VALUERS & TECHNO ENGINEERING CONSULTANTS (P) LTD.

CIN: U74140DL2014PTC272484

- \* Valuers \* Chartered Engineers \* Lender's Independent Engineer ( LIE) \* Project Monitoring Consultants
- \* Business Valuations \* Proiect Reports & Consultants \* Industry/Trade Rehabilitation Consultants
- NPA Management Account Monitoring Panel Valuer Consultant for 20 Nationalized Banks/PSUs

REPORT FORMAT: CL-1 | Version: 1.0 2018

FILE No.: VIS(2023-24)-PL093-080-096

Date: 25-05-2023

- CERTIFICATE NAME: Cost Vetting Certificate of machines, for manufacturing of Pharmacy and Cosmetics products, proposed to be installed in at Chak No.143, Village Bhagtanpur, Abadipur Ekkad, Haridwar- 249402, Uttarakhand.
- PREPARED FOR ORGANIZATION: State Bank of India, SME Branch, Ranipur, Haridwar
- BORROWER COMPANY'S NAME: M/s. Vedantaram.
- ASSET TYPE: Machines required for manufacturing of Pharmacy and Cosmetics products.
- CURRENT LOCATION OF THE MACHINES: Proposed to be installed at Chak No.143, Village Bhagtanpur, Abadipur Ekkad, Haridwar- 249402, Uttarakhand.

## TO WHOM IT MAY CONCERN

S. NO.	PARTICULARS	DESCRIPTION			
1.	Date of Survey	Not Applicable (only Cost Vetting Certificate)			
2.	Date of Certificate	25-05-2023			
3.	Documents provided for perusal	Quotations from the market (and list of Machine/Asserbe installed)			
4.	Current Location of the Machines	Chak No.143, Village Bhagtanpur, Abadipur Ekkad, Haridwar- 249402, Uttarakhand.			
5.	Borrowing Company	M/s.Vedantaram			
6.	Type of Asset	Machines required for manufacturing of Pharmacy and Cosmetics products.			
7.	Type of Assessment	Cost Vetting Certificate			
8.	Scope of Assessment	Cost Vetting of the new equipment which has to be/ already purchased by the company.			
9.	Nature of Machinery	Machines required for manufacturing of Pharmacy and Cosmetics products.			

REGISTERED OFFICE:

G-20, 3rd Floor, Preet Vihar, Vikas Marg, Delhi-110092 Ph.: +91 9958632707

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





10.	Total Purchase Cost	Rs.2.79 Cr. (Including GST) (Total project Cost including supply and installation as per the List of machinery / quotations / invoices / purchase orders provided by the company).
11.	Current Estimated Market Value	The range of current market rates of such type of machinery & equipment is verified from various suppliers and also from the information available on public domain for the new machinery and equipment.
		As per quotes received from market, we are of the view that rate range for establishing the machinery with similar specifications for the requirement of Machines required for manufacturing of Pharmacy and Cosmetics products and other general machines should be in the range from Rs. 2.70 Cr to Rs.3.00 Cr. (Inclusive @18% GST).
		According to our observation, the rate as per the list of machinery and their total purchase price provided to us by the company/ bank are quite reasonable when compared to the rates of similar machines currently prevailing in the market.

#### **OBSERVATIONS:**

- 1. We have been provided with the copy of quotations from the market and machines/ equipment to be installed by the borrower company.
- 2. As per the information provided by the company officials these items are planned to be installed at the aforesaid address.
- 3. We have contacted several suppliers for similar items and also enquired in the public domain. Accordingly we have got the quotations from the suppliers and we find that the price given in the list of quotations provided to us is well within the price range of similar items available in the market and seems to be reasonable.
- 4. We have not vetting the freight and installations of the assets in this cost vetting certificate as it varies with respect to supplier depending upon their location.
- 5. In this certificate, we have considered the value only for the plant and machinery which to be installed at the site as mentioned in the DPR shared.
- 6. Based on the information provided by the company (M/s. Vedantaram) and enquiries made by us in the open market and references found in the public domain for similar machines/items, it is certified that total market cost for setting up plants of similar specification should be around Rs. 2.70 Cr. to Rs. 3.00 Cr (Including 18% GST) and therefore the total purchase price of Rs. 2,79,24,294/- (Including 18% GST) (as per the quotations, bills & purchase orders provided to us by the company) appears to reasonable.

