

Ref No. VR/SKD&A/134/BOI/KSME/2018-19

VALUER'S OPINION

Based upon the actual observations, scrutiny of the documents provided to us and after giving careful consideration to the various important factors like specification, present condition, potential for marketability, replacement cost new, depreciation, obsolescence etc., we are of the opinion that for the purpose of co-lateral security to bank only, the **Market Value** of Plant & Machinery of **M/s. AD Electro Steel Company Pvt. Ltd.**, located at Baltikuri, Surki Mill, Kalitala, Howrah – 711 113, P. S. Jagacha, District Howrah, Ward no. 50, under Howrah Municipal Corporation, as on the date of valuation, is, more or less **₹ 2,46,00,000 (Rupees two crore forty six lakh)** only.

The **Realizable Values** of the aforesaid machinery, as on the date of valuation is more less **₹ 2,21,00,000 (Rupees two crore twenty one lakh)** only.

The **Forced Sale Values** of the aforesaid properties, as on the date of valuation is more or less **₹ 1,72,00,000 (Rupees one crore seventy two lakh)** only.

If any financial institution is taking any financial decision on this property, they should ensure the right ownership, proper possession and compare the extent shown in this valuation report with reference to the latest legal opinion.

Value varies with the purpose and date. This report is not to be referred if the purpose is different from that mentioned in the certificate.

The publication of this valuation report in whole or in part, or any reference hereto or to the valuation figures contained herein, or to the name and professional affiliation of this valuer without the written approval of the undersigned is completely prohibited.

This valuation report is prepared in accordance with the reporting format of International Valuation Standards, 2017.



Annexure :

I. Valuation Report

29.03.2019
DATE

E & OE
Karshunia Lal Mallik

SIGNATURE

K. L. MALLIK

FIE (Mech), FIV (P&M)
Chartered Mechanical Engineer
Registered Plant & Machinery Valuer
W.B./CCIT, Kol-XII/CIT-VIII/106/Regn
of Valuer/CAT-VII/2011-12

PARTNER

ANNEXURE – I

VALUATION REPORT

Ref No. VR/SKD&A/134/BOI/KSME/2018-19

Date : March 29, 2019

REPORT ON THE FIXATION OF THE MARKET VALUE OF THE PLANT & MACHINERY OF M/S. AD ELECTRO STEEL CO. PVT. LTD. AT BALTIKURI, SURKI MILL, KALITALA, P. S. JAGACHA, DISTRICT HOWRAH, PIN – 711 113

Name of the registered Valuer: Kashmir Lal Mallik

1.	Purpose for which valuation is made	❖	Co-lateral security
2.	Date as on which valuation is made	❖	13.03.2019
3.	Name of the owner(s) of the machinery/plant, under valuation	❖	A.D. Electro Steel Co. Pvt. Ltd.
4.	If the asset is under joint ownership/co-ownership, share of each such owner.	❖	Single ownership
5.	Description of the machinery/plant and the purpose for which it is utilised.	❖	Detailed in Annexure -II
6.	Make of machinery	❖	
7.	Name of manufacture	❖	
8.	Year of manufacture	❖	
9.	Original price	❖	
10.	Detailed list of machinery specifying major sections, their components and makes etc.	❖	
11.	Price to the owner where he is not the first owner	❖	
12.	Rated capacity/speed of machinery by the original manufacture	❖	

