

REPORT FORMAT: V-L4 (RKA – Medium with P&M) | Version: 12.0\_2022

CASE NO.: VIS(2022-23)-PL433-342-618

DATED: 23/11/2022

# VALUATION REPORT

OF

NATURE OF ASSETS	LAND & BUILDING & PLANT & MACHINERY
CATEGORY OF ASSETS	INDUSTRIAL
TYPE OF ASSETS	INDUSTRIAL PLANT

SITUATED AT

PLOT NO.-26, SECTOR-07, IIE, SIDCUL, HARIDWAR, UTTARAKHAND

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU  
Banks

OWNER/S

M/S. HORIBA INDIA PRIVATE LIMITED

REPORT PREPARED FOR

M/S. HORIBA INDIA PRIVATE LIMITED

*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.*

*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 accepted & correct.*

*Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.*

**CORPORATE OFFICE:**

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

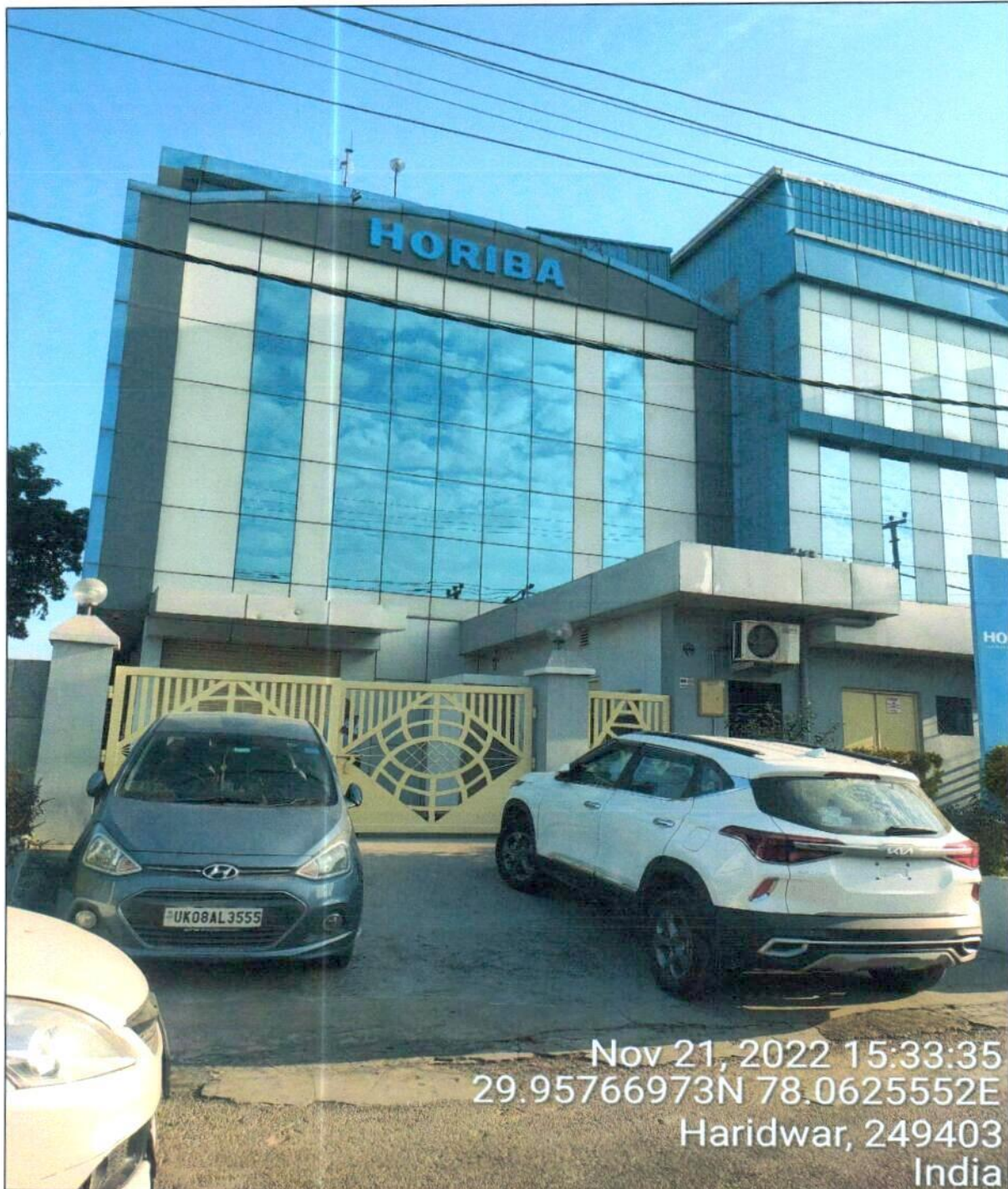
Ph - +91-0120-4110117, 4324647, +91 - 9958632707

E-mail - valuers@rkassociates.org | Website: [www.rkassociates.org](http://www.rkassociates.org)



**PART A**

**SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION**



**SITUATED AT**  
**PLOT NO.-26, SECTOR-07, IIE, SIDCUL, HARIDWAR, UTTARAKHAND**





**PART B**
**SUMMARY OF THE VALUATION REPORT**

S.NO.	CONTENTS	DESCRIPTION		
<b>1.</b>	<b>GENERAL DETAILS</b>			
i.	Report prepared for	M/s. Horiba India Private Limited		
ii.	Work Order No. & Date	16 <sup>th</sup> November 2022		
iii.	Name of Borrower unit	M/S. Horiba India Private Limited		
iv.	Name of Property Owner	M/S. Horiba India Private Limited		
v.	Address & Phone Number of the owner	Plot No.-26, Sector-07, IIE, SIDCUL, Haridwar, Uttarakhand		
vi.	Type of the Property	Industrial Land & Building, Plant & Machinery		
vii.	Type of Valuation Report	Industrial Land & Building and Plant and Machinery Value		
viii.	Report Type	Plain Asset Valuation		
ix.	Date of Inspection of the Property	21 November 2022		
x.	Date of Valuation Assessment	23 November 2022		
xi.	Date of Valuation Report	23 November 2022		
xii.	Property Shown By	<b>Name</b>	<b>Relationship with Owner</b>	<b>Contact Number</b>
		Mr. Ajay Sajwan	Representative	+91 81302 11088
xiii.	Purpose of the Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose		
xiv.	Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative		
xv.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited upto sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Drawing Map & design of the property is out of scope of the work.		
xvi.		<b>Documents Requested</b>	<b>Documents Provided</b>	<b>Documents Reference No.</b>
		Total 06 Documents requested.	Total 05 Documents provided.	05
		Property Title document	Lease Deed	Dated- 29 <sup>th</sup> November 2007





		Occupancy Certificate		Occupancy Certificate	Dated-10 <sup>th</sup> April 2015
		Building Stability Certificate		Building Stability Certificate	Dated: 25 <sup>th</sup> November 2012
		Fixed Asset Register		Fixed Asset Register	Dated- 31 <sup>st</sup> October 2022
		Any Other Document		Application for Change of name of company	Dated 25 <sup>th</sup> September, 2012
		Last paid Electricity Bill		None	---
xvii.	Identification of the property	<input checked="" type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed		
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property		
		<input checked="" type="checkbox"/>	Identified by the Owner's representative		
		<input type="checkbox"/>	Enquired from local residents/ public		
		<input type="checkbox"/>	Identification of the property could not be done properly		
		<input type="checkbox"/>	Survey was not done		

2. VALUATION SUMMARY		
i.	Total Prospective Fair Market Value	Rs. 2,51,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs. 2,13,35,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs. 1,88,25,000/-

3. ENCLOSURES		
a.	Part A	Snapshot of The Asset/ Property Under Valuation
b.	Part B	Valuation Report as per RKA Format Annexure-II
c.	Part C	Characteristics Description of The Asset
d.	Part D	Area Description of The Property
e.	Part E	Procedure of Valuation Assessments
f.	Enclosure 1	Price Trend references Of The Similar Related Properties Available On Public Domain.
g.	Enclosure 2	Google Map – Page No. 33
h.	Enclosure 3	Photographs – Page No. 34-36
i.	Enclosure 4	Copy of Circle Rate – Page No. 37
j.	Enclosure 5	Valuer's Important Remarks





**PART C**

**CHARACTERISTICS DESCRIPTION OF THE ASSET**

**1. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION**



**Snapshot of the Asset/ Property Under Valuation**

This opinion on Valuation report is prepared for the industrial property situated at the aforesaid address. As per the copy of lease deed provided to us total land area of the subject property comes out to be 450 sq.mtr. and the same has been verified by the physical measurement conducted during the time of our site visit through which the area of the total land area of the subject property approximately matches with the area mentioned in the copy of lease deed and the same has been considered for the purpose of this valuation assessment.

The subject property is acquired by virtue of lease deed dated 07<sup>th</sup> September, 2012 having a total tenure of 90 years.

As per our physical measurement total built up area of the subject property comes out to be 9,132 sq.ft. / 848.38 sq.mtr. whereas as per the copy of Occupancy Certificate total built up area of the subject property comes out to be 7,739 sq.ft. / 719 sq.mtr. In such a scenario we have considered the documented area (i.e., 7,739 sq.ft. / 719 sq.mtr.) for the purpose of this valuation assessment.





**STATE INDUSTRIAL DEVELOPMENT  
AUTHORITY OF UTTARAKHAND**

Fifth Floor Pentagon Mall, Sector -12  
Integrated Industrial Estate, SIDCUL Haridwar Uttarakhand  
Tele. fax. + 91 1334235010 Website:- www.sidcul.com

Letter No. :- 8473/SIDA/13  
Map No. :- SIDA/H/C-381/223/2015-16

Dated: - 10/04/13

**OCCUPANCY CERTIFICATE**

I hereby certify that the building work and site development of

**M/s. Horiba India Pvt. Ltd at Plot No. -26, Sector- 07, IIE, SIDCUL Haridwar, having:**

• Plot Area	-	450.00 Sqmt.
• Ground Coverage	-	247.20 Sqmt.
• Total Covered Area (F.A.R.)	-	719.00 Sqmt.

Has been completed under the supervision of **Architect Arun Joshi and Engineer Kuldeep Tyagi.**

It has been inspected by officers of SIDA and I declare that the construction and development has been carried out in accordance with the **General Industrial Development Control Regulations (GIDCR-05/12)**, and the conditions stipulated in the Building Permit Number **AEP/H/1195/848/2012-13** dated 11/01/13.

The building & development work is fit for the use for which it has been permitted. The conditions mentioned in the N.O.C.'s from the concerned departments stands as it is.

  
**CHIEF EXECUTIVE OFFICER**  
State Industrial Development  
Authority of Uttarakhand  
Dehradun.

The subject property is located in a notified industrial of SIDCUL. All the basic and civic amenities are available within the close proximity of the subject property. The subject property is located on internal sector road of IIE SIDCUL which further connects it to SIDCUL bypass road.

In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client misled the valuer by providing the fabricated document, the valuation should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the valuation of the property shown to us on the site and not regarding matching from the documents or searching the property from our own. Banker to verify from district administration/ tehsil level the identification of the property if it is the same matching with the document pledged.

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



Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

## 2. GENERAL DESCRIPTION OF THE PROPERTY

i.	Names of the Legal Owner/s	M/s. Horiba India Private Limited
ii.	Constitution of the Property	Lease hold, have to take NOC in order to transfer
iii.	Since how long owners owing the Property	~10 Years
iv.	Year of Acquisition/ Purchase	2012
v.	Property presently occupied/ possessed by	Lessee


\*NOTE: Please see point 6 of Enclosure: 5 – Valuer's Important Remarks.

