021	6	10	5%	0.10	₹ 1,73,700	₹ 1,42,977	f. Manufac	0.00%	₹ 1,73,700	₹ 1,00,229	₹ 73,470	5%	₹ 69,797	Product Discontinued
23	MOULD FOR PFM HOPPER FOR CCWS 1000-02	28-05-2012	25-03-2021	9	10	5%	0.10	₹ 27,773	₹ 13,675	f. Manufac	0.00%	₹ 27,773	₹ 23,297	₹ 4,475	5%	₹ 4,251	Active before 2013
24	MOULD FOR PFM CCWS 50-02 S.S	29-07-2015	25-03-2021	6	10	5%	0.10	₹ 2,86,514	₹ 2,39,626	f. Manufac	0.00%	₹ 2,86,514	₹ 1,54,066	₹ 1,32,448	5%	₹ 1,25,826	Active After 2013
25	BLOW MOULD FOR 200L RENOVUF TANK	30-05-2012	25-03-2021	9	10	5%	0.10	₹ 11,43,723	₹ 5,63,189	f. Manufac	0.00%	₹ 11,43,723	₹ 9,58,832	₹ 1,84,891	5%	₹ 1,75,647	Active before 2013
26	MOULD FOR PFMD	30-05-2016	25-03-2021	5	10	5%	0.10	₹ 66,551	₹ 57,418	f. Manufac	0.00%	₹ 66,551	₹ 30,486	₹ 36,065	5%	₹ 34,262	Functionally Obsolete
27	ROTO MOULD FOR CCWS	30-07-2016	25-03-2021	5	10	5%	0.10	₹ 1,88,189	₹ 1,63,360	f. Manufac	0.00%	₹ 1,88,189	₹ 83,218	₹ 1,04,971	5%	₹ 99,722	Active After 2013
28	MOULD FOR PFM & M.S. CHANNEL RING DIA & LID	30-07-2016	25-03-2021	5	10	5%	0.10	₹ 1,81,896	₹ 1,57,897	f. Manufac	0.00%	₹ 1,81,896	₹ 80,435	₹ 1,01,461	5%	₹ 96,388	Functionally Obsolete
29	MOULD FOR PFM FTGBR 200-01 OUTER	31-07-2012	25-03-2021	9	10	5%	0.10	₹ 3,56,641	₹ 1,82,812	f. Manufac	0.00%	₹ 3,56,641	₹ 2,93,232	₹ 63,409	5%	₹ 60,238	Active before 2013
30	ROTO MOULD FOR GBRW	31-07-2012	25-03-2021	9	10	5%	0.10	₹ 50,677	₹ 25,977	f. Manufac	0.00%	₹ 50,677	₹ 41,667	₹ 9,010	5%	₹ 8,560	Product Discontinued
31	MS CHANNEL 75x40MM	24-03-2018	25-03-2021	3	10	5%	0.10	₹ 24,755	₹ 22,778	f. Manufac	0.00%	₹ 24,755	₹ 7,068	₹ 17,687	5%	₹ 16,802	Functionally Obsolete
32	SS304L ROTO MOULD CCWS-200-01	01-12-2017	25-03-2021	3	10	5%	0.10	₹ 56,448	₹ 33,105	f. Manufac	0.00%	₹ 56,448	₹ 17,777	₹ 38,671	5%	₹ 36,737	Active After 2013
33	MOULD for PFM-CCWS-100-01 S.S.M.S.Channel	12-03-2010	25-03-2021	11	10	5%	0.10	₹ 2,48,157	₹ 60,490	f. Manufac	0.00%	₹ 2,48,157	₹ 2,60,358	-	5%	₹ 12,408	Active before 2013
34	MOULD for PFM-CCWS-50-02 S.S.M.S.Channel	12-03-2010	25-03-2021	11	10	5%	0.10	₹ 1,91,394	₹ 46,653	f. Manufac	0.00%	₹ 1,91,394	₹ 2,00,804	-	5%	₹ 9,570	Active before 2013
35	MOULD for PFM-CCWS-100-01 S.S.	12-03-2010	25-03-2021	11	10	5%	0.10	₹ 2,91,296	₹ 71,005	f. Manufac	0.00%	₹ 2,91,296	₹ 3,05,618	-	5%	₹ 14,565	Active before 2013
36	MOULD for PFM-CCWS-50-02 S.S.	12-03-2010	25-03-2021	11	10	5%	0.10	₹ 1,93,390	₹ 47,140	f. Manufac	0.00%	₹ 1,93,390	₹ 2,07,898	-	5%	₹ 9,670	Active before 2013
37	MOULD FOR PFM ISI LID FOR 1000 LTR TWL TANK & M.S.	30-06-2010	25-03-2021	11	10	5%	0.10	₹ 1,03,924	₹ 29,328	f. Manufac	0.00%	₹ 1,03,924	₹ 1,06,058	-	5%	₹ 5,196	Active before 2013
38	MOULD FOR PFM IW5 15-01	31-08-2010	25-03-2021	11	10	5%	0.10	₹ 3,98,539	₹ 1,20,373	f. Manufac	0.00%	₹ 3,98,539	₹ 4,00,292	-	5%	₹ 19,927	Functionally Obsolete
39	MOULD FOR PFM WSCC 500-01	21-12-2010	25-03-2021	10	10	5%	0.10	₹ 90,850	₹ 31,010	f. Manufac	0.00%	₹ 90,850	₹ 88,601	₹ 2,249	5%	₹ 4,542	Functionally Obsolete
40	MOULD FOR PFM ISI LID FOR 5000 LTR TANK POCKET	09-08-2011	25-03-2021	10	10	5%	0.10	₹ 65,200	₹ 26,817	f. Manufac	0.00%	₹ 65,200	₹ 59,666	₹ 5,534	5%	₹ 5,257	Functionally Obsolete
41	MOULD FOR PFMD PT 48-01	20-09-2011	25-03-2021	10	10	5%	0.10	₹ 1,00,633	₹ 43,403	f. Manufac	0.00%	₹ 1,00,633	₹ 90,992	₹ 9,641	5%	₹ 9,159	Active before 2013
42	1000 LTR CAP CLOSED OVEN4 STRAIGHT ARM GAS FIRED	15-09-2011	25-03-2021	10	10	5%	0.10	₹ 21,63,919	₹ 9,12,559	f. Manufac	0.00%	₹ 21,63,919	₹ 19,59,414	₹ 2,04,505	5%	₹ 1,94,280	Functionally Obsolete
43	MS Angle 50° 6 MM for mounting new sinex ace mould	15-09-2018	25-03-2021	3	10	5%	0.10	₹ 44,797	₹ 41,900	f. Manufac	0.00%	₹ 44,797	₹ 10,750	₹ 34,047	5%	₹ 32,345	Functionally Obsolete
44	DIE CORE SET FOR 500 LTR. MACHINE BMC	19-12-2018	25-03-2021	2	10	5%	0.10	₹ 1,83,831	₹ 1,73,456	f. Manufac	0.00%	₹ 1,83,831	₹ 39,569	₹ 1,44,262	5%	₹ 1,37,049	Active After 2013
TOTAL								₹ 1,15,22,282	₹ 68,42,249			₹ 1,15,22,282	₹ 85,33,310	₹ 30,38,298		₹ 29,60,124	Active After 2013



