

REPORT FORMAT: CL-1 | Version: 1.0_2018

FILE No: VIS (2023-24)-PL503-419-639

Date: 27/10/2023

- **CERTIFICATE NAME:** Land, Building & Plant Machinery cost Validation certificate.
- **PREPARED FOR ORGANIZATION:** SBI SME Ranipur, Haridwar.
- **BORROWER COMPANY'S NAME:** M/s. Upkar Pharmaceuticals
- **ASSET TYPE:** Land, Building & Plant Machinery unit installed at Paonta Shahib, H.P.

CURRENT LOCATION OF THE CIVIL WORK: M/s Upkar Pharmaceuticals, 101,
Industrial Area Gondpur, Paonta Sahib, Distt. Sirmaur, Himachal Pradesh - India

S. NO.	PARTICULARS	DESCRIPTION																
1.	Date of Work Order	Via mail dated 27-10-2023																
2.	Documents provided for perusal	Project Report of M/s. Upkar Pharmaceuticals																
3.	Project Location	M/s. Upkar Pharmaceuticals, 101, Industrial Area Gondpur, Paonta Sahib, Distt. Sirmaur, Himachal Pradesh - India																
4.	Borrowing Company	M/s. Upkar Pharmaceuticals																
5.	Type of Asset	Land, Building & Plant Machinery unit installed at Paonta Shahib, H.P.																
6.	Type of Assessment	Land, Building & Plant Machinery cost Validation certificate																
7.	Scope of Assessment	Land, Building & Plant Machinery cost Validation attached below. <table><tr><th>S. No.</th><th>Cost Component</th><th>Original Project Cost</th><th>Cost Range as per RKA</th></tr><tr><td>1.</td><td>Land</td><td>Rs.1.65 Cr.</td><td>Rs.1.24 Cr. to Rs.1.6 Cr.</td></tr><tr><td>2.</td><td>Building</td><td>Rs.2.88 Cr.</td><td>Rs.2.44 Cr. to Rs.2.8 Cr.</td></tr><tr><td>3.</td><td>Plant Machinery</td><td>Rs.4.97 Cr.</td><td>Rs.4.50 Cr. to Rs.5.1 Cr.</td></tr></table>	S. No.	Cost Component	Original Project Cost	Cost Range as per RKA	1.	Land	Rs.1.65 Cr.	Rs.1.24 Cr. to Rs.1.6 Cr.	2.	Building	Rs.2.88 Cr.	Rs.2.44 Cr. to Rs.2.8 Cr.	3.	Plant Machinery	Rs.4.97 Cr.	Rs.4.50 Cr. to Rs.5.1 Cr.
S. No.	Cost Component	Original Project Cost	Cost Range as per RKA															
1.	Land	Rs.1.65 Cr.	Rs.1.24 Cr. to Rs.1.6 Cr.															
2.	Building	Rs.2.88 Cr.	Rs.2.44 Cr. to Rs.2.8 Cr.															
3.	Plant Machinery	Rs.4.97 Cr.	Rs.4.50 Cr. to Rs.5.1 Cr.															
8.	Nature of Plant	Pharmaceutical Industry																
9.	Total Project Cost	Original: Rs.9,50,00,000/- (Including Land, Building & Plant Machinery)																
10.	Comment on Project Cost by consultant	As per our analysis, the cost for Land, Building & Plant. Machinery found to be in line to Market trend.																

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PART A

PROJECT COST VETTING

EXECUTIVE SUMMARY: M/s Upkar Pharmaceuticals is a Medicine manufacturing unit at IA Gondpur, Sirmaur, H.P. Mr. Shivansh rai is Acquiring the plant along with the machineries & Equipments In this respect, they required financial assistance for Acquiring the plant. In respect to financial assistance of this Project, M/s Upkar Pharmaceuticals has approached SBI, SME Ranipur, Haridwar. As per SBI, SME Ranipur the original project cost of the project as shown by the company is Rs.9,50,00,000/- (Including Land, Building & Plant Machinery).