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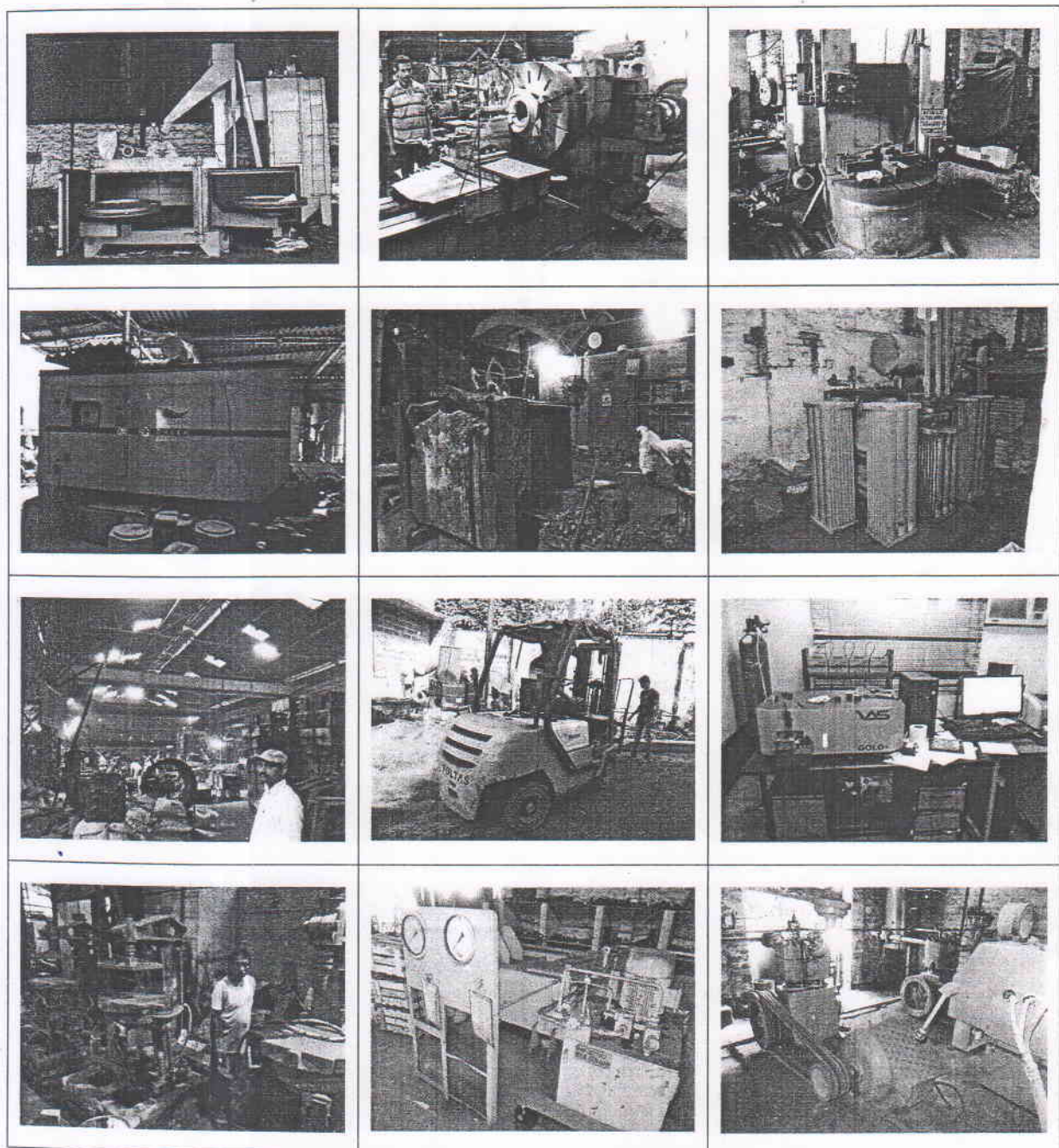
13.	Whether presently the machinery is in operation	❖	Yes
14.	What generation of technology is involved in the machinery inspected?	❖	Second Generation
15.	Whether inspection carried out to see the machinery in operation.	❖	Yes
16.	Whether dry run of machinery or any other tests carried out to ascertain its condition.	❖	No
17.	Date since the machinery is not in operation	❖	All are in operational condition
18.	What steps were taken to keep the machinery in good condition or to protect it from corrosion	❖	Periodic maintenance and repair
19.	General condition of machinery	❖	Well maintained
20.	Details of refurbishing/reconditioning required to be carried out to make the machinery operational	❖	Already operational
21.	Estimated cost of refurbishing/reconditioning.	❖	Not applicable
22.	Estimated residual life of the refurbishing	❖	
23.	Estimated life of similar new machinery.	❖	
24.	Valuation method 1. Historical cost basis 2. Market price of similar new machinery 3. Distress sale basis 4. Any other method with full details of the methodology employed.	❖	Depreciated replacement cost method under Cost Approach. Detail is attached.