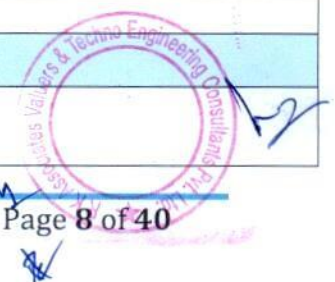
## 3. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	Medicine Dawa Chawk		
ii.	Postal Address of the Property	M/s. Horiba India Private Limited Plot No.-26, Sector-07, IIE, SIDCUL, Haridwar, Uttarakhand		
iii.	Independent access/ approach to the property	Clear independent access is available		
iv.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 29°57'27.4"N 78°03'45.9"E		
v.	Description of adjoining property	Industrial		
vi.	Plot No. / Survey No.	Plot No. - 26		
vii.	Village/ Zone	Industrial Zone (IIE SIDCUL)		
viii.	Sub registrar	Lease Dee executed at the office of SIDCUL		
ix.	District	Haridwar		
x.	City Categorization	Scale-B City		Urban developing
xi.	Characteristics of the locality	Good		Notified Industrial Area
xii.	Property location classification	Road Facing	None	None
xiii.	Property Facing	North Facing		
xiv.	<b>Details of the roads abutting the property</b>			
	a) Main Road Name & Width	SIDCUL Bypass Road	~45 mtr.	
	b)Front Road Name & width	Industrial Road	~45 mtr.	
	c)Type of Approach Road	Bituminous Road		
	d)Distance from the Main Road	600 mtr. from SIDCUL Bypass Road.		
xv.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes, the subject property has proper demarcation.		
xvi.	Is the property merged or colluded with any other property	No, it is an independent single bounded property		
		---		
xvii.	<b>Boundaries schedule of the Property</b>			
a)	Are Boundaries matched		Yes from the available documents	
b)	<b>Directions</b>	<b>As per Sale Deed/TIR</b>		<b>Actual found at Site</b>
	East	Plot No.-25		Plot No.-25
	West	Plot No.-27		Plot No.-27
	North	45 mtr. Road		Road/ Entrance
	South	Plot No.-53		Plot No.-53



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4.	TOWN PLANNING/ ZONING PARAMETERS		
i.	Planning Area/ Zone	Industrial	
ii.	Master Plan currently in force	SIDCUL Master Plan 2021	
iii.	Municipal limits	SIDA	
iv.	Developmental controls/ Authority	SIDA	
v.	Zoning regulations	Industrial	
vi.	Master Plan provisions related to property in terms of Land use	Industrial	
vii.	Any conversion of land use done	NA	
viii.	Current activity done in the property	Industrial	
ix.	Is property usage as per applicable zoning	Yes	
x.	Any notification on change of zoning regulation	NA	
xi.	Street Notification	Industrial	
xii.	Status of Completion/ Occupational certificate	Obtained	Obtained
xiii.	Comment on unauthorized construction if any	The total constructed area exceeds the total covered area (FAR) as provided in the OC	
xiv.	Comment on Transferability of developmental rights	Subjected to prior permission from SIDCUL	
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for industrial purpose.	
xvi.	Comment of Demolition proceedings if any	No	
xvii.	Comment on Compounding/ Regularization proceedings	No	
xviii.	Any information on encroachment	No	
xix.	Is the area part of unauthorized area/ colony	No information available	
5.	ECONOMIC ASPECTS OF THE PROPERTY		
i.	Reasonable letting value/ Expected market monthly rental	NA	
ii.	a) Is property presently on rent	No	
	b) Number of tenants	NA	
	c) Since how long lease is in place	10 Years	
	d) Status of tenancy right	Occupied by lessee	
	e) Amount of monthly rent received	NA	
iii.	Taxes and other outgoing	Annual rent of Rs. 5/- per sq.mtr. per year paid by lessee to the lessor.	
iv.	Property Insurance details	No information available.	
v.	Monthly maintenance charges payable	No information available.	
vi.	Security charges, etc.	No information available.	
vii.	Any other aspect	NA	
6.	SOCIO - CULTURAL ASPECTS OF THE PROPERTY		
i.	Descriptive account of the location of the property in terms of social structure of the area	Industrial area	







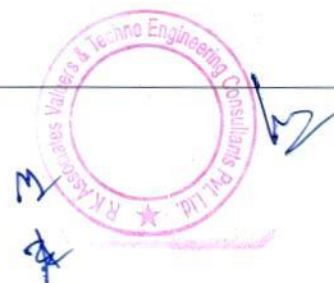
	in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.						
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.			No			
<b>7.</b>	<b>FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES &amp; AMENITIES</b>						
i.	Drainage arrangements			Yes			
ii.	Water Treatment Plant			No			
iii.	Power Supply arrangements	NA	Yes				
		NA	Yes, D.G sets				
iv.	HVAC system			No			
v.	Security provisions			Yes/ Private security guards			
vi.	Lift/ Elevators			Yes			
vii.	Compound wall/ Main Gate			Yes			
viii.	Whether gated society			No			
ix.	Car parking facilities			Yes, within the subject property			
x.	Ventilation			Yes			
xi.	<b>Internal development</b>						
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall		
	No	Yes	No	Yes	Yes		
<b>8.</b>	<b>INFRASTRUCTURE AVAILABILITY</b>						
i.	Description of Aqua Infrastructure availability in terms of:						
	a) Water Supply			Yes			
	b) Sewerage/ sanitation system			Underground			
	c) Storm water drainage			Yes			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			Yes			
	b) Electricity			Yes			
	c) Road and Public Transport connectivity			Yes			
	d) Availability of other public utilities nearby			Transport, Market, Hospital etc. available in close vicinity			
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~2 K.M..	~3 K.M.	~3 K.M.	~8 K.M.	~12 K.M.	NA	~51 K.M.
iv.	Availability of recreation facilities (parks, open spaces etc.)			No recreational facilities available nearby.			
<b>9.</b>	<b>MARKETABILITY ASPECTS OF THE PROPERTY:</b>						
i.	Location attribute of the subject property			Good			
ii.	Scarcity			Demand is good and supply is less.			



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iii.	Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.	
iv.	Any New Development in surrounding area	None	None
v.	Any negativity/ defect/ disadvantages in the property/ location	None	---
vi.	Any other aspect which has relevance on the value or marketability of the property	No	
10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
i.	Type of construction & design	RCC framed pillar beam column structure on RCC slab	
ii.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
iii.	Specifications		
	a) Class of construction	Class B construction (Good)	
	b) Appearance/ Condition of structures	Internal - Good	
		External - Good	
	c) Roof	Floors/ Blocks	Type of Roof
		Ground	RCC
		First	RCC
		Second	RCC
	d) Floor height	~12 ft.	
	e) Type of flooring	Simple Marble & Vitrified tiles	
	f) Doors/ Windows	Not Applicable since this is a Vacant Plot	
	g) Interior Finishing	Neatly plastered and putty coated walls	
	h) Exterior Finishing	Glass Facade	
	i) Interior decoration/ Special architectural or decorative feature	Modern/ contemporary style architecture	
j) Class of electrical fittings	Normal quality fittings used		
k) Class of sanitary & water supply fittings	Ordinary quality fittings used		
iv.	Maintenance issues	No maintenance issue, structure is maintained properly	
v.	Age of building/ Year of construction	~10	2013
vi.	Total life of the structure/ Remaining life expected	60	~50 (depending on regular and proper maintenance)
vii.	Extent of deterioration in the structure	No maintenance issue, structure is maintained properly.	
viii.	Protection against natural disasters viz. earthquakes etc.	Since this is a RCC structure so should be able to withstand moderate intensity earthquakes. Comments are been made only based on visual observation and not any technical testing.	
ix.	Visible damage in the building if any	No visible damages in the structure	
x.	System of air conditioning	Some rooms are covered with windows AC	
xi.	Provision of firefighting	Fire Hydrant System	
xii.	Status of Building Plans/ Maps	Cannot comment since no approved map provided to us on our request	



	a) Authority approving the plan	SIDA
	b) Name of the office of the Authority	SIDA
	c) Is Building as per approved Map	Cannot comment since no approved map provided to us on our request.
	d) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations <input type="checkbox"/> Permissible Alterations <input type="checkbox"/> Not permitted alteration <input type="checkbox"/> Not permitted alteration
	e) Is this being regularized	No such information available.
<b>11.</b>	<b>ENVIRONMENTAL FACTORS:</b>	
i.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No Information
ii.	Provision of rainwater harvesting	No
iii.	Use of solar heating and lighting systems, etc.	No
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Normal industrial and vehicular pollution present.
<b>12.</b>	<b>ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:</b>	
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Plain looking simple structure





**PART D**
**AREA DESCRIPTION OF THE PROPERTY**

1.	Land Area considered for Valuation	450 sq.mtr. (Land Area as per Lease Deed and OC)	
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	NA	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	<b>Covered Area</b>	719 sq.mtr. (As per the OC provided to us)
	Area adopted on the basis of	Occupancy Certificate	
	Remarks & observations, if any	As per our physical measurement total built up area of the subject property comes out to be 9,132 sq.ft. / 848.38 sq.mtr. whereas as per the copy of Occupancy Certificate total built up area of the subject property comes out to be 7,739 sq.ft. / 719 sq.mtr. In such a scenario we have considered the documented area (i.e., 7,739 sq.ft. / 719 sq.mtr.) for the purpose of this valuation assessment.	

**Note:**

1. Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
2. Verification of the area measurement of the property is done based on sample random checking only.
3. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.
4. Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.





**PART E**

**PROCEDURE OF VALUATION ASSESSMENT: LAND & BUILDING**

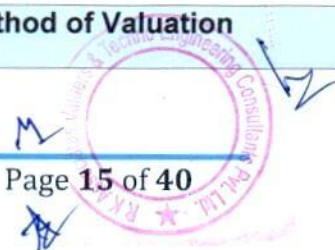
1.		GENERAL INFORMATION		
i.	Important Dates	<b>Date of Inspection of the Property</b>	<b>Date of Valuation Assessment</b>	<b>Date of Valuation Report</b>
		21 November 2022	23 November 2022	23 November 2022
ii.	Client	M/s. Horiba India Private Limited		
iii.	Intended User	M/s. Horiba India Private Limited		
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above. This is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.		
viii.	Manner in which the proper is identified	<input checked="" type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by the owner's representative <input type="checkbox"/> Enquired from local residents/ public <input checked="" type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Type of Survey conducted	Full survey (inside-out with approximate measurements & photographs).		
2.		ASSESSMENT FACTORS		
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.		
ii.	Nature of the Valuation	Fixed Assets Valuation		
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	<b>Nature</b>	<b>Category</b>	<b>Type</b>
		LAND & BUILDING & PLANT & MACHINERY	INDUSTRIAL	INDUSTRIAL
		<b>Classification</b>	Income/ Revenue Generating Asset	



