

- Surrounding units consists of various steel & metal processing industries.
- Various industries like Asahi glass, Alkem Lab, Technova Imaging, JSW Steel Shoppe, Hindustan Lever, etc are located in the periphery of the said site.
- All legal & statutory approvals to be taken from local MIDC office for the said plot.

Location Analysis: Talaja MIDC is a rapidly growing and progressing industrial zone only 50 kms from CST and 8 kms from Panvel.

- Bus Nearest bus stop is Dena bank bus stop located at 700m from site.
- Rail Khandeshwar railway station is located at 8.7kms from site.
- Air Mumbai airport is located at 42kms from site.
- Port JNPT port is located at 36kms from site.

Google Location:

- Latitude: 19°03'51.6"N
- Longitude: 73°07'02.8"E



Machinery Valuation – The following Machineries & Equipment's are 9 to 13 years old. During our site visit I found Machineries & Equipment's were not in a running condition. In order to assess the fair market value of any machinery, cost approach has been considered

An asset depreciates in value with time, due to wear and tear in use. Also, value of new asset escalates due to rise in cost of labor & material. Approach to valuation has to take into account the opposing trends of depreciation and escalation in values of assets, to work out a reasonable market value of a depreciating asset.

While giving the valuation the value drops for obsolescence is considered, the Electronic Equipment's become obsolete fast.

Fair Market Value –The total Fair Market Value of Plant & Machinery belonging to M/s Akshata Mercantile Pvt Ltd (AMPL) installed at Plot No C-9/2, Talaja Industrial Area, MIDC, Village Pendhar, Tal & District Panvel, Maharashtra is **Rupees Two Crores Ninety Lakhs Seventy-Six Thousand Five Hundred Only.**

Plant & Machinery Valuation - M/s. Akshata Mercantile Pvt. Ltd						
Sr. No.	Description	Qty	Year	Purchase Value	Fair Market Value as on Dec 2017 in INR	
1	Elect. Heavy Duty Weighing Scale for	1 Set	2004		9,000.00	

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	Stacker			22,500.00	
2	4 Hi Shape Correction Levels Along with Drive Unit	1 Set	2005	47,73,420.00	19,98,500.00
3	Double Stub Type Uncoiled with Hold Down Unit	1 Set	2005	12,10,650.00	5,07,000.00
4	4 Hi Shape Correction Levels Along with Drive Unit	1 Set	2005	46,57,500.00	19,50,000.00
5	Double Stub Type Uncoiled with Hold Down Unit	1 Set	2005	11,81,250.00	4,94,500.00
6	Pit Type Coil Car	1 Set	2005	3,93,750.00	1,65,000.00
7	Pinch Roll Unit with Single Guide	1 Set	2005	6,30,000.00	2,64,000.00
8	Feed Roll Unit Side Guide and Measuring Wheel	1 Set	2005	8,43,750.00	3,53,500.00
9	Coil Storage	1 Set	2005	2,53,125.00	1,06,000.00
10	Drop Type Stacker	1 Set	2005	5,85,000.00	2,45,000.00
11	Electrical Control Desks with Automatic Length Cutting System	1 Set	2005	28,68,750.00	12,01,000.00
12	Conveyor and Roller Table with Side Guide and Drive Gear Box	2 Set	2005	6,18,750.00	2,59,500.00
13	Stand Alone Pillar Table	1 Set	2005	3,65,625.00	1,53,500.00
14	Hydraulic Power Pack	1.00	2005	5,17,500.00	2,17,000.00
15	Stacker Upper Part	1 Set	2005	5,06,250.00	2,12,000.00
16	Flying Die Shear, With Entry Conveyor Unit	1 Set	2005	34,31,250.00	14,36,500.00
17	Static Conveyor System	1 Set	2007	18,34,560.00	8,88,000.00
18	Pit Type Coil Car With Coil Storage Saddies (Part Supply)	1 Set	2007	18,34,560.00	8,88,000.00
19	Roller Table with Side Guide	1 Set	2007	10,48,320.00	5,07,500.00
20	Measuring Roll Unit with Roller Table and Guide	1 Set	2007	13,10,400.00	6,34,500.00
21	Flattener with Pinch Roll Unit (Part Supply)	1 Set	2007	26,20,800.00	12,68,500.00
22	Pit Type Coil Car with Coil Storage Sadie's (Balance Part Supply)	1 Set	2007	2,62,080.00	1,27,000.00
23	Hot Down Roll Cut to Length Line (Part Supply)	1 Set	2007	13,10,400.00	6,34,500.00
24	Roller Table with Hydraulic Lift (Part Supply)	1 Set	2007	19,65,600.00	9,51,500.00
25	Flattener with Pinch Roll Unit and Drive Accessories (Part Supply)	1 Set	2007	14,41,440.00	6,98,000.00
26	Roller Table with Side Guide (Balance Part Supply)	1 Set	2007	2,62,080.00	1,27,000.00
27	Measuring Roll Unit with Roller Table and Guide (Balance Part Supply)	1 Set	2007	2,62,080.00	1,27,000.00
28	Twin Mandrel Uncoiled (Part Supply)	1 Set	2007	26,20,800.00	12,68,500.00
29	Flattener with Pinch Roll Unit and Leveler Drive Motor (Part Supply)	1 Set	2007	5,24,160.00	2,54,000.00
30	Hydraulic Power Pack and Valve (Part Supply)	1 Set	2007	7,20,720.00	3,49,000.00
31	Coil Opener	1 Set	2007	15,72,480.00	7,61,500.00
32	Twin Mandrel Uncoiled (Balance Part Supply)	1 Set	2007	26,20,800.00	12,68,500.00
33	Flattener with Pinch Roll and Lubrication Arrangement (Part Supply)	1 Set	2008	1,96,560.00	1,02,500.00