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#### Disclaimer:

- We can't comment about the current status of machines whether these are purchased, installed or in transit. This cost vetting is done only on the basis of Quotations, Bills and Purchase Orders provided to us by the company and we don't recommend any sort of recommendation in our Certificate.
- 2. The estimated cost verification of item to item can't exactly match as per our vetting due to several market consideration. In some of the items it is lower while in some of the items price comes to be higher but on an average the price as per list provided to us falls in the range as confirmed by us.
- 3. There can be variation in the estimated price if the specification & make of any items procured is different from the list provided to us during assessment.
- 4. The estimated cost verification is made based on the third party information which has been replied upon in good faith.
- 5. The estimated price may vary at the time of actual procurement because of change in prices in the market for such kind of machinery/items for which we will not have any control. The cost vetting is only limited to the date of Certificate issued. We do not assume any responsibility in change of prices of the said machinery/items after this date.
- 6. This certificate doesn't include any work related to drawing, design, sketch plan, procurement of the machines.
- 7. Ownership and other legal point of view in respect of the asset is not considered in this report as same is out of scope of this certificate.

8. This certificate is made at the request of the Bank.

For R.K Associates Valuers & Techno Engineering Consultants (P) Ltd.

FOR INTERNAL USE

TYPED BY: Er. Rahul Gupta

REVIEWED BY: Er. Abhinav Chaturvedi

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## ANNEXURE: - I (MACHINES/ASSETS COMPARISON LIST)

S.no	Machinery	Party Name	Amount by Client	Market Price
1	Transformer, LT Panel Board, Earthing & Earthing Conductor, GEL Earthing, Cable Trays, LT Cabel & LT Cable end terminations, etc.	Ganga Metco	25,00,000	Approx. 25,00,000
2	HVAC system for Tablet/ Syrup Manufacturing	SAIFIAN AIRCON	23,11,125	Approx. 23,11,125
3	Modular Panels		16,68,445	Approx. 16,68,445
4	Fluid Bed Dryer	Maruti Pharma Machinery	6,82,500	5,50,000
5	Multi Mill M/C		1,43,000	1,10,000
6	Sifter - 30" inch		97,500	85,000
7	Octacone Blender - 250 Ltr.		3,12,000	4,50,000
8	Mass Mixture - 100 KG		2,92,500	2,60,000
9	Paste Kettle - 100 KG	*	3,25,000	3,45,000
10	Capsule Filling Machine		1,40,000	1,50,000
11	27 Station Double Hopper Machine		6,50,000	6,50,000
12	Coating Pan 36"		3,80,000	4,20,000
13	Blister Double Track Machine		13,50,000	15,50,000
14	Strip Single Track Machine		2,75,000	3,00,000
15	Colloid Mill Machine		1,25,000	1,25,000
16	Inset Kills 2" Feet SS Complete with Tube	Bhagwati Electricals	7,142	7,142
17	CIJ Printer Model AX 130i	DOMINO	1,90,678	1,85,000
18	Pump House Equipment	Jaisika Fire Protection	6,00,600	6,00,600
19	Vertical Air Receiver Capacity 500 Ltr.	General Engineers	62,000	62,000
20	FRP Cooling tower	A S Aircon Engineers	2,00,000	1,80,000
21	Air Cooled Chiller 2 Tr.		3,00,000	3,00,000
22	RO Plant		1,10,000	1,00,000
23	5 KLD ETP + STP	Saksham Water Solution	6,40,000	8,00,000
24	Tablet Dissolution Test App.	Kshitij International Equipment	1,95,000	2,48,000
25	Tablet Friability Test App.		15,155	20,000
26	Rotary Vacuum Evaporator		31,850	50,000