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iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis		Market Value & Govt. Guideline Value	
		Secondary Basis		On-going concern basis	
v.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
vi.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Valuation purpose	
		Industrial	Industrial	Industrial	
vii.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us.  However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith.  Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
viii.	Land Physical Factors	Shape	Size	Layout	
		Rectangle	Small	NA	
ix.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Scale-B City	Good	Good location within locality	NA
		Urban developing	Within Industrial Area	None	
			Within urban developing zone	None	
		Property Facing			
		North Facing			
		x.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system
Yes	Underground			Yes	Easily available
Availability of other public utilities nearby				Availability of communication facilities	
Transport, Market, Hospital etc. are not available in close vicinity				Major Telecommunication Service Provider & ISP connections are	



			available
xi.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Industrial Area	
xii.	Neighbourhood amenities	Good	
xiii.	Any New Development in surrounding area	None	None
xiv.	Any specific advantage/ drawback in the property	Small size plot demand for such plot will be always be good.	
xv.	Property overall usability/ utility Factor	Normal	
xvi.	Do property has any alternate use?	No	
xvii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly	
xviii.	Is the property merged or colluded with any other property	No, it is an independent singly bounded property	
		Comments: NA	
xix.	Is independent access available to the property	Clear independent access is available	
xx.	Is property clearly possessable upon sale	No	
xxi.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value	
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xxii.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value	
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xxiii.	Approach & Method of	<b>Approach of Valuation</b>	<b>Method of Valuation</b>





	Valuation Used	Land	Market Approach	Market Comparable Sales Method
		Building	Cost Approach	Depreciated Replacement Cost Method
xxiv.	Type of Source of Information	Level 3 Input (Tertiary)		
xxv.	<b>Market Comparable</b>			
	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)	1.	Name:	Mr. Manav Gupta
			Contact No.:	+91-70885 50008
			Nature of reference:	Property Consultant
			Size of the Property:	Not Specified
			Location:	SIDCUL Industrial Area
			Rates/ Price informed:	Around Rs.11,000/- to Rs.13,000/- per sq.mtr.
			Any other details/ Discussion held:	As per the discussion held with the above-mentioned property dealer, we came to know that the rates in the concerned area were around Rs.11,000/- to Rs.13,000/- per sq. mtr. for small plots.
		2.	Name:	Radhe Radhe Properties
			Contact No.:	+91-94120 74363
			Nature of reference:	Property Consultant
			Size of the Property:	Not Specified
			Location:	SIDCUL Industrial Area
			Rates/ Price informed:	Around Rs.11,000/- to Rs.13,000/- per sq.mtr.
			Any other details/ Discussion held:	As per the discussion held with the above-mentioned property dealer, we came to know that the rates in the concerned area were around Rs.11,000/- to Rs.13,000/- per sq. mtr. for small plots.
	<b>NOTE: The given information above can be independently verified to know its authenticity.</b>			
xxvi.	Adopted Rates Justification	<p>As per our discussion with the property dealers of the subject location we have gathered the following information: - According to dealers, <b>Rs.11,000/- to Rs.13,000/- per sq.mtr.</b> is the prevailing rate for industrial land nearby the subject property and further depend on size, and location of the property.</p> <p>Based on the above information and keeping in mind the less availability of plots in subject locality we are of the view to adopt a rate of <b>Rs.12,500/- per sq.mtr.</b> for the purpose of this valuation assessment.</p> <p><b>NOTE: We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record.</b></p>		



Related postings for similar properties on sale are also annexed with the Report wherever available.

**xxvii Other Market Factors**

Current Market condition	Growing	
	Remarks: NA	
	Adjustments (-/+): 0%	
Comment on Property Salability Outlook	Easily sellable	
	Adjustments (-/+): 0%	
Comment on Demand & Supply in the Market	Demand	Supply
	Good	Low
	Remarks: Good demand of such properties in the market	
	Adjustments (-/+): 0%	

xxviii Any other special consideration	Reason: NA
	Adjustments (-/+): 0%

xxix Any other aspect which has relevance on the value or marketability of the property	<p>Property is located in developing area.</p> <p>Valuation of the same asset/ property can fetch different values under different circumstances &amp; 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 fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.</p> <p>This Valuation report is prepared based on the facts of the property &amp; market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time &amp; socio-economic conditions prevailing in the region/ 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 domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.</p> <p>Adjustments (-/+): 0%</p>
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xxx Final adjusted & weighted Rates considered for the subject property	<b>Rs.12,500/- per sq.mtr.</b>
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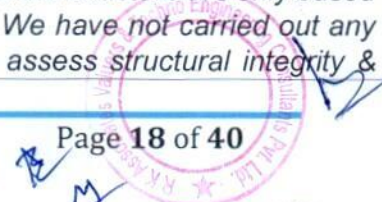
xxxi Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.
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**xxxii Basis of computation & working**

- a. Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.



- b. 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 and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
- c. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.
- d. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.
- e. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.
- f. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- g. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- h. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- i. Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- j. Verification of the area measurement of the property is done based on sample random checking only.
- k. Area of the large land parcels of more than 2500 sq .mtr. or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- l. Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- m. Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- n. Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- o. The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity &





strength.

- p. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- q. This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- r. Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

### xxxiii ASSUMPTIONS

- a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- d. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- e. Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- g. 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. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

### xxxiv SPECIAL ASSUMPTIONS

NA

### xxxv LIMITATIONS

NA

3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs.6,000/- per sq.mtr	Rs.11,000/- to Rs.13,000/- per sq.mtr
b.	Rate adopted considering all characteristics of the property	Rs.6,000/- per sq.mtr	Rs.12,500/- per sq.mtr
c.	Total Land Area considered (documents vs site survey whichever is less)	450 sq.mtr.	450 sq.mtr.
d.	Total Value of land (A)	450 sq. mtr. x Rs.6,000/- per sq.mtr Rs. 27,00,000/-	450 sq.mtr. x Rs.12,500/- per sq.mtr Rs. 56,25,000/-



4.

**VALUATION COMPUTATION OF BUILDING STRUCTURE**
**BUILDING VALUATION OF M/S HORIBA INDIA PVT. LTD. | IIE HARIDWAR | SIDCUL**

Sr. No.	Floor	Type of Structure	Area (in sq.ft)	Height (in ft.)	Year of Constructio n	Plinth Area Rate (in per sq.ft)	Gross Replacement Value (INR)	Depreciation (INR)	Depreciated Replacement Market Value (INR)
1	Ground Floor+ First Floor+ Second Floor	RCC framed pillar beam column on RCC slab	7739	36	2013	₹ 1,600	₹ 1,23,82,791	₹ 16,71,677	₹ 1,07,11,114
<b>TOTAL</b>			<b>7739</b>				<b>₹ 1,23,82,791</b>	<b>₹ 16,71,677</b>	<b>₹ 1,07,11,114</b>

**Remarks:**

1. It has a covered area of 848 sq.mtr. (9132 sq.ft.) as per the site measurement. However, as per the copy of OC provided to the us the covered area shall be 719 sq.mtr. So, for the purpose of this valuation report we have considered the total covered area as 719 sq.mtr.
2. The valuation is done by considering the depreciated replacement cost approach.





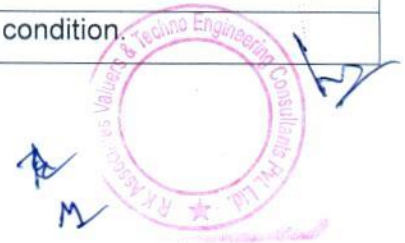
**PART F**

**CHARACTERISTICS DESCRIPTION OF PLANT/ MACHINERY**

S.NO.	CONTENTS		DESCRIPTION
1.	TECHNICAL DESCRIPTION OF THE PLANT/ MACHINERY		
a.	Nature of Plant & Machinery	Automotive, Manufacturer of reagent	
b.	Size of the Plant	Small scale Plant	
c.	Type of the Plant	Semi Automatic	
d.	Year of Installation/ Commissioning/ COD (Commercial Operation Date)	2013	
e.	Production Capacity	140 tons / month	
f.	Capacity at which Plant was running at the time of Survey	100% capacity	
g.	Number of Production Lines	One	
h.	Condition of Machines	Good.	
i.	Status of the Plant	Fully operational	
j.	Products Manufactured in this Plant	Hematology, Clinical Chemistry, etc.	
k.	Recent maintenance carried out on	No information available	
l.	Recent upgradation, improvements if done any	No information available	
m.	Total Gross Block & Net Block of Assets	Gross Block	Net Block
		As on 31/10/2022	
		Rs. 2,65,30,343/-	Rs. 52,59,541/-
n.	Any other Details if any	No	
2.	MANUFACTURING PROCESS		
	No information provided		
3.	TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY		
a.	Technology Type/ Generation Used in this Plant	NA	
b.	Technological Collaborations If Any	No	
c.	Current Technology used for this Industry in Market	NA	
4.	RAW MATERIALS REQUIRED & AVAILABILITY		
	Type of Raw Material	Sodium chloride, HCl, Sodium Sulphate	
	Availability	Yes	
5.	AVAILABILITY & STATUS OF UTILITIES		
	Power/ Electricity	Yes	
	Water	Yes	
	Road/ Transport	Yes	
6.	COMMENT ON AVAILABILITY OF LABOUR		



	Availability	Appears to be easily & adequately available and no labour issues came to our knowledge during site inspection.
	Number of Labours working in the Factory	22
<b>7.</b>	<b>SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY</b>	
	Lot Sale on piecemeal basis. <b>Reason:</b> This is a Small scale Plant and all are general used machines which can be used in similar industry and cost of dismantling and transportation will not be very high. So, for fetching maximum value 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	
<b>8.</b>	<b>DEMAND OF SUCH PLANT &amp; MACHINERY IN THE MARKET</b>	
	Appears to be good as per general information available in public domain.	
<b>9.</b>	<b>SURVEY DETAILS</b>	
a.	Plant has been surveyed by our Engineering Team on dated 21/11/2022.	
b.	Site inspection was done in the presence of Company's Employee of the company Mr. Ajay Sajwan who was available from the company to furnish any specific detail about the Plant & Machinery.	
c.	Our team examined & verified the machines and utilities from the FAR provided by the Company. Only major machinery, process line & equipment has been verified.	
d.	Photographs have also been taken of all the machines and its accessories installed there.	
e.	Plant was found fully operational at the time of survey.	
f.	Details have been cross checked as per the documents provided to us by the company and what was observed at the site.	
g.	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.	
h.	Site Survey has been carried out on the basis of the physical existence of the assets rather than their technical expediency.	
i.	As per the overall site visit summary, the plant was appeared to be in good condition.	