34	Flattener with Pinch Roll and Top Frame (Part Supply)	1 Set	2008	32,10,480.00	16,71,000.00
35	Flattener with Pinch Roll and Bottom Frame (Part Supply)	1 Set	2008	31,44,960.00	16,37,000.00
36	Foundation Work for Machinery Installation	-	2007	16,65,256.00	8,06,000.00
37	Foundation Work for Machinery Installation	-	2007	10,63,957.00	5,15,000.00
38	Foundation Work for Machinery Installation	-	2007	6,04,717.00	2,93,000.00
39	Electrical Installation	-	2007	11,00,000.00	5,32,500.00
40	Other Accessories Like-Furniture Fixture, Air Conditioners, Computers Etc.	-	2007	6,00,000.00	2,90,500.00
41	Crane	1 Set	2007	60,00,000.00	29,04,000.00
Total					2,90,76,500.00
Source - AMPL					

Valuation Summary – Fair Market Value, Realizable Value and Distress Value of Plant & Machinery is exhibited below.

Valuation Summary in INR - AMPL Plant & Machinery on December 2017 in INR			
Sr. No.	Fair Market Value	Realisable Value - 90%	Distress Value - 80%
1	2,90,76,500.00	2,61,68,850.00	2,32,61,200.00
Total	2,90,76,500.00	2,61,68,850.00	2,32,61,200.00
Source - AMPL			

Limiting Conditions –

1. Our valuation is based on our experience and knowledge & this is an opinion only and does not stand as a guarantee for the value it can fetch if disposed, due to any emergency, in future.
2. We do not certify the veracity of the documents. This report does not certify valid or legal or marketable title of any of the parties over the property. Our report does not cover verification of ownership, title clearance, or legality and subject to adequacy of engineering / structural design.
3. Our valuation is only for the use of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents.
4. We presume that complete and correct information is provided to it by the owners. In case, if the information given to us is incomplete or incorrect, we shall assume no liability or responsibility for the same.
5. Values are based on time & purpose. It is clearly understood that, we will not be asked to appear before any agency or court with respect to this opinion.

Declaration – We, hereby, declare that the valuation report given by us is based on independent market feedback and our knowledge and understanding of the market. I have no interest in the property being valued and have not been influenced by any person whatsoever.

We declare that we have inspected the Plant & Machinery on 1st November 2017.

I hereby certify that fair market value of the Plant & Machinery owned by M/s Akshata Mercantile Pvt Ltd (AMPL) installed at Plot No C-9/2, Talaja Industrial Area, MIDC, Village Pendhar, Tal & District Panvel, Maharashtra is **Rupees Two Crores Ninety Lakhs Seventy-Six Thousand Five Hundred Only.**