ENCLOSURE-F: EVALUATION OF SOFTWARE | M/s. SINTEX BAPL LIMITED | NALAGARH, BADDI | HIMACHAL PRADESH

Sr. No.	Description	Date of capitalisation	Date Of valuation	Age of machines (in Years)	Economic Life (in Years)	Salvage Value	Depreciation Factor	Cost Of Capitalisation	Net Block	Inflation	Reproduction cost	Total Depreciation	Depreciated Value	% of Deterioration	Prospective Fair Value
1	TALLY ERP9 GOLD (MULTI USER) FOR NALAGARH FACTORY	30-04-2015	25-03-2021	6	3	5%	0.32	₹ 48,600	₹ 3,139	0%	₹ 48,600	₹ 90,906	₹ -	5%	₹ 2,430
2	OFFICESTD 2016 SINGL OLP NL	28-10-2017	25-03-2021	3	3	5%	0.32	₹ 45,000	₹ 19,990	0%	₹ 45,000	₹ 48,567	₹ -	5%	₹ 2,250
TOTAL								₹ 93,600	₹ 23,129		₹ 93,600	₹ 1,39,474	₹ -		₹ 4,680



ENCLOSURE-G: VALUATION OF FURNITURE FIXTURES M/s. SINTEX BAPL LIMITED NALAGARH, BADDI HIMACHAL PRADESH															
Sr. No.	Description	Date of capitalisation	Date Of valuation	Age of machines (in Years)	Economic Life (In Years)	Salvage Value	Depreciation Factor	Cost Of Capitalisation	Net Block	Inflation	Reproduction cost	Total Depreciation	Depreciated Value	% of Deterioration	Prospective Fair Value
1	PHENIX CHAIR 501NO & PHENIX CHAIR 521 NO	17-03-2014	25-03-2021	7	5	5%	0.19	26,563.00	4,138.07	0%	₹ 26,563	₹ 35,467	₹ -	5%	₹ 1,328
2	Visitor Chair	11-05-2019	25-03-2021	2	5	5%	0.19	13,000.00	9,482.40	0%	₹ 13,000	₹ 4,629	₹ 8,371	5%	₹ 7,953
TOTAL								₹ 39,563	₹ 13,620		₹ 39,563	₹ 40,096	₹ 8,371.29		₹ 9,281