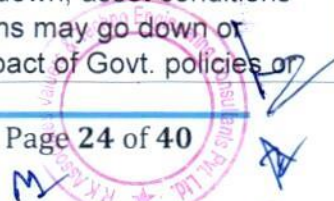
**PART G**
**PROCEDURE OF VALUATION ASSESSMENT:  
PLANT & MACHINERY**

1.	GENERAL INFORMATION			
x.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		21 November 2022	23 November 2022	23 November 2022
xi.	Client	M/s. Horiba India Private Limited		
xii.	Intended User	M/s. Horiba India Private Limited		
xiii.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
xiv.	Purpose of Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose		
xv.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.		
xvi.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above.		
xvii.	Identification of the Assets	<input checked="" type="checkbox"/> Cross checked from the name of the machines mentioned in the FAR/ Inventory list name plate displayed on the machine <input checked="" type="checkbox"/> Identified by the company's representative <input type="checkbox"/> Identified from the available Invoices <input type="checkbox"/> Identification of the machines could not be done properly <input type="checkbox"/> Due to large number of machines / inventory, only major production lines & machines have been checked <input type="checkbox"/> Physical inspection of the machines could not be done		
xviii.	Type of Survey conducted	Only photographs taken (No sample measurement verification),		

2.	ASSESSMENT FACTORS		
xxxvi.	Nature of the Valuation	Fixed Assets Valuation	
xxxvii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category
		PLANT & MACHINERY	INDUSTRIAL
		Classification	Income/ Revenue Generating Asset
xxxviii.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Fair Market Value & Govt. Guideline Value
		Secondary Basis	On-going concern basis
xxxix.	Present market state of the Asset assumed (Premise of Value as per	Under Normal Marketable State	
		Reason: Asset under free market transaction state	



	IVS)				
xl.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xli.	Neighbourhood amenities	Good			
xlii.	Any New Development in surrounding area	None		None	
xlili.	Any specific advantage/ drawback in the plant and machines	None			
xliv.	Machines overall usability/ utility Factor	Normal			
xlv.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value			
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
xlvi.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value			
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.			
xlvii.	Approach & Method of Valuation Used	Approach of Valuation		Method of Valuation	
		Cost Approach		Depreciated Replacement Cost Method	
xlviii.	Type of Source of Information	Level 3 Input (Tertiary)			
xlix.	Any other aspect which has relevance on the value or marketability of the machines	<p>The marketability for the machines depends upon the industry outlook, make, market condition, raw material, maintenance, raw material, usability, capacity.</p> <p>This Valuation report is prepared based on the facts of the assets &amp; market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time &amp; socio-economic conditions prevailing in the region/ country. In future assets market may go down, asset conditions may change or may go worse, plant vicinity conditions may go down or become worse, plant market may change due to impact of Govt. policies or</p>			





effect of domestic/ world economy, usability prospects of the Plant may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.

**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.

**ii. Basis of computation & working**

**Main Basis:**

- s. **Basic Methodology:** For arriving at fair market value of P&M & other fixed assets our engineering team has rationally applied the mixture of 'sales comparison approach (market approach)' and the 'cost approach (depreciated replacement cost)'. 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.
- t. 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.
- u. Main Machinery of this Plant are specific purpose machines used for the manufacturing of measuring instruments and other equipments which include Automatic Electronic Filling Machine (200 litres), Online TOC Analyzer Model HT-110, Electric Transformer +Meter+ Security Perimeter, Spectrophotometer, Electrical Screw Compressor Package, etc. and auxiliary machines like Water treatment plant, air compressor for plant etc.
- v. 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.
- w. Provided Capitalization cost in FAR doesn't include any kind of soft cost like pre-operative, finance, IDC expenses, etc. incurred during establishment of the Project.
- x. For calculating Replacement Cost of the machines as on date, Cost Inflation Index is taken into consideration since this plant is 9 years old and since then fluctuation has occurred in the prices of metals or industrial commodities.
- y. For evaluating depreciation, Central Electricity Commission Guidelines & Chart of Companies Act-2013 for ascertaining useful life of different types of machines are followed. Useful life of machines of the Plant like is taken as 5-15 years.
- z. 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.
- aa. **Underline assumption** for the evaluation of this Plant & Machinery is that it can be sold individually in market since demand of used & second hand machinery of this type is available in the market.
- bb. Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.





- cc. The valuation of the Plant/ Machinery has been done considering the plant as a whole. The individual cost for machines shown is for illustration purpose, and may vary from market rates since the valuation is done using cost approach method and finally cross verified from market approach as a whole plant and not individual machine.
- dd. 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.

#### Other Basis:

- ee. 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 and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
- ff. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- gg. Secondary/ Tertiary costs related to asset transaction like Installation, maintenance and Logistics costs pertaining to the sale/ purchase of the assets are not considered separately while assessing the indicative estimated Market Value and is assumed to be included in the Cost of capitalization provided by the client.
- hh. The condition assessment and the estimation of the residual economic life of the machinery and assets are only based on the visual observations and appearance found during the site survey. We have not carried out any physical tests to assess the working and efficiency of the machines and assets.
- ii. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- jj. Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

#### lii. ASSUMPTIONS

- h. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- i. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- j. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- k. Payment condition during transaction in the Valuation has been considered on all cash basis which includes both formal & informal payment components as per market trend.
- l. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of



the asset unless otherwise stated.

**liii. SPECIAL ASSUMPTIONS**

None

**liv. LIMITATIONS**

None

**VALUATION SUMMARY | PLANT & MACHINERY & OTHER EQUIPMENTS**
**M/S HORIBA INIDA PRIVATE LIMITED**

(SITUATED AT: PLOT NO.-26, SECTOR-07, IIE, SIDCUL, HARIDWAR, UTTARAKHAND)

Sr.No	Particulars	Total Acquisition & Production Cost (INR)	Total Book Value (INR)	Total Gross Current Replacement Cost (INR)	Total Fair Market Value (INR)
1	Plant & Machinery and other equipments	₹ 2,65,30,343	₹ 52,59,541	₹ 3,37,76,015	₹ 87,54,807

**Important Notes-**

- Asset like Plant & Machinery and other related equipments pertaining to M/s. Horiba India Private Limited located at Plot No.-26, Sector-07, IIE, SIDCUL, Haridwar, are considered in this section of valuation report.
- For evaluating useful life of assets, chart of Companies Act-2013 and generally accepted market standards are referred in this assessment to reach the final economical life of a particular asset.
- During the site visit conducted by our engineering team on 21/11/2022, the plant was physically inspected by our team. Different sections set up inside the plant were visually inspected. As per the information available in the public domain, such industries have a useful life of ~15 years.
- Main machines capitalized in the FAR are Automatic Electronic Filling Machine (200 litres), Online TOC Analyzer Model HT-110, Electric Transformer +Meter+ Security Perimeter, Spectrophotometer, Electrical Screw Compressor Package, etc. and auxiliary machines like Water treatment plant, air compressor for plant etc.
- Rate of Inflation has been assessed with the help of price indices of commodities. Price indices have been referred from the Office of Economic Advisor (Government of India). Further inflation in respective commodity has been evaluated and applied to the respective capitalization cost to reach its Gross Current Reproduction Cost.
- Final valuation includes design, erection, procurement, installation & commissioning charges as well.
- The plant was operational at the time of site inspection.
- Overall physical condition of the Plant and machinery is good and there is no maintenance issue found at the time of site inspection.

**3. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET**

S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Land Value (A)	Rs.27,00,000/-	Rs. 56,25,000/-
b.	Value of Building Structure (B)	NA	Rs. 1,07,11,114/-
c.	Plant & Machinery (C)	NA	Rs. 87,54,807/-
d.	<b>Total Add (A+B+C)</b>	<b>Rs.27,00,000/- (Land value only)</b>	<b>Rs. 2,50,90,921/-</b>
e.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
f.	Deductions charged if any	---	NA
	Details/ Justification	---	---
g.	<b>Total Indicative &amp; Estimated Prospective Fair Market Value</b>	---	<b>Rs. 2,50,90,921/-</b>
h.	<b>Rounded Off</b>	---	<b>Rs. 2,51,00,000/-</b>
i.	<b>Indicative &amp; Estimated Prospective Fair Market Value in words</b>	---	<b>Rupees Two Crores Fifty-One Lakh Only</b>
j.	<b>Expected Realizable Value (@ ~15% less)</b>	---	<b>Rs. 2,13,35,000/-</b>



k.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 1,88,25,000/-
l.	Percentage difference between Circle Rate and Fair Market Value	~52%	
m.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
n.	Concluding Comments/ Disclosures if any		
	<p>a. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>b. This valuation has been conducted by R.K Associates Valuers &amp; Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.</p> <p>d. Reference of the property is also taken from 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. However we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.</p> <p>e. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.</p> <p>f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.</p> <p>g. This report only contains opinion based on technical &amp; market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.</p> <p>h. This report is prepared following our Standard Operating Procedures &amp; Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation &amp; working as described above.</p> <p>i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.</p>		
o.	IMPORTANT KEY DEFINITIONS		
	<p><b>Fair Value</b> suggested by the competent Valuer is that prospective estimated amount in his expert &amp; prudent opinion of the subject asset/ property without any prejudice after he has carefully &amp; exhaustively evaluated the facts &amp; information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages &amp; disadvantages and its potential possibilities which is just &amp; equitable 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 &amp; unrestricted market, in an orderly transaction after proper marketing, wherein the</p>		



parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.

**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 in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable 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, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

**Market Value** suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.

Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the market Value definition.

**Realizable Value** is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

**Distress Sale Value\*** is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on 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 will be more on the seller than the buyer.

**Liquidation Value** is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process.



clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

**Difference between Cost, Price & Value:** Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.

Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

p. **Enclosures with the Report:**

- Enclosure: I – References on price trend of the similar related properties available on public domain
- Enclosure: II – Google Map Location
- Enclosure: III – Photographs of the property
- Enclosure: IV – Copy of Circle Rate
- Enclosure V – Valuer's Important Remarks





### 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](mailto: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, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the 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 or any content of this report wholly or partially 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.

Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Deepak Joshi	Arup Banerjee & Manas Upmanyu	Gaurav Sharma
	 	 