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S.no	Machinery	Party Name	Amount by Client	Market Price
27	DT Apparatus Double Stage with Waterbath		34,450	48,000
28	Tablet Hardness Tester		39,000	35,000
29	Ultra Sonic Cleaner Bath		12,636	13,000
30	Water Bath		5,915	5,000
31	Hot Plate 10" X 12"		4,738	4,250
32	Vacuum Oven		44,785	35,000
33	Muffle Furnace		13,480	14,500
34	Deep Freezer Model KI-DF-20-6CFT		60,840	75,000
35	PH Meter		4,985	7,000
36	TDS/ EC Meter		5,567	6,450
37	Centrifuge Machine		14,365	10,000
38	Danver 220 G	Sharma Weighing System	45,000	49,000
39	Danver 300 G		19,800	19,800
40	Axis 10 KG		5,500	5,500
41	Axis 1 KG		9,800	9,800
42	Axis 30 KG		5,500	5,500
43	Aixis 100 KG		8,800	8,800
44	Axis 300 KG		10,500	10,500
45	Semi Auto Box Strapping Machine	Balaji Automation Industries	54,500	52,000
46	Band Sealer Machine		31,500	30,000
47	Premium Series Hand Pallet Truck		22,500	27,250
48	Shrink Machine (Tunnel)		56,000	50,000
49	Goods Lift Capacity 1000 KG (G+1)	Anmol Engineering	5,00,000	4,90,000
50	Hydraulic Goods Lift Capacity 2000 KG		5,25,000	5,50,000
51	Epoxy KAIZEN Flooring & Developers		4,50,000	4,50,000
52	Generator 180 KVA	R P Engineering Works	8,00,000	10,50,000
53	Screw Air Compressor		4,00,000	6,00,000
54	Alu Alu Double Track Machine/ Rapid Pack		8,50,000	9,50,000
55	1m x 1m Sigma mixer SS Coating Swati Engineers 8 Fabricators		6,50,000	5,50,000
56	14X 30 triple roll mill		8,50,000	6,00,000

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S.no	Machinery	Party Name	Amount by Client	Market Price
57	8" Twin Duplex Vaccume plouder		13,75,000	12,00,000
58	8" Noodler Machine		6,50,000	6,50,000
59	Double Headed Tube Filling Machine	Vortex Packaging	11,00,000	12,00,000
60	Ointment Plant Set/ Contra Mixture (300KG)	Gauri Pharma	14,00,000	15,00,000
	TOTAL		2,36,64,656	2,43,38,662
	GST @ 18%		42,59,638	43,80,959
	GROSS AMOUNT		2,79,24,294	2,87,19,621







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## ANNEXURE: - II (QUOTATION FROM MARKET)