Sr. No.	Description	Original Amount as per company	Amount as per RKA
1.	Land	Rs.1.65 Cr.	Rs.1.24 Cr. to Rs.1.6 Cr.
2.	Building	Rs.2.88 Cr.	Rs.2.44 Cr. to Rs.2.8 Cr.
3.	Plant Machinery	Rs.4.97 Cr.	Rs.4.50 Cr. to Rs.5.1 Cr.
Total amount		Rs. 9.50 Cr.	Rs.8.18 Cr. to Rs. 9.5 Cr.

As per the Project Report shared by the client, the agreed Land, Building & Plant Machinery cost for the said Pharmaceutical unit is Rs.9,50,00,000/-. As per analysis and market research for the subject unit cost of the said Land, Building & Plant Machinery should in range of Rs.8.18 Cr. to Rs. 9.5 Cr. Thus, we can say that the Project Report shared by the client is in line with the market trends and is fair & reasonable.

VALIDATION OF THE PROJECT COST: Since as per the summary of the original and cost as per RKA involved in civil work & Plant Machinery the cost has been ranging as follows:

S. No.	Cost Component	Original Project Cost	Cost Range as per RKA
1.	Land	Rs.1.65 Cr.	Rs.1.24 Cr. to Rs.1.6 Cr.
2.	Building	Rs.2.88 Cr.	Rs.2.44 Cr. to Rs.2.8 Cr.
3.	Plant Machinery	Rs.4.97 Cr.	Rs.4.50 Cr. to Rs.5.1 Cr.

Therefore, in this certificate we have revalidated the cost involved in Land, Building & Plant Machinery as per the scope of the work mentioned in the provided Project Report.

LAND: The revised cost involved the current market rates for our subject land which is 800 sq.mtr. after assessing the market conditions like location, size and shape of land.

BUILDING: The revised cost of building involved the type & condition of structures verified along with their heights at the time of site visit.



PLANT MACHINERY: The revised cost of P&M involves the calculation of the depreciated replacement cost by the cost approach method according to the economic life of the machines/equipment.

Name of Equipment						
LIST OF MACHINES						
GROUND FLOOR						
S.N O.	SECTION	MACHINE NAME/EQUIPMENT	QTY.	MAKE	RATE	AMOUNT
1	TABLET SECTION	RAPID MIXER GRINDER 120LIT	1	PRECICOT	1500000	1500000.00
		SHIFTER (30 INCH)	1	FALCON	100000	100000.00
		MULTI-MILL	1	FALCON	25000	25000.00
		FLUID BED DRYER 150 KG	1	PRECICOT	1500000	1500000.00
		OCTAGONAL BLENDER 350 KG	1	FALCON	800000	800000.00
		PASTE KETTLE 100 Lit	1	FALCON	150000	150000.00
		FLUID BED DRYER TROLLY	2	FALCON	80000	160000.00
		35 STATION PUNCHING MACHINE	1	FALCON	800000	800000.00
		20 STATION PUNCHING MACHINE	1	FALCON	800000	800000.00
		20 STATION PUNCHING MACHINE	1	FALCON	800000	800000.00
		12 STATION PUNCHING MACHINE	1	FALCON	800000	800000.00
		DEDUSTING MACHINE	4	CEMACH	75000	300000.00
		COATING MACHINE	1	SEHGAL INDUSTRIAL WORKS	200000	200000.00
		COATING PAN	1	SEHGAL INDUSTRIAL WORKS	20000	20000.00
		AIR BLOWER	1		25000	25000.00
		SPRAY GUN WITH STAND	1	PILOT	7000	7000.00
		ALU/ALU PACKING MACHINE	1	N.K. ENGINEERING WORKS	800000	800000.00
		130MM SET(FORMING DIE+SEALING DIE+CUTTER	1	N.K. ENGINEERING WORKS	150000	150000.00
		125MM SET(FORMING DIE+SEALING DIE+CUTTER	1	N.K. ENGINEERING WORKS	150000	150000.00
		BUSTER DOUBLE TRACK STRIP PACKING MACHINE	1	N.K. ENGINEERING WORKS	650000	650000.00
		165MM SET(FORMING DIE+SEALING DIE+CUTTER	1	N.K. ENGINEERING WORKS	80000	80000.00
		110MM SET(FORMING DIE+SEALING DIE+CUTTER	1	N.K. ENGINEERING WORKS	80000	80000.00
		200MM SET(FORMING DIE+SEALING DIE+CUTTER	1	N.K. ENGINEERING WORKS	80000	80000.00
		215MM SET(FORMING DIE+SEALING DIE+CUTTER	1	N.K. ENGINEERING WORKS	80000	80000.00
		150MM SET(FORMING DIE+SEALING DIE+CUTTER	1	N.K. ENGINEERING WORKS	80000	80000.00
		DOUBLE TRACK ALU/ALU PACK	1	MAX ENGINEERS VADODARA	1500000	1500000.00
		3 CHANGE PARTS	1		100000	100000.00
		PERFORATION STATION & TOOL	1		80000	80000.00
		PRC CAMERA	1		100000	100000.00
		TABLET METAL DETECTOR	1		180000	180000.00
2	CAPSULE	CAPSULE LOADER MACHINE	1	SEHGAL INDUSTRIAL WORKS	150000	150000.00
		CAPSULE FILLING MACHINE	1	SEHGAL INDUSTRIAL WORKS	100000	100000.00
		CAPSULE SET CHANGE PART	1	SEHGAL INDUSTRIAL WORKS	40000	120000.00
		DOUBLE CONE BLENDER 60KG	1	SEHGAL INDUSTRIAL WORKS	120000	120000.00
		WEIGHING BALANCE 30KG	1		14000	14000.00
		8A9 CAPSULE FILLING MACHINE	1	CAPTECH MUMBAI	1500000	1500000.00