## ENCLOSURE: 1 - PRICE TRENDREFERENCES OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN

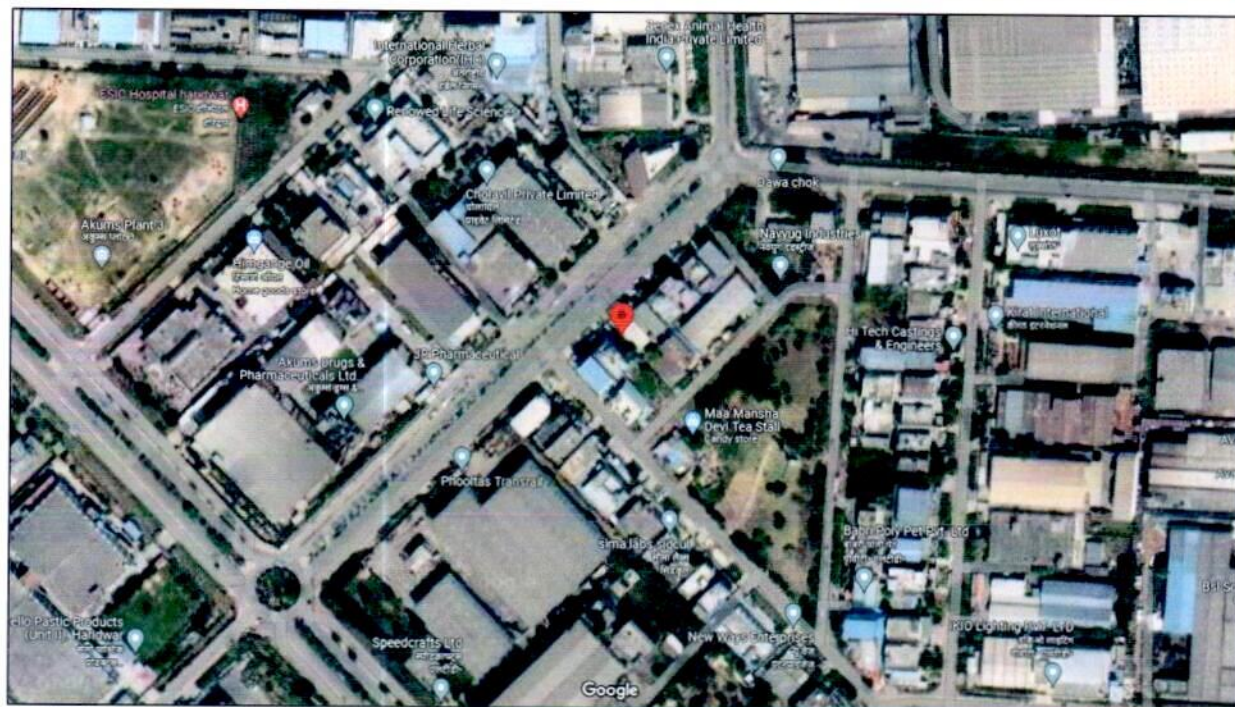
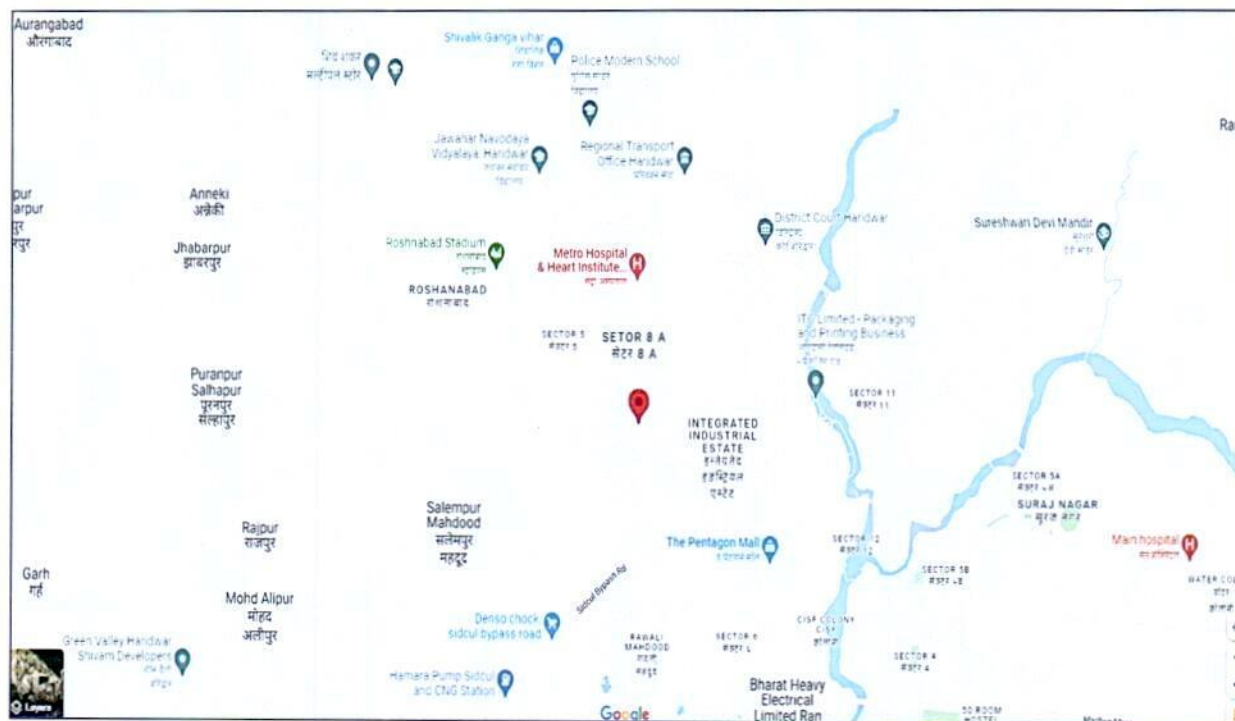
The screenshot shows a property listing on the RealEstateIndia website. The header includes the RealEstateIndia logo, location filters (Haridwar), and navigation links (BUY, RENT, PROJECTS, AGENTS, SERVICES). A yellow button says 'Post Property FREE'. The main content area displays the property title 'Factory for Sale in Sidcul NH 73, Haridwar', the location 'Sidcul, Haridwar by M.I. Associates', and the price '₹ 2.50 Cr. @ ₹2.080'. There are buttons for 'GET PHONE NO.' and 'ENQUIRY NOW'. Below the price, there are links for 'Share Property Feedback' and 'Share this Property'. The bottom section lists property details: Location (Sidcul, Haridwar), Built Up Area (12000 Sq.ft.), Ownership (Individual), Sale Type (Resale), and Age of Property (5 to 10 years).

*[Handwritten signature]*

*[Circular stamp: R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.]*

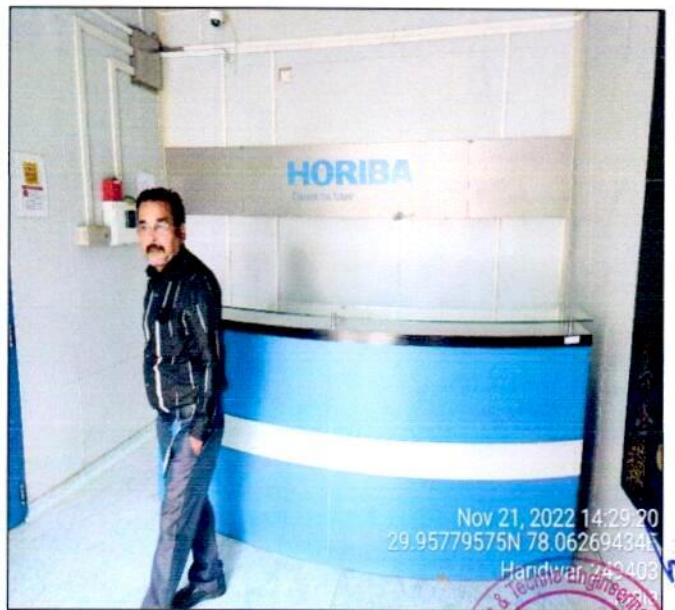


**ENCLOSURE: 2 – GOOGLE MAP LOCATION**

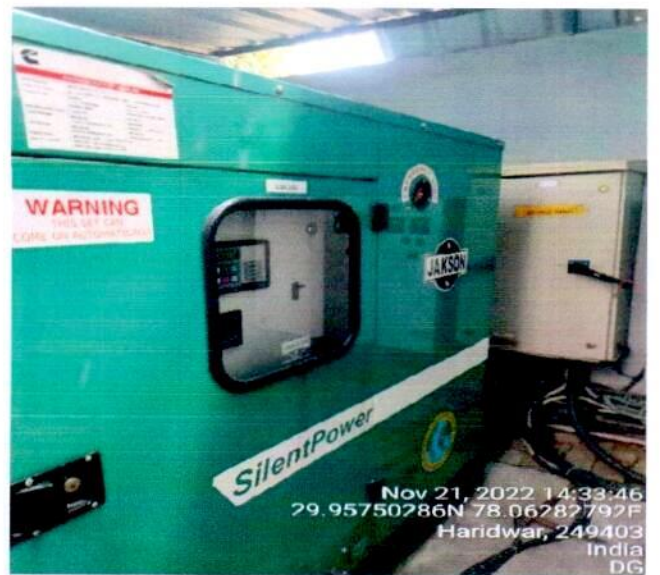




**ENCLOSURE: 3- PHOTOGRAPHS OF THE PROPERTY**














**ENCLOSURE: 4- COPY OF CIRCLE RATE**

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 **State Infrastructure & Industrial Development Corporation Uttarakhand Ltd.**  
A Government of Uttarakhand Enterprise

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**Land Rate**  
Land Availability > Land Rate

S.No.	Name of Industrial Estate	Industrial (Reserve Price)	Institutional (Reserve Price)	Commercial (Reserve Price)	Residential (Reserve Price)
1.	IIE Pantnagar	6500 per sqmt	9500 per sqm	13000 per sqm	11500 per sqm
2.	IIE Sitarganj Phase- II	2500 per sqmt	4000 per sqm	5000 per sqm	4500 per sqm
3.	IIE Haridwar	6000 per sqmt	9500 per sqm	13000 per sqm	11500 per sqm
4.	IIE Escort Farm, Kashipur	2850 per sqmt	3750 per sqm	5400 per sqm	5400 per sqm
5.	IIE Sigaddi Growth Centere, Kotdwar	2000 per sqmt	5000 per sqm	6000 per sqm	5000 per sqm





## ENCLOSURE: 5 – VALUER'S IMPORTANT REMARKS

1.	Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2.	The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3.	Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4.	In the course of the valuation, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment.
5.	Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services and same has not been done in this report unless otherwise stated.
6.	Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and should not be construed as a professional opinion. Legal aspects are out of scope of this report. Details mentioned related to legal aspect are only based on the copy of the documents provided to us and whatever we can interpret as a non-legally trained person. This should be cross validated with a legal expert. We do not vouch any responsibility regarding the same.
7.	We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed.
8.	This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation. 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.
9.	We have relied on the data from third party, external sources & information available on public domain to conclude the valuation. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
10.	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 and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
11.	Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of the asset given in this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.
12.	Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report.
13.	We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
14.	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 site inspection and 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.
15.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
16.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.



17.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
18.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
19.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
20.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
21.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
22.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. 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.
23.	Valuation of the same asset/ property can fetch different values under different circumstances & 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 open market through free market transaction then it 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, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
24.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions 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. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
25.	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.
26.	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 and the subject unit must be approved in all respect.
27.	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 the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
28.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	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.
31.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.



32.	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, demand & supply prevailing in the market 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 take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
33.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34.	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. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
35.	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.
36.	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.
37.	As per IBA Guidelines & Bank Policy, 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.
38.	<b>Defect Liability Period is 15 DAYS.</b> We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	Our Data retention policy is of <b>ONE YEAR</b> . 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.
41.	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 we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
42.	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.
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
44.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.