New Brehz Engine		orks		Original Copy
Plot No. 446/319/4, Vill. Juddi Tehsil Baddi, Distr. Solan, H.P. (1	Kalan,			981645981 hz@gmail.com
GSTIN: 02ALMP	7137L1ZW			
To .	Quotation !	No.:-	157	
V Enterprises				
Shalimar Bagh, Delhi, India-110088	Mob. 8285			
Email: rahulrockgupta9@gmail.com	Contact : Ra	shul Gupta		
GSTIN:				
Sr.no. Item Description	HSN CODE	Quantity	Each Rate	Amount (Rs.)
1 Fluid Bed Dryer (FBD) 60kgs	8479	1	550000	550000.0
Contact Part SS 316	1 1		1 1	
Outer Body SS 304	1 1		1 1	
Trolley Bowl (60kg -2Nos)	1 1		1 1	
Electric Heater 36KW	1 1			
Exhaust Blower 10HP 2500 CFM ,Motor RPM 2800				
Electric Control Panel	1 1			
Numatic Oprated Back UP/Down				
Dumper Valve numetric oprated Dia Dia- 300mm				
1 Fluid Bed Dryer (FBD) 120kgs	8479	1	850000	850000.0
Contact Part SS 316	1			
Outer Body SS 304	1		1 1	
Trolley Bowl (120kg -2Nos)			1 1	
Electric Heater 72KW	1 1		1 1	
Exhaust Blower 15HP 2500 CFM ,Motor RPM 2800			1 1	
Electric Control Panel	1			
Numatic Oprated Back UP/Down	1		1 1	
Dumper Valve numetric oprated Dia Dia- 300mm				
	Basic Value			1400000.0
BANK DETAIL:	Packing Char			0.0
BANK NAME: HDFC BANK	Discount			0.0
A/C No. 50200018647611	Total Befor	e Tax		1400000.0
FSC Code: HDFC0003615	CGST @		9.00%	126000.0
BRANCH: KISHANPURA BADDI (H.P.)  A/c Type: Current Account	IGST @		9.00%	126000.0
As the second persons	Total Tax		2.30%	252000.0
	Total After	Tax		1652000.0
	Gross Total	1.00		1652000.0
Amount in words: Rupees Sixte	een Lakh Fifty		nd Only	
Terms and Conditions:  1) All Dispute subject to Solan Juridiction.  2) Payment 50% Advance and 50% against Performa Invoice.			For New Brehz En	gineering work
<ol> <li>If wants Document, then Document Charges will be extra Rs. 5000</li> <li>Delivery Charge Extra.</li> </ol>	per Document			
4) Delivery time 30-40 days			Austra	orised Signator









# RP ENGINEERING WORKS

Mfg. Blister & alu-alu Change Parts etc. (CNC Profile)
Plot No. 43, Sector – 7 Sidcul Haridwar (Uttarakhand) Mob. 997068290
E-mail: rpengworks33@rediffmail.com

SR. No.	MACHINERY NAM	IE	QTY.	MACHINERY PRICE	
01.	COLLIED MILL Product Specifica		01 NOS.	125000.00	
	Hopper Capacity Country of Origin Particle size reductic Electricals Model Spped  Product Descripti mill machine is ideal the plane as well as t performance these ar the best grades of ray	Made in India on 5 to 10 Micron 3HP/ 2800 RPM / 3 PHASE CDM 3HP 2800 RPM  ion Our Colloid Mill GMP 3HP, colloid for heat sensitive products and are offered in he water jacketed model. High in e dimensionally accurate and fabricated from v material. Further, we can also cater our oviding flameproof electrical as per their			
	Features:				
	speed of 2800  The product is between the symbol vibration while pressing releasing to the sli surfaces of st towards the distribution.	I to the operating area of rotor, having a promote processed by high shear, pressures, friction stator rotor, It is also subjected to intensive the exerts their force on it by means of using actions ghtly deviating tapering of the milling ator-rotor, the angular gap becomes narrower ischarge section and product continuously leaves the mill rain pipe and can be recalculated, if required,			

Off





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## AADHUNIK INDUSTRIAL SERVICE

Opp. Manisha pharma, Near Radhe-Radhe Flats Nehru Nagar, IIE, SIDCUL, Haridwar. Mob: +91-9720105099

GSTIN No.: 05AJFPB1023L1ZS

E-mail Id: aisjob@gmail.com, adhunikis@yahoo.co.in

Ref: No.: AIS /22-23/75

SUBJECT: PRICE ESTIMATE OFFER FOR HYDRAULIC OPERATED INDUSTRIAL GOODS LIFT (SINGLE TRACK CABIN CAR TYPE

In this regard, we are pleased to submit our most competitive offer for the above mentioned equipment as per the following details

Annexure 'A' - Technical Specifications Annexure 'B' - Features for Equipment

Annexure 'C' - Price Schedule & Commercial Terms.