JS

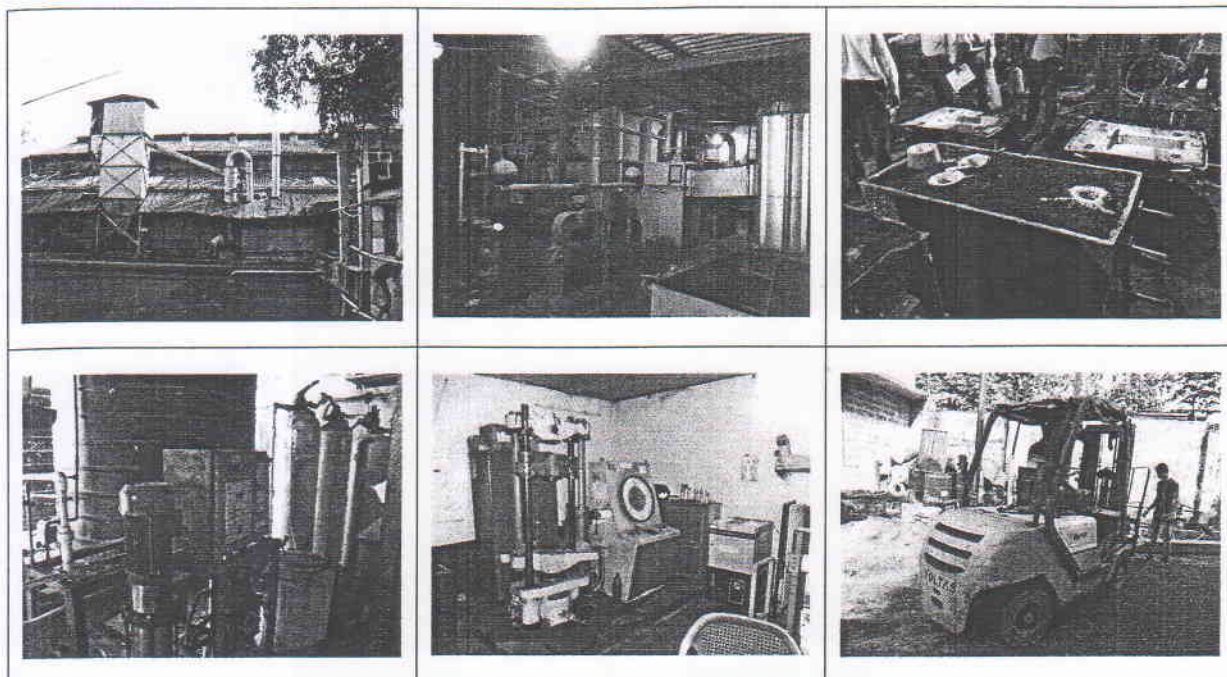
11.1.11 Reproduction Cost New and Replacement Cost New have been considered as same for this assignment as sufficient evidences for calculation of Replacement Cost New is not available in the market.

11.1.12 Market value (MV) of machinery has been arrived by multiplying Replacement Cost New (RCN) with the Valuation Factor (VF) for respective equipment.

11.0 PHOTOGRAPHS



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12.0 CALCULATION

Detailed in annexure-II

13.0 SUMMARY OF VALUATION

Item	Market Value (₹ in lakh)	Realizable Value (₹ in lakh)	Written Down Value (₹ in lakh)	Forced Sale Value (₹ in lakh)
Machinery	246	221	110	172

Declaration

I hereby declare that:

- The information provided is true and correct to the best of my knowledge and belief.
- The analysis and conclusions are limited by the reported assumptions and conditions.
- I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- I have no direct or indirect interest in the above property valued.
- I personally inspected the subject property on 13.03.2019
- I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category VII for valuing property upto no limit.
- I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- I have not been depanelled or removed from any Bank / Financial Institution / Government Organization at any point of time in the past.
- I have submitted the Valuation Report (s) directly to the Bank.