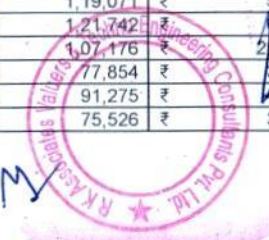


# VALUATION OF PLANT & MACHINERY

S. No.	Description of Assets	Nature of Assets	Date of Capitalization	Life Consumed (Years)	Estimated Economic life of the Assets (Years)	Cost of Capitalization	Net Block	Rate of Inflation	Estimated Reproduction Cost of the Asset	Current Depreciated Market Value
1	Water Treatment Plant	Machinery & Equipment	01-09-2013	9.20	15	₹ 68,98,304	₹ 16,29,263	41%	₹ 97,02,291	₹ 40,47,383
2	Automatic Electronic Filling Machine (200 Ltr)	Machinery & Equipment	01-09-2013	9.20	15	₹ 9,61,932	₹ 2,27,192	-7%	₹ 8,90,299	₹ 3,71,395
3	Automatic Electronic Net Weight Filling Machine	Machinery & Equipment	01-09-2013	9.20	15	₹ 9,32,783	₹ 2,20,308	15%	₹ 10,72,471	₹ 4,47,389
4	210 - Osmometer , Model 210	Machinery & Equipment	01-09-2013	9.20	15	₹ 9,17,969	₹ 2,16,809	22%	₹ 11,17,712	₹ 4,66,262
5	Online TOC Analyzer Model HT-110	Machinery & Equipment	01-09-2013	9.20	10	₹ 7,91,741	₹ 1,86,996	-2%	₹ 7,79,278	₹ 97,983
6	Pump with 5mm Filter Regulator & Needle Valve	Machinery & Equipment	01-09-2013	9.20	10	₹ 7,89,092	₹ 1,86,370	6%	₹ 8,38,366	₹ 1,05,413
7	ABX PENTRA 60	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 6,79,732	₹ -	44%	₹ 9,78,914	₹ 48,946
8	PP FRP Tank 1600MMDIA X 1750 HT VERTICAL	Machinery & Equipment	01-09-2013	9.20	10	₹ 6,61,442	₹ 1,56,222	52%	₹ 10,07,298	₹ 1,26,654
9	Electric Transformer +Meter+ Security Perimeter	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	15	₹ 6,47,273	₹ -	57%	₹ 10,16,401	₹ 4,23,999
10	2 KL PP+FRP Vessel 1500 Dia X 1300 HT	Machinery & Equipment	22-03-2018	4.64	10	₹ 5,32,000	₹ 3,25,111	25%	₹ 6,66,705	₹ 3,72,540
11	Spectrophotometer	Machinery & Equipment	01-09-2013	9.20	10	₹ 4,84,813	₹ 1,14,505	45%	₹ 7,02,081	₹ 88,277
12	Air Compressor For Plant	Machinery & Equipment	16-02-2015	7.74	10	₹ 4,22,708	₹ 1,49,709	4%	₹ 4,39,011	₹ 1,16,021
13	PP FRP Tank 1000MMDIA X 1500 MM HT	Machinery & Equipment	01-09-2013	9.20	10	₹ 4,21,692	₹ 99,596	10%	₹ 4,64,395	₹ 58,391
14	Cold Room-1	Tools, Jigs, Furniture & Fixtures	17-11-2020	1.99	5	₹ 4,08,000	₹ 2,44,800	-8%	₹ 3,73,340	₹ 2,32,062
15	Dispensing Booth	Machinery & Equipment	01-09-2013	9.20	10	₹ 3,58,091	₹ 84,575	42%	₹ 5,09,140	₹ 64,017
16	Air Operate Diaphragm Make Tapflo	Machinery & Equipment	12-07-2018	4.34	10	₹ 3,07,610	₹ 41,015	26%	₹ 3,88,926	₹ 2,28,613
17	Cold Room-2	Tools, Jigs, Furniture & Fixtures	17-11-2020	1.99	5	₹ 3,04,000	₹ 1,82,400	4%	₹ 3,15,068	₹ 1,95,841
18	MGF+Softener	Machinery & Equipment	21-03-2018	4.65	10	₹ 2,82,500	₹ 1,72,639	-24%	₹ 2,15,194	₹ 1,20,189
19	Power Control System For Servo Stabilizer	Tools, Jigs, Furniture & Fixtures	12-01-2015	7.84	5	₹ 2,71,169	₹ -	55%	₹ 4,20,742	₹ 21,037
20	Almirah SS 304 (8110LX600WX800H)	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 2,67,436	₹ -	4%	₹ 2,79,333	₹ 13,967
21	BOD Incubator BCD 10 - 110ltr GMP	Machinery & Equipment	01-09-2013	9.20	10	₹ 2,63,826	₹ 62,311	16%	₹ 3,06,983	₹ 38,599
22	Pilfer Proof Cap cavity 4 Injection Moulds	Tools	01-09-2013	9.20	5	₹ 2,54,699	₹ -	42%	₹ 3,62,136	₹ 18,107
23	Blue Star Cold Room	Tools, Jigs, Furniture & Fixtures	16-12-2014	7.91	5	₹ 2,47,860	₹ -	32%	₹ 3,27,964	₹ 16,398
24	Thermo Scientific Sorvall Legend Micro 21R	Machinery & Equipment	01-09-2013	9.20	10	₹ 2,42,688	₹ 57,319	42%	₹ 3,45,058	₹ 43,386
25	Electrical Screw Compressor Package	Machinery & Equipment	01-09-2013	9.20	10	₹ 2,40,877	₹ 56,891	42%	₹ 3,40,934	₹ 42,868
26	ABX MICROS 60 OT	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 2,32,702	₹ -	44%	₹ 3,35,125	₹ 16,756
27	Eco Airsampler	Machinery & Equipment	01-09-2013	9.20	10	₹ 2,30,004	₹ 54,323	7%	₹ 2,45,059	₹ 30,813
28	Polycom HDX-6000 with Trolley	Tools, Jigs, Furniture & Fixtures	04-09-2012	10.19	5	₹ 2,25,637	₹ -	55%	₹ 3,49,057	₹ 17,453
29	1000ml Square Bottle 2 Blow Moulds	Tools	01-09-2013	9.20	5	₹ 2,22,862	₹ -	42%	₹ 3,16,869	₹ 15,843
30	Dynamic Pass Box (450 X 450 X 600)	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 2,21,566	₹ -	39%	₹ 3,08,300	₹ 15,415
31	0.4 Ltr Cap (mould)	Tools	30-07-2019	3.29	5	₹ 2,20,000	₹ 73,333	-10%	₹ 1,97,790	₹ 74,193
32	Hot Melt System	Machinery & Equipment	01-09-2013	9.20	8	₹ 1,98,645	₹ 46,917	42%	₹ 2,82,437	₹ 14,122
33	Weighing Scale - Make Melter MS 32000L	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 1,97,742	₹ -	45%	₹ 2,86,360	₹ 14,318
34	Matrix EPABX System [M151-002933]	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 1,87,624	₹ -	29%	₹ 2,42,736	₹ 12,137
35	500ml Square Bottle 2 Blow Moulds	Tools	01-09-2013	9.20	5	₹ 1,78,289	₹ -	42%	₹ 2,53,495	₹ 12,675
36	Water Bath refrigerated #8506 Sno ACC-042/ACC041	Machinery & Equipment	01-09-2013	9.20	8	₹ 1,73,631	₹ 41,009	1%	₹ 1,74,789	₹ 8,739
37	Autoclave 7441SLE Sno ACC-609	Machinery & Equipment	01-09-2013	9.20	8	₹ 1,66,866	₹ 39,411	42%	₹ 2,37,253	₹ 11,863
38	Deep Freezer with Stabilizer - 20°C	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 1,61,818	₹ -	24%	₹ 2,01,107	₹ 10,055
39	Rubber part Cap cavity 4 Injection Moulds	Tools	01-09-2013	9.20	5	₹ 1,59,187	₹ -	18%	₹ 1,88,343	₹ 9,417
40	HIKVISION CCTV System	Tools, Jigs, Furniture & Fixtures	30-11-2018	3.96	5	₹ 1,48,231	₹ 29,646	52%	₹ 2,25,958	₹ 56,138
41	Matrix Centralised Web Access System	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 1,32,306	₹ -	19%	₹ 1,57,693	₹ 7,885
42	Laminar Air Flow	Machinery & Equipment	01-09-2013	9.20	8	₹ 1,22,167	₹ 28,854	45%	₹ 1,76,916	₹ 8,846
43	0.4 Ltr. Bottle Mould	Tools	30-07-2019	3.29	5	₹ 1,00,000	₹ 33,333	24%	₹ 1,24,324	₹ 46,635
44	Revolving chairs	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 95,257	₹ -	25%	₹ 1,19,071	₹ 5,954
45	Conductivity Meter Con 700 S No. 874482,856739	Machinery & Equipment	01-09-2013	9.20	8	₹ 93,581	₹ 22,102	30%	₹ 1,21,742	₹ 6,087
46	Autoclave STWL Sereis 75 Lit(7440STWL)	Machinery & Equipment	06-10-2016	6.11	8	₹ 89,250	₹ -	20%	₹ 1,07,176	₹ 29,470
47	Refrigerated Air Dryer	Machinery & Equipment	01-09-2013	9.20	8	₹ 79,578	₹ 18,795	-2%	₹ 77,854	₹ 3,893
48	Turbidity Meter Model AQ3010	Tools, Jigs, Furniture & Fixtures	08-06-2015	7.43	5	₹ 78,750	₹ -	16%	₹ 91,275	₹ 4,584
49	APC UPS SRC 5000 xxi	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 77,000	₹ -	-2%	₹ 75,526	₹ 3,776

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# VALUATION OF PLANT & MACHINERY

S. No.	Description of Assets	Nature of Assets	Date of Capitalization	Life Consumed (Years)	Estimated Economic life of the Assets (Years)	Cost of Capitalization	Net Block	Rate of Inflation	Estimated Reproduction Cost of the Asset	Current Depreciated Market Value
50	Air Curtain (MS) 1250MM	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 75,961	₹ -	25%	₹ 94,951	₹ 4,748
51	Almirah SS 304 (2000LX600WX800H)	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 75,271	₹ -	39%	₹ 1,04,737	₹ 5,237
52	White Reversible 4-way Entry Type Moulded Pallet	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 69,001	₹ -	9%	₹ 75,078	₹ 3,754
53	Almirah SS 304 (2150LX600WX800H)	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 68,428	₹ -	39%	₹ 95,215	₹ 4,761
54	L Shape Workstation	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 68,148	₹ -	25%	₹ 85,185	₹ 4,259
55	Weighing Balance - 200 gm	Tools, Jigs, Furniture & Fixtures	09-08-2019	3.26	5	₹ 68,000	₹ 23,800	2%	₹ 69,600	₹ 26,438
56	Weighing Scale - Make Melter ME 802/A04	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 64,324	₹ -	5%	₹ 67,362	₹ 3,368
57	Weighing Scale - Make Melter ME 802/A04	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 64,324	₹ -	22%	₹ 78,320	₹ 3,916
58	Linear Workstation	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 64,029	₹ -	4%	₹ 66,365	₹ 3,318
59	Almirah SS 304 (2400LX700WX800H)	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 61,971	₹ -	1%	₹ 62,357	₹ 3,118
60	HP 28 RPM Motor with 1MM Teflon	Machinery & Equipment	01-09-2013	9.20	8	₹ 60,929	₹ 14,391	44%	₹ 87,524	₹ 4,376
61	Scanner with Printer LX300	Machinery & Equipment	01-09-2013	9.20	8	₹ 60,432	₹ 14,273	43%	₹ 86,200	₹ 4,310
62	Storage Almirah 2400X450X1200	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 60,403	₹ -	25%	₹ 75,504	₹ 3,775
63	Taski Vacuum 22 W&D (8004270);	Tools, Jigs, Furniture & Fixtures	01-04-2014	8.62	5	₹ 60,332	₹ -	48%	₹ 89,018	₹ 4,451
64	PH Meter PH700, Sno 929609, 929977	Machinery & Equipment	01-09-2013	9.20	8	₹ 59,756	₹ 14,113	45%	₹ 86,536	₹ 4,327
65	Cabin Table 1225X600X750	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 59,718	₹ -	39%	₹ 83,095	₹ 4,155
66	Almirah SS 304 (1500LX700WX800H)	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 58,598	₹ -	39%	₹ 81,537	₹ 4,077
67	Cabin Table 1125X600X750	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 58,343	₹ -	-18%	₹ 47,962	₹ 2,398
68	MISC Rack 42U (42UX600X1000MMD) for Server	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 58,241	₹ -	-18%	₹ 47,878	₹ 2,394
69	Conference Table	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 58,034	₹ -	-18%	₹ 47,708	₹ 2,385
70	Peristatic Pump PP301VSS Sno 1303062	Machinery & Equipment	01-09-2013	9.20	8	₹ 58,022	₹ 13,704	42%	₹ 82,123	₹ 4,106
71	Reception Table 1800X450X1050	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 57,198	₹ -	-10%	₹ 51,397	₹ 2,570
72	Modular 4FT High Partition	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 56,626	₹ -	-18%	₹ 46,198	₹ 2,310
73	Storage 2000X300X2100	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 53,603	₹ -	39%	₹ 74,586	₹ 3,729
74	Electronics Weighing Machine (0.0001 gm -220 gm)	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 51,782	₹ -	12%	₹ 57,919	₹ 2,896
75	Almirah SS 304 (1000LX600WX800H)	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 50,369	₹ -	7%	₹ 54,133	₹ 2,707
76	Nilkamal BITO Upright P11 L2150 YST250	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 49,329	₹ -	36%	₹ 66,913	₹ 3,346
77	1R X 10" Liquid Housing IN - 340011P25TT02	Machinery & Equipment	01-09-2013	9.20	5	₹ 49,102	₹ 11,597	42%	₹ 69,814	₹ 3,491
78	Raks Almirah	Furniture & Fixtures-Office Use	20-01-2015	7.82	5	₹ 47,577	₹ -	-13%	₹ 41,433	₹ 2,072
79	2 Ton AC for Wet Lab- Haridwar	Tools, Jigs, Furniture & Fixtures	12-12-2020	1.92	5	₹ 47,500	₹ 29,292	-20%	₹ 38,141	₹ 24,211
80	Almirah SS 304 (750LX600WX800H)	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 46,237	₹ -	25%	₹ 57,796	₹ 2,890
81	Voltas Split AC 2 TON 3 Star	Tools, Jigs, Furniture & Fixtures	15-12-2014	7.91	5	₹ 45,035	₹ -	30%	₹ 58,425	₹ 2,921
82	Voltas Split AC 2 TON 3 Star	Tools, Jigs, Furniture & Fixtures	15-12-2014	7.91	5	₹ 45,033	₹ -	8%	₹ 48,443	₹ 2,422
83	Revolving Chair	Furniture & Fixtures-Office Use	29-03-2011	11.63	5	₹ 42,614	₹ -	-5%	₹ 40,377	₹ 2,019
84	F.P. Wet & Dry Vacuum Cleaner ZW 77 SSC DM	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 41,882	₹ -	-12%	₹ 37,033	₹ 1,852
85	Elevator -AA 5100X320X600 - Overhead Storage -B	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 41,674	₹ -	4%	₹ 43,528	₹ 2,176
86	Linear Workstation	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 41,542	₹ -	39%	₹ 57,804	₹ 2,890
87	ULV Fogger	Machinery & Equipment	01-09-2013	9.20	5	₹ 40,108	₹ 9,473	42%	₹ 57,026	₹ 2,851
88	Shrink Wrap Machine	Tools, Jigs, Furniture & Fixtures	27-06-2020	2.38	5	₹ 40,000	₹ 20,667	-20%	₹ 32,038	₹ 17,547
89	AMF Bypass panel	Machinery & Equipment	28-12-2020	1.88	5	₹ 38,955	₹ 32,733	-21%	₹ 30,620	₹ 19,696
90	Strapping Machine	Machinery & Equipment	07-01-2014	8.85	5	₹ 38,816	₹ 10,243	-4%	₹ 37,266	₹ 1,863
91	Hand Pallet Truck - GPT2500H	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 38,449	₹ -	43%	₹ 54,967	₹ 2,748
92	Deep freezer	Tools, Jigs, Furniture & Fixtures	30-07-2020	2.29	5	₹ 36,900	₹ 19,680	63%	₹ 60,305	₹ 34,079
93	1 Round 5 inch Liquid Housing IN -340015P25TT02	Machinery & Equipment	01-09-2013	9.20	5	₹ 36,697	₹ 8,667	61%	₹ 58,915	₹ 2,946
94	NILKAMAL BITO STD BEAMSLIP90TIX2300RL20040RG	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 36,079	₹ -	36%	₹ 48,940	₹ 2,447
95	Vacuum Pump	Machinery & Equipment	01-09-2013	9.20	5	₹ 35,820	₹ 8,460	48%	₹ 53,102	₹ 2,655
96	NILKAMAL BITO D. PANEL STD 4B LLX295*1007 GALV	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 35,712	₹ -	36%	₹ 48,442	₹ 2,422
97	Sigma Sealing Machine	Tools, Jigs, Furniture & Fixtures	24-12-2021	0.89	5	₹ 35,400	₹ 28,910	-14%	₹ 30,514	₹ 15,360
98	Weighing Machine -Printer	Tools, Jigs, Furniture & Fixtures	26-06-2019	3.38	5	₹ 33,520	₹ 10,615	-10%	₹ 30,094	₹ 10,748