ANNEXURE 'A'

#### **Technical Specification (Parameters)**

	_	IAL HYDRAULIC OPERATED GOODS/M	MIERIAL LIFT (ELEVATOR)
Pay Load Caring Capacity	Kgs	1000	N. C.
Civil constructed Civil Lift Well Space Or Independent steel fabricated support cut out size for lift travelling (W * D * H)	ММ	1900 * 1524 * 12192 (6.23 Feet * 5.00 (Feet) * 40.00 (Feet)	
Cabin Car Size (W* D* H) With Fall Ceiling Can be modifies according your demand	мм	1800 * 1150 *2100 (5.90 Feet * 3.77 Feet * 6.88 Feet)	
Clear Lifting (Travel) Height	ММ	9144 (30.0 Feet)	
Overall Machine Height Aprox. With Two Units Independent Steel Fabricated Pillars	мм	10500 (34.44 Feet)	1
Overall Machine Width Aprox. (On Bottom Base)	ММ	1820 MM (5.97 Feet)	
Overall Machine depth Or Long Aprox. (On Bottom Base)	ММ	1440 (4.72 Feet)	
Platform closed depth Aprox. (In Pit Size on ground floor)	ММ	304.8 (1.00 Feet)	ALL MILLS
Landing station Entry /Exit Side	SIDE	G + II ( Ground Floor + II Floor ) Landing Station Opening Single Side Or Three On Each Floor Or As Per Need	
Cabin Car Inner Height With Fall Ceiling L Type Opening Note: floor Mounted doors (IFD Type Collapsible) 5 Units are inclusive here (2 Units Cabin Car Doors and 3 Units Floors Doors)	SIDE/ MM	2100 MM (6.88 Feet) / Four Side Or As per need With electrical door lock safety	
Advance technology Units Of cylinders (With Bypass technology for Zero % Risk factor And With	UNIT	Single cylinder as per design, (Single Acting) With 63 * 73 MM Hone tube Bore size.	The Above Image for Demonstra

S NO.	ITEM DESCRIPTION	PRICE EACH	ERECTION CHARGES	TOTAL
1	Hydraulic Operated Industrial Goods Lift Elevator (Single Track Type) (G+II)	₹ 4,90,000/-* (INR)	NIL	₹ 4,90,000/-* (INR) (Three Lakh Ninety Thousand only)
2.	In case Out door Location Same type Above Parameters In depended fabricated structure price shall be extra with site installation	₹ 125/-* Kgs (INR)	NIL	₹ 125/-* Kgs (INR)  Total Price would be calculate as per total structure weight

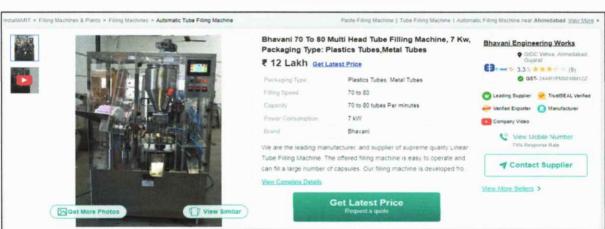


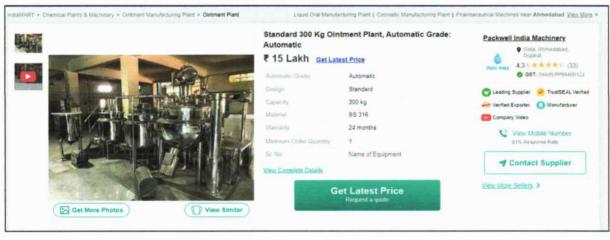


















## Compressed air solutions



- Temperature sensor
- Safety Features:
  - CE certified package
- Optional Features:
  - Integrated dryer and VFD
- \*\* Due to continuous engineering improvements, features are subject to change without prior notice. Product image shown are representative and may not match exactly with the actual product.

#### **PRICE SCHEDULE: -**

S. No.	HSN Code	Description	Unit Basic Price (INR) Ex-Works Coimbatore
1.	84148090	ELGi make <b>Screw Compressor</b> Model <b>EG22-8.5</b> (S016554) having capacity 138cfm and working Pressure 8.5Kg/cm2	800400.00
2.	84213990	Elgi Make Refrigerated Air Dryer Model EGRD200 (S04208)	307600.00
3.	73110090	ELGi make <b>Vertical Air Receiver</b> tank 500ltrs. (S04190) Pressure 10kg/cm2	72800.00
4.	84213920	ELGi make <b>Pre Filter</b> CFE0177 (B003308170007)	27600.00
5.	84213920	ELGi make <b>Fine Filter</b> CFE0177 (B003308170025)	27600.00
6.	84213920	ELGi make Carbon Filter CFE0177 (B003308170043)	27600.00

### **TERMS & CONDITIONS**

The above prices are for supplies on Ex-Works Coimbatore.

