

FILE No.: VIS(2023-24)-PL357-288-456

Date: 15-09-2023

- **CERTIFICATE NAME:** Cost Estimation Certificate for the machines/equipment installed at M/s Agnize Life Science Pvt. Ltd. Located at Khasra No. 210, Raipur, Bhagwanpur, Roorkee, Dist-Haridwar, Uttarakhand-247661.
- **PREPARED FOR ORGANIZATION:** M/s Agnize Life Science Pvt. Ltd.
- **BORROWER COMPANY'S NAME:** M/s Agnize Life Science Pvt. Ltd.
- **ASSET TYPE:** Industrial plant machinery such as HVAC Ducting, Windows,, panels, Doors, Storage Tanks, Water Lines etc.
- **CURRENT LOCATION OF THE MACHINES:** Partially installed/located at M/s Agnize Life Science Pvt. Ltd. Located at Khasra No. 210, Raipur, Bhagwanpur, Roorkee, Dist-Haridwar, Uttarakhand-247661.

**TO WHOM IT MAY CONCERN**

S. NO.	PARTICULARS	DESCRIPTION
1.	Date of Survey	09-09-2023
2.	Date of Certificate	15-09-2023
3.	Documents provided for perusal	Copy of Purchase Orders
4.	Current Location of the Machines	Khasra No. 210, Raipur, Bhagwanpur, Roorkee, Dist-Haridwar, Uttarakhand-247661
5.	Borrowing Company	M/s Agnize Life Science Pvt. Ltd.
6.	Type of Asset	List of assets installed is attached in the table below.
7.	Type of Assessment	Inspection & Cost Estimation of work done
8.	Scope of Assessment	Cost Estimation of the machine/equipments which are partially supplied & installed at site.
9.	Nature of Machinery	HVAC Ducting, Windows,, panels, Doors, Storage Tanks, Water Lines etc.
10.	Year of Manufacturing	---
11.	Total Work Order Amount	Rs. 8.52 Cr. (As per information & copy of POs shared by the company).

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



12.	Current Estimated Market Value	Based on the information provided by the company (M/s Agnize Life Science Pvt. Ltd.) and observation made by us during site survey, it is certified that the total work done or material supplied at site for an amount of <b>Rs. 2.10 Cr.</b> appears to be fair & reasonable.
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#### OBSERVATIONS:

- As per observation made during site visit, the subject company planned to establish Pharma Manufacturing Unit. Regarding the same company executed multiple purchase order with 2 nos. of companies i.e. M/s Cross Air and Co. & M/s Cross Air Industries.
- Company had placed 7 nos. (Nos 1,2,3,6,7,8, & 9) of purchase orders with M/s Cross Air Industries Prop. Smt. Mayanka Mishra W/o Shri R K Mishra and 2 nos. (Nos 4 & 5) of Purchase orders with M/s Cross Air and Co. Prop. Shri R.K. Mishra for supplying & installation of various Goods such as HVAC System, Doors, Panels, Water Pipes etc. However, the supply of goods & installation work was not completed by the respective companies.
- We have been shared copy of 9 nos. of POs with detailed Goods/Work to be installed.
- We have verified & checked details found at site during the site survey as mentioned below which is based upon finding our verification & documents shared with us.
- Partial Materials were supplied against PO Nos. 4,5,8, & 9.
- No Invoice were raised against PO Nos 1,2,3,6,7.
- We have used the purchase orders' basic cost of provided goods. We have arrived at a proportionate basic cost where there has been partial supply or work.