ENCLOSURE - H: VALUATION OF VEHICLES | M/s. SINTEX BAPL LIMITED | NALAGARH, BADDI | HIMACHAL PRADESH

Sr. No.	Description	Date of capitalisation	Date Of valuation	Age of machines (in Years)	Economic Life (in Years)	Salvage Value	Depreciation Factor	Cost Of Capitalisation	Net Block	WPI	Inflation	Reproduction cost	Total Depreciation	Depreciated Value	% of Deterioration	Prospective Fair Value
1	CHEVROLET BEAT DIESEL / HP-12F-388	02-10-2013	25-03-2021	7	8	5%	0.12	₹ 4,91,392	₹ 36,733		0%	₹ 4,91,392	₹ 4,36,607	₹ 54,785	5%	₹ 52,046
TOTAL																
								₹ 4,91,392	₹ 36,733			₹ 4,91,392	₹ 4,36,607	₹ 54,785		₹ 52,046



S.No.	Block Name	Floor wise Height (ft.)	Year of construction	Type of construction	Structure condition	Area (in sq. mtr.)	Area (sq. fts.)	Adopted rates (per sq. ft)	Depreciated Market value
1	ADMN. BUILDING (8.00x12.00)	13.12	2014	GI shed roof mounted on iron pillars, trusses frame structure	Average	96	1033.36	₹ 600.00	₹ 6,20,018
2	SECURITY CABIN (3.96x4.69)	11.48	2010	RCC column beams stone masonry walls in cement, bricks, steel etc.	Average	19	199.89	₹ 1,000.00	₹ 1,99,891
3	WORKERS TOILET (6.67x6.02)	13.12	2010	RCC column beams stone masonry walls in cement, bricks, steel etc.	Average	40	432.18	₹ 1,000.00	₹ 4,32,183
4	UTILITY BUILDING (10.00x20.37)(SUB-STATION)	13.12	2010	RCC column beams stone masonry walls in cement, bricks, steel etc.	Average	210	2257.25	₹ 1,000.00	₹ 22,57,253
5	ROTO MOULDING (44.00x85.00)	20.33	2010	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	3,740	40258.11	₹ 800.00	₹ 3,22,06,486
6	PRE MOULDING (41.16x74.73)	20.33	2010	GI shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	3,076	33109.39	₹ 800.00	₹ 2,64,87,510
7	STORAGE SHED (20.00x45.00)	19.68	2016	GI shed roof mounted on iron pillars, trusses frame structure	Average	900	9687.78	₹ 750.00	₹ 72,65,835
8	MOULD STORAGE SHED (44.00x10.00)	14.76	2016	GI shed roof mounted on iron pillars, trusses frame structure	Average	440	4736.25	₹ 700.00	₹ 33,15,374
9	GRINDING SHED (5.70x20.50)	13.12	2016	GI shed roof mounted on iron pillars, trusses frame structure	Average	117	1257.80	₹ 600.00	₹ 7,54,678
10	HEAT SHRINK M/C (5.00x10.00)	16.4	2017	GI shed roof mounted on iron pillars, trusses frame structure	Average	50	538.21	₹ 750.00	₹ 4,03,658
TOTAL (A)						8,687	93,510		₹ 7,39,42,885
11	Boundary			Brick Wall (in Running Meter)	Average	208.83		₹ 2,500.00	₹ 5,22,075.00
				WIRE FENCING WITH GI SHEET (in Running Meter)	Average	2310.88		₹ 1,500.00	₹ 34,66,320.00
TOTAL (B)						2519.71			₹ 39,88,395.00
12	Road			Bituminous (in Running Meter)	Average	396.27		₹ 2,700.00	₹ 10,69,929.00
				Metal (in Running Meter)	Average	149.47		₹ 2,200.00	₹ 3,28,834.00
TOTAL (C)						545.74			₹ 13,98,763.00
13	DRAINAGE LENGTH			SW PIPE (in Running Meter)	Average	35		₹ 4,000.00	₹ 1,40,000.00
	RAINWATER LENGTH			BK Trench (in Running Meter)	Average	396		₹ 1,000.00	₹ 3,96,000.00
TOTAL (D)						431			₹ 5,36,000.00
GRAND TOTAL									₹ 7,98,66,043
REMARKS:-									



1. All these civil structures are located in the premises of M/s. SINTEX- BAPL Limited, at Village- bhatia, Nalagarh industrial area, District- Solan, Himachal Pradesh

2. The covered area of the subject property is taken as per the construction sheet provided by company and sample checked at the site.

3. The valuation of the property has been done by the depreciated replacement cost approach.