Feb

Name and address of the Valuer	:	Kashmir Lal Mallik, Partner of M/s. Sandip Kumar Deb and Associates 25A Raja Basanta Roy Road, First Floor, Kolkata – 700026
Name of Valuer associations of which I am a bonafide member in good standing	:	Institution of Valuers
Wealth Tax Registration No.	:	WB,CCIT,Kol-XI/CIT-VIII/106/Regn of Valuer/CAT-VII/2011-12
Telephone No.	:	+91-33-24631011
Mobile No.	:	+91-9051900511
E-mail Address	:	sandip@valuerdeb.com
Kolkata	29.03.2019	Kashmir Lal Mallik

Place

Date

Signature

K. L. MALLIK
FIE (Mech), FIV (P&M)
Chartered Mechanical Engineer
Registered Plant & Machinery Valuer
W.B./CCIT, Kol-XI/CIT-VIII/106/Regn
of Valuer/CAT-VII/2011-12
PARTNER

ANNEXURE – II

S1 No.	Description of Machinery	Name of Manufacturer / supplier	Year of Make	Quantity	Technical specification machine viz. 1. Togg no., 2. Capacity, 3. RPM etc.	Remarks	Residual life (in years)	Purchase Value (in INR)	Valuation Factor in %	Fair Market Value (in INR)	WDV as of 31.03.2018 (in INR)	Distress Value (in INR)	Likely Replacement Cost (in INR)
1	Service Connection for Transformer	Truvolt	1986	1 No.	1100 KVA		10	930,640	90.00	342,409		239,686	3,424,092
			1986	1 No.	175 KVA		10	351,250	90.00	129,235		90,464	1,292,350
2	Generator	Kirloskar Green Power	1990	1 No.	40 KVA	Not Found	0	0	90.00	0		0	0
			1995	1 No.	80 KVA	Not Found	0	0	90.00	0		0	0
3		Inductotherm	1986	1 No.	1 MT	Capacity change from 2.5 MT, Manufacturer Change	10	670,460	90.00	287,395		201,177	2,873,954
4	Direct Electric Arc Furnace	Truvolt	1986	1 No.	1 MT		10	615,270	90.00	263,738		184,617	2,637,380
5	Scrap Charging Steel Bucket	Indigenous	1986	3 Nos.	1.5 MT		2	84,750	90.00	36,328		25,430	363,284
		Indigenous	1986	1 No.	For 0.5 to 2.5 T Laddles		2	38,650	90.00	16,567		11,597	165,675
6	Ladle Heater		1986	1 No.			2	0	90.00	0		0	0
		Indigenous	2003	2 No.	1 MT	Capacity change from 2.5 MT	1	72,780	90.00	11,501		8,051	115,011
7	Bottom Poured Steel Teeming Ladle		2003	1 No.	1 MT	Capacity change from 1.8 MT	1	38,650	90.00	6,108		4,275	61,077
			1986	2 No.	1 MT	Capacity change from 1.6 MT	1	58,250	90.00	24,969		17,478	249,691
			1986	2 No.	1 MT	Capacity change from 0.6 MT	1	41,260	90.00	17,686		12,380	176,863
8	B.O.T. Crane	India Equipment Mfg. Co.	1986	1 No.	5 MT, 50' span/20' lift	Capacity change from 10 MT to 5 MT	10	804,200	90.00	357,919		250,543	3,579,187
9	B.O.T. Crane	DO	1986	1 No.	5 MT, 50' span/20' lift		10	816,250	90.00	363,282		254,297	3,632,817
10	Weighting Machine	Monu	1986	1 No.	1000 Kg.		5	18,500	90.00	5,992		4,195	59,924
		Lima	2003	1 No.	2000 Kg.	Not Found	0	0	90.00	0		0	0
11	Pneumatic Sand Moulding Machine (Mechanical)	Germany Make	2001	3 Nos.	226N		10	886,450	72.86	390,556		273,389	1,438,889
			2001		226N		10		72.86	0		0	0
			2001		226N		10		72.86	0		0	0
		Indigenous	1986	1 No.	500 Kg.		10	68,500	90.00	29,363		20,554	293,628
12	Sand Moulder		1986	1 No.	200 Kg.		10	41,260	90.00	17,686		12,380	176,863
			2002	1 No.	250 Kg.		10	48,754	71.67	22,165		15,515	78,229
			2002	1 No.	50 Kg.		10	24,890	71.67	11,316		7,921	39,938