Work/Goods Details of M/s Cross Air & Company						
S. No.	Description of Material	Qty Billed	Qty Found at Site	UOM	Unit rate as per PO	Work Done/Supplied (In Rs.)
1	Liquid mixing tank (100 ltr.)	1	1	No.	1,84,500	1,84,500
2	HVAC ducting - 24 Gauge	45,006	21,000	sqft	115	24,15,000
3	HVAC ducting - 22 Gauge	13,102	6,500	sqft	128	8,32,000
4	MS work for support of ducts Indoor & outdoor units	3,691	2,000	Kg	144	2,88,000
5	HVAC duct insulation 13 mm for supply air	29,813	13,500	sqft	80	10,80,000
6	HVAC duct insulation 09 mm for supply air	30,966	14,500	sqft	70	10,15,000
7	HVAC duct insulation rolls (10 nos.)	5,560	5,560	sqft	32	1,77,920
8	Silicone sealant (for sealing of duct corners)	41,000	25,000	sqft	15	3,75,000
9	HEPA terminal modules (635x635x450 mm) without HEPA filter and grill)	100	100	Nos.	12,278	12,27,800



10	HEPA terminal modules (320x320x450 mm) without HEPA filter and grill)	35	35	Nos.	6,166	2,15,810
11	Windows of assorted sizes (1200x1200x255), (1220x1220x150), (1090x1600x260), (1020x1600x80)	178	139	Nos.	11,606	16,13,234
12	Wall/Windows panels	131	142	Sqm	3,119	4,08,589
13	Partition wall/plain panels	1,466	250	Sqm	3,119	7,79,750
14	ceiling panels	3,691	330	Sqm	3,119	10,29,270
15	riser panel	970	500	Sqm	4,869	24,34,500
16	corner panel (360x200x380mm)	61	61	Sqm	3,119	1,90,259
17	bhim cover	101	101	Sqm	1,529	1,54,429
18	door (1000x2100mm)	3	3	Nos.	24,456	73,368
19	door (1500x2100mm)	3	3	Nos.	33,206	99,618
20	single door (2100x1000mm)	2	2	Nos.	24,456	48,912
21	single door (2100x750mm)	20	20	Nos.	22,056	4,41,120
22	single door (2050x750mm)	2	2	Nos.	22,056	44,112
23	single door (2100x900mm)	3	3	Nos.	22,056	66,168
24	single door (2100x720mm)	1	1	No.	22,056	22,056
25	single door (2100x1000mm)	11	11	Nos.	24,456	2,69,016
26	single door (2100x900mm)	1	1	No.	22,056	22,056
27	Double door (2070x1200mm)	1	1	No.	33,206	33,206
28	Double door (2100x1140mm)	1	1	No.	33,206	33,206
29	Double door (2100x1800mm)	4	4	Nos.	33,206	1,32,824
30	Double door (1730x1210mm)	1	1	No.	33,026	33,026
					<b>Sub-Total-A</b>	<b>1,57,39,749</b>

**Work/Goods Details of M/s Cross Air Industries**

1	compressed air line (3/4",SS304)	1 lot (1797 ft)	500	Ft.	1,282	6,41,000
2	DM water line	1 lot (1475 ft)	560	Ft.	2,406	13,47,360
3	portable water line	1 lot (1870 ft)	550	Ft.	572	3,14,600
4	liquid manufacturing line		-		-	-
5	A) Sugar manufacturing tank (jacked, 2000 ltrs)		1	No.	6,55,000	6,55,000
6	B) Syrup manufacturing tank (jacked, 2500 ltrs)		1	No.	9,55,000	9,55,000
7	C) storage tank (2000 ltrs)		1	No.	6,55,000	6,55,000
8	D) basket filter (supplied by other supplier)		-	No.	3,00,000	-
9	E) 5 HP inline homonizer		-	No.	6,00,000	-
10	F) transfer pump 3 HP (supplied by other supplier)	1	-	No.	3,00,000	-
11	G) 12x8 filter press		-	No.	2,50,000	-
12	H) control panel with PLC		1	No.	6,50,000	6,50,000
13	I) platform		1	No.	1,35,000	-
					<b>Sub-total-B</b>	<b>52,17,960</b>
					<b>Grand Total (A+B)</b>	<b>2,09,57,709</b>
					<b>Round Off</b>	<b>2,10,00,000</b>





8. Based on the information provided by the company (M/s Agnize Life Science Pvt. Ltd.) and observation made by us during site survey, it is certified that the total work done or material supplied at site for an amount of **Rs. 2.10 Cr.** appears to be fair & reasonable.