		CHANGE PART SIZE 2 & 0	2		80000	160000.00
		VACUUM PUMP & ASSEMBLY	1		80000	80000.00
3	LIQUID WFG	MFG TANK 1500 LTR WITH STIRRER	1	Global / Nikom	160000	160000.00
		MFG TANK 1000 LTR	1	Global / Nikom	80000	80000.00
		MFG TANK 500 LTR	1	Global / Nikom	50000	50000.00
		MFG TANK 250 LTR	1	Global / Nikom	30000	30000.00
		COLLOIDAL MILL	1	Global / Nikom	100000	100000.00
		STIRRER WITH STAND	1	Global / Nikom	100000	100000.00
		FILTER PRESS	1	Global / Nikom	110000	110000.00
4	LIQUID FILLING	BOTTLE WASHING MACHINE	1	BRAHMANI ENGINEERS &	250000	250000.00
		4 HEAD FILLING MACHINE	1	BRAHMANI ENGINEERS &	250000	250000.00
		AUTOMATIC CAP SEALING MACHINE	1	BRAHMANI ENGINEERS &	200000	200000.00
		VISUAL INSPECTION BELT	1	BRAHMANI ENGINEERS &	160000	160000.00
		BOTTLE LABELLING MACHINE(GUM	1	BRAHMANI ENGINEERS &	250000	250000.00
		TURN TABLE	2	BRAHMANI ENGINEERS &	80000	160000.00
		PACKING TABLE	20	BRAHMANI ENGINEERS &	75000	1500000.00
		6 TICKER LABELLING MACHINE	1	BOLE TECHNO	370000	370000.00
		2 HEAD LIQUID FILLING MACHINE	1		150000	150000.00
		SEMI AUTO CAP SEALING MACHINE	1		100000	100000.00
5	PRINTING	PRINTING MACHINE	1	MARKEM IMAJE	200000	200000.00
		CONVEYER BELT	1	MARKEM IMAJE	80000	80000.00
		LABEL PRINTING MACHINE	1		30000	30000.00
6	PACKING	SHIPPER AUTO STRAPPING MACHINE	2		100000	200000.00
		HYDRAULIC TROLLY(SHIPPER LIFTING)	2		100000	200000.00
		SHRINK TUNNEL MACHINE	1		70000	70000.00
		SS TROLLY	4		18000	72000.00
1	TABLET SECTION	ALU/ALU STRIP PACKING MACHINE	1	N.K. ENGINEERING WORKS	800000	800000.00
		150MM SET(FORMING DIE+SEALING	1	N.K. ENGINEERING WORKS	150000	150000.00
		140MM SET(FORMING DIE+SEALING	1	N.K. ENGINEERING WORKS	150000	150000.00
		130MM SET(FORMING DIE+SEALING	1	N.K. ENGINEERING WORKS	150000	150000.00
		110MM SET(FORMING DIE+SEALING	1	N.K. ENGINEERING WORKS	150000	150000.00
		BUSTER DOUBLE TRACK STRIP	1	PACK 240	700000	700000.00
		155MM SET(FORMING DIE+SEALING	1	PACK 240	80000	80000.00
		165MM SET(FORMING DIE+SEALING	1	PACK 240	80000	80000.00
		180MM SET(FORMING DIE+SEALING	1	PACK 240	80000	80000.00
		190MM SET(FORMING DIE+SEALING	1	PACK 240	80000	80000.00
		27 STATION PUNCHING MACHINE	1	FLUID PACK	700000	700000.00
		BILAYERED TABLET CHANGE PART	1		150000	150000.00
		DUST EXTRACTOR	1		100000	100000.00
		DUST DUCTOR	2		250000	500000.00
		COATING MACHINE	1	SEHGAL INDUSTRIAL WORKS	100000	100000.00
		COATING PAN	1	SEHGAL INDUSTRIAL WORKS	10000	10000.00
		SPRAY GUN WITH STAND	1	SEHGAL INDUSTRIAL WORKS	400000	400000.00
		TRAY DRYER 24 TRAY	1	SEHGAL INDUSTRIAL WORKS	150000	150000.00
		MASS-MIXTURE 150KG	1	SEHGAL INDUSTRIAL WORKS	400000	400000.00
		MULTI-MILL	1	SEHGAL INDUSTRIAL WORKS	120000	120000.00
		FLUID BED DRYER 60KG	1	SEHGAL INDUSTRIAL WORKS	600000	600000.00
		TROLLY	2	SEHGAL INDUSTRIAL WORKS	70000	140000.00
		ROTA CUBE BLENDER 15KG	1	SEHGAL INDUSTRIAL WORKS	200000	200000.00
		TABLET DUST EXTRACTOR	1	FALCON	80000	80000.00
		TABLET INSPECTION MACHINE	1	FALCON	170000	170000.00
		STRIP PACKING MACHINE	1	SHARMA ENGINEERING	600000	600000.00
2	DRY SYRUP	DRY SYRUP FILLING MACHINE	1	FALCON	200000	200000.00