Sl No.	Description of Machinery	Name of Manufacturer / supplier	Year of Make	Quantity	Technical specification machine viz. 1. Tag no., 2. Capacity, 3. RPM etc.	Remarks	Residual life (in years)	Purchase Value (in INR)	Valuation Factor in %	Fair Market Value (in INR)	WDV as of 31.03.2018 (in INR)	Distress Value (in INR)	Likely Replacement Cost (in INR)
13	Pneumatic Compressor	Kirloskar	1986	2 Nos	100 CFM		10	764,270	90.00	340,147		238,103	3,401,474
			1986	1 No.	300 CFM		10	614,350	90.00	273,424		191,397	2,734,237
14	Heating Torch with Blow Pipes	Bajaj Udyog	1989	1 No.	--		5	12,500	90.00	4,147		2,903	41,470
15	Pneumatic Rammer	Local	1989	2 Nos	--		5	21,470	90.00	7,123		4,986	71,229
16	Sand Drier	Local	2002	1 No.	1000 Kg./hr.		5	213,260	84.55	52,884		37,019	342,191
17	Pneumatic Chisel	Local	1986	10 Nos.	--		5	15,270	90.00	6,546		4,582	65,455
18	Oxy Acetylene Gas-Cutter	Local	2003	6 Nos.	--		5	12,680	83.57	3,292		2,304	20,038
19	Electrical Welding Machine	Local	2002	6 Nos.	280 A		5	248,640	84.55	57,714		40,400	373,446
			2003	2 Nos	300 A		5	101,260	83.57	25,068		17,547	152,586
20	MIG Welding Machine	Isipare/Esab India	2005	1 No.	Auto K 400 A		10	385,740	67.50	178,429		124,900	549,011
21	16" Single Door Shot Blasting Machine	Indrabrator Ltd.	2000	1 No.	750 Kg.	Not Found	0	0	90.00	0		0	0
22	Electrode Pre-Heater	Isipare	2003	2 Nos.	250° C		5	78,450	83.57	20,367		14,257	123,971
23	Pneumatic Chipping Machine	Local	2000	3 Nos	--		5	42,660	90.00	7,404		5,183	74,039
24	Heat Treatment furnace with Quenching Tank (10 Ton Capacity with 2 Nos Pumps)	JEICO	2005	1 No.	10 Ton		10	1,371,850	67.50	636,329		445,430	1,957,936
25	Ball Press	Local	1996	1 No.	--		15	74,630	74.47	35,237		24,666	138,041
26	Hydraulic Press	National Equipment & Engg Works	2003	1 No.	12.5 Ton		10	186,450	67.50	86,484		60,539	266,106
27	Hydraulic Press	Pathak Industries	1996	1 No.	25.0 MT.		10	354,200	82.73	165,582		115,907	958,630
28	Coupler Testing Machine	National Equipment & Engg Works	2006	1 No.	500 M/F capacity horizontal type, Piston 21 1/4" dia		15	1,274,660	51.79	1,059,147		741,403	2,156,750
29	Brake Beam Load Testing Machine	National Equipment & Engg Works	2001	1 No.	18 T		15	74,250	64.09	58,045		40,632	161,645
30	Shaping Machine	Technical Electrical Co.	1996	1 No.	--		15	145,220	74.47	68,566		47,996	268,609
31	Lathe Machine with copper facility	Vivakananda Pathak	1996	1 No.	4 1/2 ft.		15	247,550	74.47	116,940		81,858	458,115
			1996	1 No.	8 1/2 ft.		15		74.47	0		0	0
32	Power Hack Saw	Pathak Industries	1997	1 No.	--		10	38,600	81.88	12,627		8,839	69,667