**Disclaimer:**

1. This cost vetting is done only on the basis of Quotations/ Bills/ 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 observation made & information shared by the company 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.

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



**FOR INTERNAL USE**

**TYPED BY: Abhinav Chaturvedi**

**REVIEWED BY: Manas Upmanyu**

**ANNEXURE: - I (COPY OF INVOICES)**

**GSTIN : 05AMCPM4682L1ZR**

*Nota single Original Copy*

**TAX INVOICE**  
**CROSS AIR AND COMPANY**  
 PLOT NO-30G-1, SECTOR-11, IIE, SIDCUL, HARIDWAR, 249403  
 (UTTARAKHAND - STATE CODE - 05)  
 Tel. : 7060095909 email : sales@crossair.co.in

<b>Party Details :</b> AGNIZE LIFESCIENCE PVT LTD 210, RAIPUR, BHAGWANPUR ROORKEE HARIDWAR		Invoice No. : CAC/22-23/0013 Dated : 28-06-2022 Place of Supply : Uttarakhand (05) Reverse Charge : N GR/RR No. : Transport : VIJAY LAKSHMI TRANSOLUTIONS PV Vehicle No. : UK08CA2070 Station : BHAGAWANPUR E-Way Bill No. :	
GSTIN / UIN : 05AARCA8755A1ZL P.O. NO- : C&C/ALPL/08/20-21/0014/REVISED P.O. Date : 04-06-2022			

S.N.	Description of Goods	HSN/SAC Code	Qty.	Unit	Price	Amount(₹)
1.	G.I SHEET 24 GAUGE	7210	35000.00	SQFT	115.00	40,25,000.00
2.	G.I SHEET 22 GAUGE	7210	6,000.00	SQFT	128.00	7,68,000.00
3.	INSULATION 9MM	7210	22000.00	SQFT	70.00	15,40,000.00
4.	INSULATION 13MM	7210	20000.00	SQFT	80.00	16,00,000.00
5.	MS WORK	8431	3,000.00	Kgs	144.00	4,32,000.00
6.	SILICONE SEALANT	3910	41000.00	SQFT	15.00	6,15,000.00
<b>Add : CGST @ 9.00 %</b> <b>Add : SGST @ 9.00 %</b>						<b>89,80,000.00</b> <b>8,08,200.00</b> <b>8,08,200.00</b>
<b>Grand Total 127000.00 Units</b>						<b>₹ 10596400.00</b>

Tax Rate	Taxable Amt.	CGST Amt.	SGST Amt.	Total Tax
18%	89,80,000.00	808200.00	808200.00	1616400.00

**Rupees One Crore Five Lakh Ninety Six Thousand Four Hundred Only**

**Bank Details : PUNJAB NATIONAL BANK, A/C NO-0199002105502299, IFS CODE - PUNB0019900**

<b>Terms &amp; Conditions</b> E & O F 1. Goods once sold will not be taken back. 2. Interest @ 18% p.a. will be charged if the payment is not made within the stipulated time. 3. Subject to 'HARIDWAR' Jurisdiction only.	Receiver's Signature :  <div style="text-align: right;"> <b>For CROSS AIR AND COMPANY</b>   <b>Authorised Signatory</b> </div>
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*Expense Bill not already Billed* (6)

Original Copy

**GSTIN : 05AMCPM4682L12R**

**TAX INVOICE**

**CROSS AIR AND COMPANY**  
 PLOT NO-30G-1, SECTOR-11, IIE, SIDCUL, HARIDWAR, 249403  
 (UTTARAKHAND - STATE CODE - 05)  
 Tel. : 7060095909 email : sales@crossair.co.in