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# VALUATION OF PLANT & MACHINERY

S. No.	Description of Assets	Nature of Assets	Date of Capitalization	Life Consumed (Years)	Estimated Economic life of the Assets (Years)	Cost of Capitalization	Net Block	Rate of Inflation	Estimated Reproduction Cost of the Asset	Current Depreciated Market Value
99	New Brass Weights ( 20Kg, 10Kg, 5Kg)	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 33,185	₹ -	5%	₹ 34,752	₹ 1,738
100	Refrigerator LG Model No 2-8 deg	Machinery & Equipment	01-09-2013	9.20	5	₹ 32,696	₹ 7,722	-6%	₹ 30,816	₹ 1,541
101	CCTV Camera	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 32,351	₹ -	7%	₹ 34,734	₹ 1,737
102	PH Meter PH Tutor + 73529 Sno 910593	Machinery & Equipment	01-09-2013	9.20	5	₹ 31,761	₹ 7,501	8%	₹ 34,290	₹ 1,715
103	Microfil Filter System	Machinery & Equipment	01-09-2013	9.20	5	₹ 31,744	₹ 7,497	5%	₹ 33,286	₹ 1,664
104	Microscope Set	Machinery & Equipment	01-09-2013	9.20	5	₹ 31,046	₹ 7,333	24%	₹ 38,582	₹ 1,929
105	Magnetic stirrer - 20 Ltr	Tools, Jigs, Furniture & Fixtures	09-08-2019	3.26	5	₹ 31,000	₹ 10,850	23%	₹ 37,997	₹ 14,434
106	Cabin Table 1200X600X750	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 29,514	₹ -	-10%	₹ 26,521	₹ 1,326
107	Elevator -BB 3600X320X600 - Overhead Storage -A	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 29,417	₹ -	39%	₹ 40,933	₹ 2,047
108	Elevator -BB 3500X320X600 - Overhead Storage -B	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 29,416	₹ -	39%	₹ 40,931	₹ 2,047
109	Raks Alimrah	Furniture & Fixtures-Office Use	20-01-2015	7.82	5	₹ 28,960	₹ -	50%	₹ 43,452	₹ 2,173
110	Printer RS-P25/01 Sno B248566426 for balance	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 28,904	₹ -	59%	₹ 45,894	₹ 2,295
111	Printer RS-P25/01 Sno B248566446 for balance	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 28,904	₹ -	59%	₹ 45,894	₹ 2,295
112	NiceLabel Designer Pro Software Version 6	Computer Software	11-05-2015	7.51	5	₹ 28,350	₹ -	90%	₹ 53,892	₹ 2,695
113	Security Table (Table & Pedestal Set)	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 27,782	₹ -	-18%	₹ 22,839	₹ 1,142
114	Projector Epson S No EBS02	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 27,545	₹ -	40%	₹ 38,662	₹ 1,933
115	Panasonic LCD 32" 32X11D	Tools, Jigs, Furniture & Fixtures	09-09-2012	10.18	5	₹ 27,000	₹ -	45%	₹ 39,230	₹ 1,961
116	Standard Table with Drawer SS304 (900LX600WX800H)	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 26,996	₹ -	22%	₹ 32,832	₹ 1,642
117	3 Star Split Air Conditioners For Control Sample	Tools, Jigs, Furniture & Fixtures	13-12-2018	3.92	5	₹ 26,966	₹ 5,843	18%	₹ 31,778	₹ 8,113
118	3 Star Hi-Wall Split Air Conditioners For Canteen	Tools, Jigs, Furniture & Fixtures	13-12-2018	3.92	5	₹ 26,966	₹ 5,843	20%	₹ 32,382	₹ 8,267
119	Elevator -CC 3300X320X600 - Overhead Storage -A	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 26,964	₹ -	27%	₹ 34,185	₹ 1,709
120	Air Curtain (SS304) 1100MM	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 26,205	₹ -	-10%	₹ 23,547	₹ 1,177
121	BOD Incubator	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 25,891	₹ -	47%	₹ 37,957	₹ 1,898
122	32 Inch Samsung LED for V.C	Tools, Jigs, Furniture & Fixtures	26-10-2015	7.05	5	₹ 25,750	₹ -	55%	₹ 40,033	₹ 2,002
123	Micropipette (20-200ul)	Machinery & Equipment	01-09-2013	9.20	5	₹ 24,926	₹ 5,887	30%	₹ 32,291	₹ 1,615
124	Micropipette (0.1-1.0 ml)	Machinery & Equipment	01-09-2013	9.20	5	₹ 24,926	₹ 5,887	-16%	₹ 20,938	₹ 1,047
125	Polycom sound station	Tools, Jigs, Furniture & Fixtures	07-10-2014	8.10	5	₹ 24,675	₹ -	37%	₹ 33,691	₹ 1,685
126	TSC TTP 345 BARCODE PRINTER	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 23,100	₹ -	59%	₹ 36,679	₹ 1,834
127	TSC TTP 345 BARCODE PRINTER	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 23,100	₹ -	59%	₹ 36,679	₹ 1,834
128	Forbes Pro Wet & Dry Vacuum Cleaner ZW35SSC	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 22,035	₹ -	-3%	₹ 22,263	₹ 1,113
129	S.S. Chair	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 20,557	₹ -	25%	₹ 25,696	₹ 1,285
130	Display board + Installation	Furniture & Fixtures-Office Use	18-02-2014	8.74	5	₹ 19,745	₹ -	36%	₹ 26,830	₹ 1,341
131	Oven (24X26X18) - SM Scientific	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 19,418	₹ -	40%	₹ 27,255	₹ 1,363
132	Incubator (18X18) - SM Scientific	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 19,418	₹ -	21%	₹ 23,453	₹ 1,173
133	Oven (18X18X18) - SM Scientific	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 19,418	₹ -	56%	₹ 30,339	₹ 1,517
134	Small shoe rack	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 19,272	₹ -	39%	₹ 26,816	₹ 1,341
135	Storage Almirah 750X450X1200	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 18,878	₹ -	39%	₹ 26,268	₹ 1,313
136	Sight Glass with Prov. Of Nozzle	Machinery & Equipment	01-09-2013	9.20	5	₹ 18,256	₹ 4,312	36%	₹ 24,782	₹ 1,239
137	NILKAMAL BITO D. PANEL STD 4B LLX295*1007 GALV	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 17,969	₹ -	36%	₹ 24,374	₹ 1,219
138	S.S 304 Grade Table with Top Black	Furniture & Fixtures-Office Use	07-06-2016	6.44	5	₹ 17,876	₹ -	39%	₹ 24,851	₹ 1,243
139	Racks Alimrah	Furniture & Fixtures-Office Use	20-01-2015	7.82	5	₹ 16,961	₹ -	33%	₹ 22,538	₹ 1,127
140	Dry and Wet Vacuum Cleaner 30 L	Tools, Jigs, Furniture & Fixtures	02-04-2014	8.62	5	₹ 16,231	₹ -	33%	₹ 21,514	₹ 1,076
141	Regrigerator - Kelvinator	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 16,182	₹ -	16%	₹ 18,833	₹ 942
142	Electronics Weighing Machine (10gm to 6 KG)	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 15,535	₹ -	8%	₹ 16,758	₹ 838
143	Electronics Weighing Machine (1KG to 150 KG)	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 15,535	₹ -	21%	₹ 18,743	₹ 937
144	Nilkamal Hand pallet Trolleys	Machinery & Equipment	22-11-2019	2.98	5	₹ 15,000	₹ 11,250	43%	₹ 21,464	₹ 9,320
145	Nilkamal Hand pallet Trolleys	Machinery & Equipment	22-11-2019	2.98	5	₹ 15,000	₹ 11,250	-8%	₹ 13,861	₹ 6,019
146	Nilkamal Hand pallet Trolleys	Machinery & Equipment	22-11-2019	2.98	5	₹ 15,000	₹ 11,250	43%	₹ 21,464	₹ 9,320
147	V.C Trolly	Tools, Jigs, Furniture & Fixtures	27-10-2015	7.05	5	₹ 14,663	₹ -	16%	₹ 17,027	₹ 851