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Sl No.	Description of Machinery	Name of Manufacturer / supplier	Year of Make	Quantity	Technical specification machine viz. 1. Tag no., 2. Capacity, 3. RPM etc.	Remarks	Residual life (in years)	Purchase Value (in INR)	Valuation Factor in %	Fair Market Value (in INR)	WDV as of 31.03.2018 (in INR)	Distress Value (in INR)	Likely Replacement Cost (in INR)
33	Power Drill Machine	Pathak Industries	1996	1 No.	1" Dia		10	78,450	82.73	25,076		17,553	145,179
34	Radial Drill Machine	Local	2040	2 Nos.	2" Dia		10	115,460	78.97	42,171		29,520	200,487
35	Swing Grinder	Indigenous	2002	8 Nos.	--		5	388,400	84.55	96,363		67,454	623,528
	Hand Grinder		2003	2 Nos.	6"		5	14,500	83.57	3,766		2,636	22,925
36		Wolf	2003	2 Nos.	4"		5	11,000	83.57	2,857		2,000	17,392
			2003	7 Nos.	9"		5	68,560	83.57	17,808		12,466	108,396
			1995	1 No.	5 T		5	248,650	90.00	51,356		35,949	513,560
37	Crane with electric Hoist	Indigenous	1995	1 No.	2 T		5	187,450	90.00	38,716		27,101	387,158
38	Penel Grinder	Wolf	2003	6 Nos.	1400 RPM		5	35,640	83.57	9,257		6,480	56,348
39	Shearing Machine	Pathak Industries	2002	1 No.	1.5 T		10	38,450	71.67	17,480		12,236	61,696
40	Fork Lifter	Godrej	2006	1 No.	2.5 T		5	178,500	75.00	55,612		38,929	222,449
41	Hoist Crane	Indigenous	2006	2 Nos.	2 T & 3 T		5	174,200	75.00	54,273		37,991	217,091
42	Vernier Scale	Mitutoyo	1991	1 No.	12"		10	14,500	86.32	8,239		5,767	60,210
			2004	2 Nos.	6"		10	9,800	69.00	5,748		4,024	18,543
	Steel Scale	Kristel	1991	1 No.	4 ft		10	3,780	86.32	2,148		1,504	15,696
43		Shiewa	2000	1 No.	2 ft		10	1,880	78.97	905		634	4,304
			1991	1 No.	1 ft		10		86.32	0		0	0
44	Gauge	Indigenous	1999	L. S	For all items		10	478,420	80.00	222,094		155,466	1,110,468
45	Water Pump For Factory Water Supply	International Machine Industries	1990	2 Nos.	Rotary High Vacuum Pump		10	30,300	90.00	9,309		6,516	93,090
46	Latch Machine	Quality Machine Tools Corp.	2008	2 Nos.	8"		10	220,000	57.14	113,415		79,391	264,636
47	Radial Drill Machine	DO	2008	2 Nos.	1 1/2" & 1"		15	128,000	48.08	79,986		55,990	154,047
48	Shapping Machine	DO	2008	1 Nos.	30"		15	140,000	48.08	87,441		61,209	168,405
49	Hacksaw hydraulic	DO	2008	1 Nos.	8"		10	34,000	57.14	17,528		12,269	40,898
50	Angle Grinding Machine	Reliable Tools	2008	3 Nos.	KPT 7" & 5"		15	20,963	48.08	13,100		9,170	25,229



Sl No.	Description of Machinery	Name of Manufacturer / supplier	Year of Make	Quantity	Technical specification machine viz. 1. Tag no., 2. Capacity, 3. RPM etc.	Remarks	Residual life (in years)	Purchase Value (in INR)	Valuation Factor in %	Fair Market Value (in INR)	WDV as of 31.03.2018 (in INR)	Distress Value (in INR)	Likely Replacement Cost (in INR)
51	Straight Grinding Machine	DO	2008	1 Nos.	4"		15	5,530	48.08	3,456		2,419	6,655
52	Heavy Duty Welding Machine	International Machine Industries	2008	1 Nos.			15	21,500	48.08	12,566		8,796	24,201
53	Diesel Forklift	Volvo Ltd	2008	1 Nos.			10	725,000	57.14	359,373		251,561	838,538
54	Shaft Grinding Machine	Reliable Tools	2008	1 Nos.	0.75 HP		15	24,278	48.08	15,171		10,620	29,218
55	Air Compressor	International Machine	2008	1 Nos.	2 HP		15	19,600	48.08	11,771		8,239	22,669
56	Vertical Turning Lathe	New Punjab Industries	2009	1 Nos.	15 HP		15	500,000	46.00	326,040		228,228	603,778
57	Sand Muller Machine	Perfect Engineers	2009	1 Nos.	20 HP		10	165,000	55.00	89,616		62,731	199,147
58	Ladle Cap	DO	2009	1 Nos.	700 KG		2	40,000	85.00	7,242		5,069	48,278
59	Pulse Jet Collector	DO	2009	1 Nos.			5	235,000	70.00	85,090		59,563	283,634
60	Shot Blasting Machine Twin Table	DO	2009	1 Nos.	750 Kg.		20	674,000	40.00	488,091		341,664	813,486
61	Chopping Hammer	Landscaper Solutions Pvt. Ltd	2009	1 Nos.			5	14,502	70.00	5,251		3,676	17,503
62	Lathe Machine	Belaji Machine Tools	2009	2 Nos.	7x12x15"		15	588,500	46.00	383,749		268,624	710,646
63	Drill Machine	DO	2009	1 Nos.	38 MM		15	104,500	46.00	68,142		47,700	126,190
64	Shapping Machine	DO	2009	1 Nos.	30"		15	166,000	46.00	108,191		75,734	200,354
65	Load Testing System	Pal Hydraulics	2009	1 Nos.			15	130,000	46.00	103,583		72,508	191,820
66	Hydra	Esports	2009	1 Nos.	14 Ton	Not Found	0	0	90.00	0		0	0
67	Rotary Vacuum Dryer	Varahi Engineers	2009	1 Nos.			5	485,850	70.00	175,919		123,143	586,398
68	Generator	Kirloskar Silent Diesel Generating Set	2010	1 Nos.	125 KVA		15	608,560	43.75	380,086		266,060	675,708