<b>Party Details :</b> AGNIZE LIFESCEIENCE PVT LTD 210, RAIPUR ,BHAGWANPUR ROORKEE HARIDWAR  GSTIN / UIN : 05AARCA8755A1ZL P.O. NO- : P.O. Date :	Invoice No. : CAC/22-23/0041 Dated : 23-01-2023 Place of Supply : Uttarakhand (05) Reverse Charge : N GR/RR No. : Transport : BY TRANSPORT Vehicle No. : Station : BHAGWANPUR E-Way Bill No. :
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S.N.	Description of Goods	HSN/SAC Code	Qty.	Unit	Price	Amount(₹)
1.	INSULATION 13MM /	7210	7,747.20	SQFT	80.00	6,19,776.00
Add : CGST @ 9.00 % Add : SGST @ 9.00 % Add : Rounded Off (+)						6,19,776.00 55,779.84 55,779.84 0.32
<b>Grand Total</b>						<b>7,31,336.00</b>

Tax Rate	Taxable Amt.	CGST Amt.	SGST Amt.	Total Tax
18%	6,19,776.00	55,779.84	55,779.84	1,11,559.68

**Rupees Seven Lakh Thirty One Thousand Three Hundred Thirty Six Only**

**Bank Details :** PUNJAB NATIONAL BANK, A/C NO-0199002105502299, IFS CODE - PUNB0019900

<b>Terms &amp; Conditions</b> F&O.E. 1. Goods once sold will not be taken back. 2. Interest @ 18% p.a. will be charged if the payment is not made within the stipulated time. 3. Subject to 'HARIDWAR' Jurisdiction only.	<b>Receiver's Signature :</b>   <div style="text-align: center;"> <b>For CROSS AIR AND COMPANY</b>   <b>Authorised Signatory</b> </div>
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**GSTIN : 05AMCPM4682L1ZR** Original Copy

**TAX INVOICE**  
**CROSS AIR AND COMPANY**  
 PLOT NO-30G-1, SECTOR-11, IIE, SIDCUL, HARIDWAR, 249403  
 (UTTARAKHAND - STATE CODE - 05)  
 Tel. : 7060095909 email : sales@crossair.co.in

<b>Party Details :</b> AGNIZE LIFESCEIENCE PVT LTD 210, RAIPUR ,BHAGWANPUR ROORKEE HARIDWAR  GSTIN / UIN : 05AARCA8755A1ZL P.O. NO- : P.O. Date : 04-10-2022	Invoice No. : CAC/22-23/0030 Dated : 04-10-2022 Place of Supply : Uttarakhand (05) Reverse Charge : N GR/RR No. : Transport : BY TRANSPORT Vehicle No. : UA0SH7509 Station : E-Way Bill No. :
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S.N.	Description of Goods	HSN/SAC Code	Qty.	Unit	Price	Amount(₹)
1.	PLAIN PANEL 80MM	15179010	1,188.00	SQMT	3,119.00	37,05,372.00
<i>Short Supply ..</i>						
Add : CGST @ 9.00 % Add : SGST @ 9.00 % Add : Rounded Off (+)						37,05,372.00 3,33,483.48 3,33,483.48 0.04
<b>Grand Total</b>						<b>₹ 43,72,339.00</b>

Tax Rate	Taxable Amt.	CGST Amt.	SGST Amt.	Total Tax
18%	37,05,372.00	333483.48	333483.48	6,66,966.96

**Rupees Forty Three Lakh Seventy Two Thousand Three Hundred Thirty Nine Only**

**Bank Details :** PUNJAB NATIONAL BANK, A/C NO-0199002105502299, IFS CODE - PUNB0019900

<b>Terms &amp; Conditions</b> E.&O.E. 1. Goods once sold will not be taken back. 2. Interest @ 18% p.a. will be charged if the payment is not made with in the stipulated time. 3. Subject to 'HARIDWAR' Jurisdiction only.	Receiver's Signature :   <div style="text-align: center;"> <b>For CROSS AIR AND COMPANY</b>   <b>Authorised Signatory</b> </div>
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GSTIN : USAMCPM4682L1ZR