- Packing and Forwarding shall be extra @ 3% on the basic value of the order
- This sale will attract GST at the rates prevailing on the date of dispatch. The present prevailing rates are applicable @18% on all Items (GST extra as applicable at the time of supply).
- Freight shall be extra at actual & to be paid directly to the transporter along with LR for taking receipt of material. The transporter shall be arranged either by the purchaser or by ELGi. Any preference of transporter needs to be informed to the factory at least 5 days in advance of the shipment date (GST shall be charged extra on freight charges).
- Transit Insurance shall be arranged by the Purchaser. ELGi shall notify the concerned regarding the dispatch details that will enable arrange Insurance. If purchaser already has insurance, it shall be indicated at least 5 days before scheduled shipment date.
- Statutory information: Please advise the following information in your purchase order:
  - a) GSTIN no.
  - b) Complete Billing Address.
- Terms of Payment: 30% Advance along with the purchase order and the Balance 70% or 100% of

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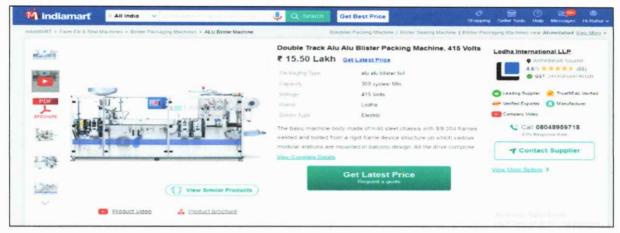
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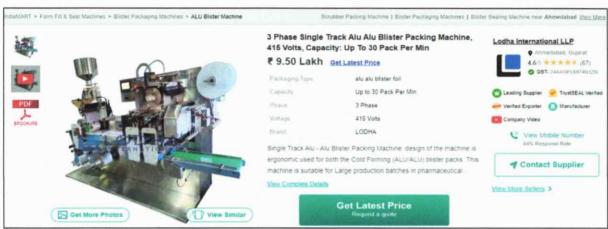
ASSOCIATES

VALUERS & TECHNO ENGINEERING CONSULTANTS (P) LTD.

WALLATION CENTER OF EXCELLENCE











hno Eng





# Technical Proposal

## **EFFLUENT TREATMENT PLANT 5KL/DAY**



## S N ENGINEERING WORKS

Colnel's Enclave ,Near Bhawani Shankar Ashram Roorkeee - 247667 , Distt –Haridwar (Uttarakhand)

## PRICE PAYMENT TERMS AND CONDITIONS

## **TOTAL PRICE:**

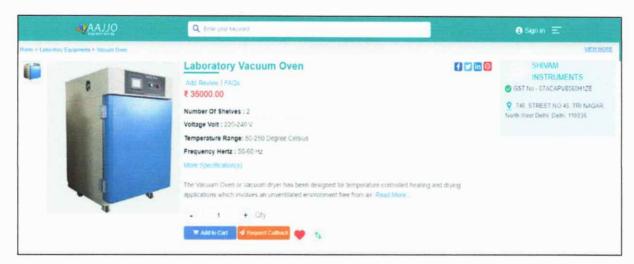
The total price mentioned in our proposal for package type effluent treatment plant Rs. 4,70,000/-(applicable tax will be apply at the time of P.O)