# VALUATION OF PLANT & MACHINERY

S. No.	Description of Assets	Nature of Assets	Date of Capitalization	Life Consumed (Years)	Estimated Economic life of the Assets (Years)	Cost of Capitalization	Net Block	Rate of Inflation	Estimated Reproduction Cost of the Asset	Current Depreciated Market Value
148	NILKAMAL BITO ANGLE 50X50X2380X5 RAL20040RG	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 14,433	₹ -	22%	₹ 17,587	₹ 879
149	Refrigerator Samsung, 192 Litre	Tools, Jigs, Furniture & Fixtures	15-07-2022	0.33	5	₹ 14,407	₹ 13,446	60%	₹ 23,039	₹ 21,592
150	Pigeon Almirah	Tools, Jigs, Furniture & Fixtures	15-12-2021	0.91	5	₹ 14,160	₹ 11,564	1%	₹ 14,353	₹ 11,861
151	Executive Chairs	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 14,008	₹ -	39%	₹ 19,492	₹ 975
152	Tubular Type Level Indicator Length: 1350	Machinery & Equipment	01-09-2013	9.20	5	₹ 13,908	₹ 3,285	51%	₹ 21,017	₹ 1,051
153	SS-304 Printer Table	Furniture & Fixtures-Office Use	07-06-2016	6.44	5	₹ 13,892	₹ -	39%	₹ 19,314	₹ 966
154	S.S. Pound Table	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 12,848	₹ -	39%	₹ 17,877	₹ 894
155	Tubular Type Level Indicator Length: 1200	Machinery & Equipment	01-09-2013	9.20	5	₹ 12,769	₹ 3,016	38%	₹ 17,581	₹ 879
156	THERMAL TRANSFER PRINTER BARCODE	Tools, Jigs, Furniture & Fixtures	16-01-2015	7.83	5	₹ 12,600	₹ -	68%	₹ 21,212	₹ 1,061
157	Micropipette (1-5 ml)	Machinery & Equipment	01-09-2013	9.20	5	₹ 12,463	₹ 2,943	42%	₹ 17,720	₹ 886
158	Micro pipettes	Tools	12-12-2020	1.92	5	₹ 12,450	₹ 7,678	20%	₹ 14,932	₹ 9,479
159	SS 304 Table of Production	Tools, Jigs, Furniture & Fixtures	06-07-2022	0.36	5	₹ 12,000	₹ 11,200	15%	₹ 13,851	₹ 12,915
160	SS 304 Table of Production	Tools, Jigs, Furniture & Fixtures	06-07-2022	0.36	5	₹ 12,000	₹ 11,200	15%	₹ 13,851	₹ 12,915
161	Water Purifier (RO+UV=TDS)	Tools, Jigs, Furniture & Fixtures	18-05-2018	4.49	5	₹ 11,990	₹ 1,199	35%	₹ 16,180	₹ 2,380
162	Oil Removal Filter Grade Y KORF-060 Y	Machinery & Equipment	01-09-2013	9.20	5	₹ 11,645	₹ 2,750	41%	₹ 16,378	₹ 819
163	Kenstar Microwave Oven 25 Ltr	Tools, Jigs, Furniture & Fixtures	14-10-2014	8.08	5	₹ 11,237	₹ -	53%	₹ 17,213	₹ 861
164	Micro Filter Grade X KFF-060	Machinery & Equipment	01-09-2013	9.20	5	₹ 10,969	₹ 2,591	41%	₹ 15,428	₹ 771
165	NILKAMAL BITO D. PANEL STD 4B LLX295*807 GALV	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 10,856	₹ -	36%	₹ 14,726	₹ 736
166	Pre Filter Grade KPF-060 P	Machinery & Equipment	01-09-2013	9.20	5	₹ 10,565	₹ 2,495	41%	₹ 14,859	₹ 743
167	Printer HP-136 MFP	Tools, Jigs, Furniture & Fixtures	19-09-2012	10.15	5	₹ 10,500	₹ -	55%	₹ 16,308	₹ 815
168	Colony Counter #0671, Sno ACC-119	Machinery & Equipment	01-09-2013	9.20	5	₹ 9,584	₹ 2,264	7%	₹ 10,246	₹ 512
169	NILKAMAL BITO BRACING STRIP 35X2391	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 9,541	₹ -	-5%	₹ 9,061	₹ 453
170	PPE Box	Furniture & Fixtures-Office Use	23-08-2013	9.23	5	₹ 8,513	₹ -	-3%	₹ 8,289	₹ 414
171	Panasonic KX-TSC 60 SX	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 8,365	₹ -	13%	₹ 9,426	₹ 471
172	Vortex Mixer AL CM S.No. DECM-436/MECM-1158	Machinery & Equipment	01-09-2013	9.20	5	₹ 8,343	₹ -	5%	₹ 8,760	₹ 438
173	Elevator -AA 1000X320X600 - Overhead Storage -A	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 8,190	₹ -	-7%	₹ 7,644	₹ 382
174	Torque wrench 80 to 400Nm	Tools	27-12-2020	1.88	5	₹ 7,512	₹ 4,633	-18%	₹ 6,187	₹ 3,977
175	Water Cooler 20 Ltr.	Tools, Jigs, Furniture & Fixtures	07-06-2016	6.44	5	₹ 7,150	₹ -	0%	₹ 7,164	₹ 358
176	NILKAMAL BITO D. Strut 25*21*1061 GALV	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 6,809	₹ -	-7%	₹ 6,342	₹ 317
177	NILKAMAL BITO STD BEAM5LIP90TIX1900RL20040RG	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 6,354	₹ -	-7%	₹ 5,919	₹ 296
178	Sofa for reception	Furniture & Fixtures-Office Use	06-01-2015	7.86	5	₹ 5,648	₹ -	-15%	₹ 4,823	₹ 241
179	Magnetic Stirrer 1MLH S No JAMS-1433	Machinery & Equipment	01-09-2013	9.20	5	₹ 5,637	₹ 1,331	-16%	₹ 4,715	₹ 236
180	Printer Table 450X450X750	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 4,904	₹ -	-7%	₹ 4,546	₹ 227
181	SOP Stand in SS Material	Furniture & Fixtures-Office Use	16-08-2013	9.24	5	₹ 4,903	₹ -	-6%	₹ 4,614	₹ 231
182	SOP Stand in SS Material	Furniture & Fixtures-Office Use	16-08-2013	9.24	5	₹ 4,903	₹ -	1%	₹ 4,970	₹ 248
183	Removable Lid Cut Off Provision of Handle	Machinery & Equipment	01-09-2013	9.20	5	₹ 4,868	₹ -	-3%	₹ 4,740	₹ 237
184	XULONG XL-8000 Barcode Scanner	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 4,725	₹ 1,576	22%	₹ 5,760	₹ 288
185	XULONG XL-8000 Barcode Scanner	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 4,725	₹ 1,576	-4%	₹ 4,521	₹ 226
186	Beetel Telephone Instrument	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 4,263	₹ -	10%	₹ 4,673	₹ 234
187	NILKAMAL BITO D. PANEL STD 4B LLX100*1007 GALV	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 4,227	₹ -	14%	₹ 4,828	₹ 241
188	Projector Screen 6"X8" Stand Model	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 4,163	₹ -	19%	₹ 4,957	₹ 248
189	Chair Revolving Relief make model -13107	Furniture & Fixtures-Office Use	15-10-2012	10.08	5	₹ 3,893	₹ -	14%	₹ 4,421	₹ 221
190	Water Bath - SM Scientific	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 3,884	₹ -	10%	₹ 4,263	₹ 213
191	Magnetic stirrer with heater	Tools, Jigs, Furniture & Fixtures	01-09-2013	9.20	5	₹ 3,884	₹ -	16%	₹ 4,520	₹ 226
192	CV-012-01White Cylindrical Vertical Storage Tank	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 3,770	₹ -	12%	₹ 4,213	₹ 211
193	NILKAMAL BITO D. Strut 25*21*1149 GALV	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 3,405	₹ -	16%	₹ 3,966	₹ 198
194	Nilkamal BITO STD PB PLATE 5 W ANCHRM 10*200	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 3,270	₹ -	11%	₹ 3,627	₹ 181
195	NILKAMAL BITO ANGLE 50X50X1980X5 RAL20040RG	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 3,005	₹ -	20%	₹ 3,607	₹ 180
196	NILKAMAL BITO D. Strut 25*21*930 GALV	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 2,985	₹ -	13%	₹ 3,371	₹ 169



# VALUATION OF PLANT & MACHINERY

S. No.	Description of Assets	Nature of Assets	Date of Capitalization	Life Consumed (Years)	Estimated Economic life of the Assets (Years)	Cost of Capitalization	Net Block	Rate of Inflation	Estimated Reproduction Cost of the Asset	Current Depreciated Market Value
197	CV-006-03White Cylindrical Vertical Storage Tank	Furniture & Fixtures-Office Use	01-09-2013	9.20	5	₹ 2,623	₹ -	28%	₹ 3,360	₹ 168
198	Oil Filter	Machinery & Equipment	01-09-2013	9.20	5	₹ 2,512	₹ -	-10%	₹ 2,254	₹ 113
199	NILKAMAL BITO D. PANEL STD 4B LLX100X1107	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 2,471	₹ -	11%	₹ 2,739	₹ 137
200	NILKAMAL BITO D. Strut 25*21*892 GALV	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 2,202	₹ -	5%	₹ 2,311	₹ 116
201	NILKAMAL BITO BRACING STRIP 35X2053	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 2,147	₹ -	3%	₹ 2,210	₹ 111
202	NILKAMAL BITO STD BEAM5LIP90TIX1800RL20040RG	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 1,856	₹ -	-3%	₹ 1,798	₹ 90
203	NILKAMAL BITO D. Strut 25*21*1030 GALV	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 1,525	₹ -	-3%	₹ 1,477	₹ 74
204	NILKAMAL BITO D. PANEL STD 4B LLX100*1007 GALV	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 1,072	₹ -	0%	₹ 1,077	₹ 54
205	NILKAMAL BITO STD PSS SHIM 1.5 RAL5005BLU	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 1,002	₹ -	-2%	₹ 984	₹ 49
206	NILKAMAL BITO ANGLE 50X50X1880X5 RAL20040RG	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 949	₹ -	9%	₹ 1,034	₹ 52
207	NILKAMAL BITO D. Strut 25*21*730 GALV	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 900	₹ -	4%	₹ 933	₹ 47
208	NILKAMAL BITO BRACING STRIP 35X1972	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 697	₹ -	-6%	₹ 658	₹ 33
209	Fix Table Cello Opera	Furniture & Fixtures-Office Use	15-10-2012	10.08	5	₹ 415	₹ -	1%	₹ 420	₹ 21
210	NILKAMAL BITO PSS SAFETY HOOK GALV	Furniture & Fixtures-Office Use	04-03-2014	8.69	5	₹ 106	₹ -	20%	₹ 127	₹ 6
						₹ 2,65,30,343	₹ 52,59,541		₹ 3,37,76,015	₹ 87,54,807