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**TAX INVOICE**  
**CROSS AIR AND COMPANY**  
PLOT NO-30G-1, SECTOR-11, IIE, SIDCUL, HARIDWAR, 249403  
(UTTARAKHAND - STATE CODE - 05)  
Tel. : 7060095909 email : sales@crossair.co.in

**Party Details :**  
AGNIZE LIFESCEIENCE PVT LTD  
210, RAIPUR ,BHAGWANPUR ROORKEE  
HARIDWAR

Invoice No. : CAC/22-23/0039  
Dated : 30-12-2022  
Place of Supply : Uttarakhand (05)  
Reverse Charge : N  
GR/RR No. :  
Transport : SELF TRANSPORT  
Vehicle No. : UA08H7509  
Station : BHAGWANPUR  
E-Way Bill No. :

GSTIN / UIN : 05AARCA8755A1ZL  
P.O. NO- :  
P.O. Date : 04-10-2022

S.N.	Description of Goods	HSN/SAC Code	Qty.	Unit	Price	Amount(₹)
1.	CEILING PANEL	94060099	1,900.00	SQMT	3,119.00	59,26,100.00
2.	RISER PANEL	85371000	494.00	SQFT	4,869.00	24,05,286.00
<p><i>Short supply</i></p>						<b>83,31,386.00</b>
						Add : CGST @ 9.00 % 7,49,824.74
						Add : SGST @ 9.00 % 7,49,824.74
						Less : Rounded Off (-) 0.48
<b>Grand Total 2,394.00 Units</b>						<b>₹ 98,31,035.00</b>

Tax Rate	Taxable Amt.	CGST Amt.	SGST Amt.	Total Tax
18%	83,31,386.00	749824.74	749824.74	1499649.48

**Rupees Ninety Eight Lakh Thirty One Thousand Thirty Five Only**

**Bank Details :** PUNJAB NATIONAL BANK, A/C NO-0199002105502299, IFS CODE - PUNB0019900

**Terms & Conditions**

E.&O.E.

1. Goods once sold will not be taken back.
2. Interest @ 18% p.a. will be charged if the payment is not made with in the stipulated time.
3. Subject to 'HARIDWAR' Jurisdiction only.

Receiver's Signature :

**For CROSS AIR AND COMPANY**

**Authorised Signatory**





GSTIN : 05AMCPM4682L1ZR

**TAX INVOICE**

Original Copy

**CROSS AIR AND COMPANY**

PLOT NO-30G-1, SECTOR-11, IIE, SIDCUL, HARIDWAR, 249403

(UTTARAKHAND - STATE CODE - 05)

Tel. : 7060095909 email : sales@crossair.co.in

**Party Details :**

AGNIZE LIFESCEIENCE PVT LTD  
 210, RAIPUR ,BHAGWANPUR ROORKEE  
 HARIDWAR

Invoice No. : CAC/22-23/0045  
 Dated : 24-02-2023  
 Place of Supply : Uttarakhand (05)  
 Reverse Charge : N  
 GR/RR No. :  
 Transport : BY TRANSPORT  
 Vehicle No. :  
 Station : BHAGWANPUR  
 E-Way Bill No. :

GSTIN / UIN : 05AARCA8755A1ZL  
 P.O. NO- : ALSPL/2021/005  
 P.O. Date : 06-06-2022

S.N.	Description of Goods	HSN/SAC Code	Qty.	Unit	Price	Amount(₹)
1.	RISER PANEL, 1200X2380X80MM	85371000	28.79	SQMT	4,869.00	1,40,178.51
2.	CORNER PANEL 360X200X2380	85371000	53.32	SQMT	3,119.00	1,66,305.08
3.	WINDOW PANEL 1200X2380X80	85371000	86.37	SQMT	3,119.00	2,69,388.03
4.	WINDOW 80MM	853810	30.00	NOS	11,606.00	3,48,180.00

rate not as per PD

Add : CGST  
 Add : SGST  
 Add : Rounded Off (+)