After GST 18 % --- 84600 /= TOTAL AMOUNT -----554600 /-













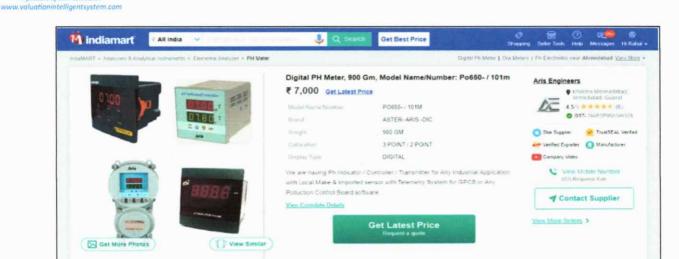


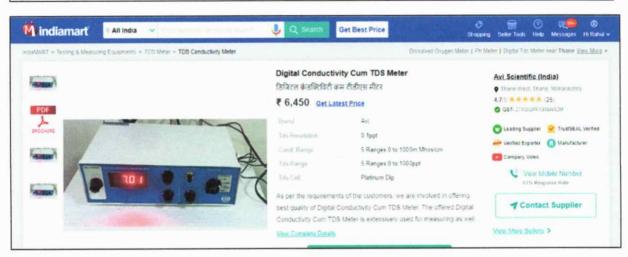
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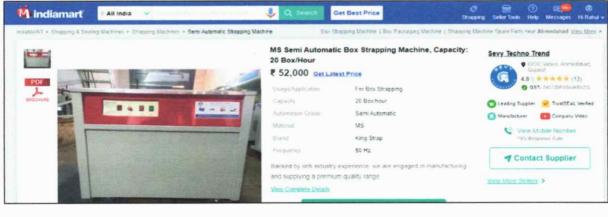










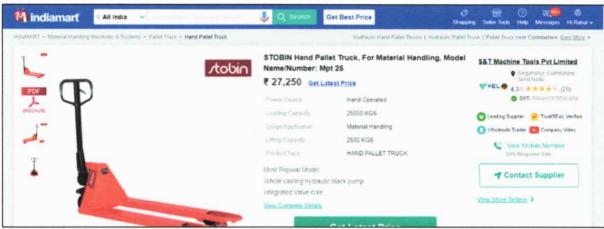


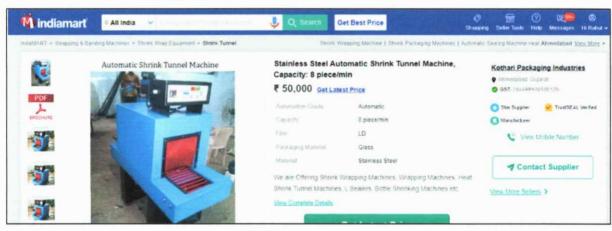
















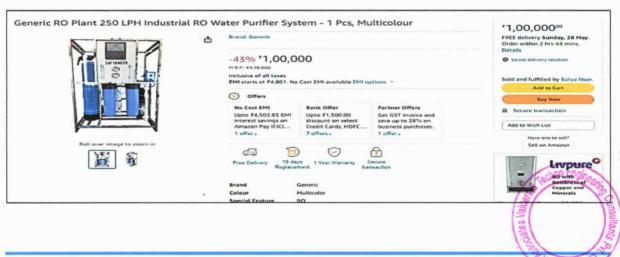
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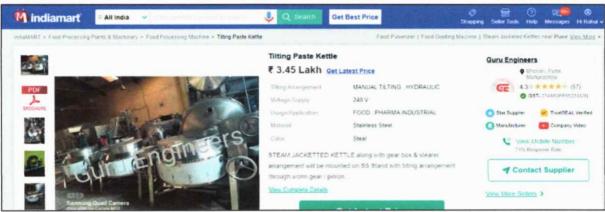




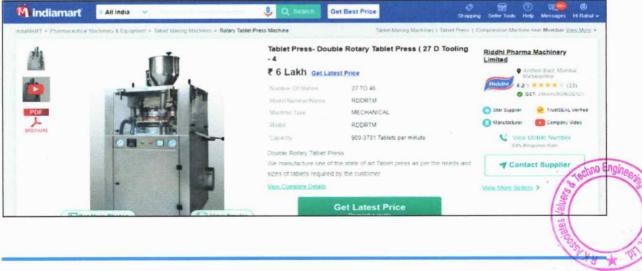












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