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69	Drill Machine	Swaraj Machinery Makers	2010	3 Nos	1 1/2" & 2"		15	475,000	43.75	311,112		217,779	553,088
70	Diesel Forklift	Volute-DVX	2010	1 Nos			5	776,214	67.86	273,629		191,540	851,290
71	Pollution Equipments		2006				15	5,784,874	51.79	4,806,798		3,364,758	9,969,655
72	GLRV CERIM-1	GMM Pfaudler Limited	2010	1 Nos			15	2,745,865	43.75	1,797,570		1,258,299	3,195,679
73	GLRV CERIM-2	GMM Pfaudler Limited	2010	1 Nos			15	1,507,129	43.75	986,636		690,645	1,754,020
74	GLRV CERIM-3	GMM Pfaudler Limited	2011	1 Nos			15	2,745,813	36.30	1,973,659		1,381,561	3,098,577
75	GLRV CERIM-4	GMM Pfaudler Limited	2011	1 Nos			15	1,507,100	36.30	1,083,286		758,300	1,700,722
76	Induction Heating Coil	Indotherm	2010		1200 MM		5	971,032	67.86	363,247		254,273	1,130,102
77	Shot Blasting Spare		2010				15	45,565	43.75	29,829		20,880	53,029
78	Welding Chamber		2010				5	27,310	67.86	10,216		7,151	31,784
79	Air Compressor	BEC	2010				15	26,364	43.75	16,264		11,385	28,914
80	Cylinder Vertical Storage tank	Sintex Industries	2010				15	69,000	43.75	45,171		31,619	80,303
81	Motor Pump	Crompton	2010	2 Nos			10	25,000	52.63	13,149		9,204	27,758
82	Motor Pump	Crompton	2012	1 Nos			10	8,112	42.06	5,177		3,624	8,934
83	Vacuum Pump	International Machine Industries	2012	2 Nos			10	93,105	42.06	59,367		41,557	102,462
84	Digital Weighing Machine	Precision Balance	2012	1 Nos	1 Ton x 200 G. L.C		5	54,995	57.50	23,922		16,745	56,287
85	Lathe Machine	Balaji Machine Tools	2013	1 Nos			15	178,500	30.71	119,212		83,448	172,059
86	Lathe Machine	Balaji Machine Tools	2014	8 Nos			15	3,495,975	27.50	2,386,565		1,670,595	3,291,814
87	Electronic LOC Load Device	Lakshmi Industries Corp.	2014	1 Nos		Not Found	0	0	90.00	0		0	0
88	Chipping Hammer	Shivam Highrise Pvt. Ltd.	2013	1 Nos			5	23,368	54.09	11,582		8,107	25,228
89	Pillar Drill Machine	K R Machine Tools	2015	1 Nos			15	48,615	23.95	34,274		23,992	45,067
90	Portable Container Mixer	J K Foundry Engineers	2015	1 Nos			5	493,425	45.00	282,004		197,403	512,734
91	Pollution Bag Filter	Comix-300 PP	2016				5	93,975	33.75	68,017		47,612	102,667
92	Optical Emission Spectrometer	V-Analytik Systems	2018	1 Nos			10	845,800	8.18	802,587		561,811	874,104
	TOTAL							41,059,583		24,650,976	11,047,973	17,255,683	72,659,733