@ 9.00 %  
 @ 9.00 %

9,24,051.62  
 83,164.65  
 83,164.65  
 0.08

**Grand Total 198.48 Units ₹ 10,90,381.00**

**Tax Rate Taxable Amt. CGST Amt. SGST Amt. Total Tax**  
 18% 9,24,051.62 83,164.65 83,164.65 1,66,329.30

**Rupees Ten Lakh Ninety Thousand Three Hundred Eighty One Only**

**Bank Details : PUNJAB NATIONAL BANK, A/C NO-0199002105502299, IFS CODE - PUNB0019900**

**Terms & Conditions**

E.& O.E.

1. Goods once sold will not be taken back.
2. Interest @ 18% p.a. will be charged if the payment is not made with in the stipulated time.
3. Subject to 'HARIDWAR' Jurisdiction only.

Receiver's Signature :

**For CROSS AIR AND COMPANY**

**Authorised Signatory**



GSTIN : 05AMCPM4682L1ZR

Original Copy

**TAX INVOICE**

**CROSS AIR AND COMPANY**

PLOT NO-30G-1, SECTOR-11, IIE, SIDCUL, HARIDWAR, 249403  
(UTTARAKHAND - STATE CODE - 05)  
Tel : 7060095909 email : sales@crossair.co.in

**Party Details :**

AGNIZE LIFESCIENCE PVT LTD  
210, RAIPUR, BHAGWANPUR ROORKEE  
HARIDWAR

Invoice No. : CAC/23-24/0007  
Dated : 13-05-2023  
Place of Supply : Uttarakhand (05)  
Reverse Charge : N  
GR/RR No. :  
Transport : SELF TRANSPORT  
Vehicle No. :  
Station :  
E-Way Bill No. :

GSTIN / UIN : 05AARCA8755A1ZL  
P.O. NO- :  
P.O. Date : 13-05-2023

S.N.	Description of Goods	HSN/SAC Code	Qty.	Unit	Price	Amount( )
1.	CEILING PANEL → Short Supply	84060099	1,469.65	SQMT	3,119.00	45,83,838.35
2.	PLAIN PANEL	15179010	12.41	SQMT	3,119.00	38,706.79
3.	RISER PANEL,	85371000	2.66	SQMT	4,869.00	12,951.54
4.	WINDOW PANEL	85371000	2.86	SQMT	3,119.00	8,920.34
5.	WINDOW	853810	1.00	NOS	11,606.00	11,606.00

Add : CGST @ 9.00 %  
Add : SGST @ 9.00 %  
Less : Rounded Off (-)

46,56,023.02  
4,19,042.07  
4,19,042.07  
0.16

**Grand Total 1,488.58 Units**

**54,94,107.00**

Tax Rate Taxable Amt. CGST Amt. SGST Amt. Total Tax  
18% 46,56,023.02 419042.07 419042.07 8,38,084.14

**Rupees Fifty Four Lakh Ninety Four Thousand One Hundred Seven Only**

**Bank Details : PUNJAB NATIONAL BANK, A/C NO-0199002105502299, IFS CODE - PUNB0019900**

**Terms & Conditions**

- E.& O.E.  
1. Goods once sold will not be taken back.  
2. Interest @ 18% p.a. will be charged if the payment is not made with in the stipulated time.  
3. Subject to 'HARIDWAR' Jurisdiction only.

Receiver's Signature :

**For CROSS AIR AND COMPANY**

**Authorised Signatory**





**ANNEXURE: - II (PHOTOGRAPHS)**