	DOUBLE CONE BLENDER 60KG	1	FALCON	110000	110000.00
	INDUCTION SEALER	1		12000	12000.00
2ND FLOOR					
UNIT/MENT	ON/TMENT MFG TANK FULLY	1	VISHAK ENGINEERING	600000	600000.00
	VACUUM PUMP	1		70000	70000.00
	TRANSFER PUMP	1		30000	30000.00
	ON/TMENT STORAGE TANK	1		40000	40000.00
	ON/TMENT FILLING MACHINE	1		250000	250000.00
	ELECTRIC HEATING TANK	1		60000	60000.00
	PAINT	1		50000	50000.00
	COLLOID MILL	1		120000	120000.00
MISCELLANEOUS	WATER COOLER STAINLESS STEEL 40 LTR	1		60000	60000.00
	R.O+H.V. WATER PURIFIER	1		28000	28000.00
	DRUM LIFTING MACHINE	1		100000	100000.00
	C.C.T.V. CAMERAS	32		750000	800000.00
	AIR CURTAINS	4	MDN	20000	120000.00
	INSECT KILLER MACHINE	1		5000	5000.00
	DUCTABLE AIR CONDITIONER 3 TON	1	CARRIER	30000	30000.00
	CROSSOVER BENCH	4	STAINLESS STEEL	75000	120000.00
	LOCKERS	2	STAINLESS STEEL	25000	40000.00
	SOP STANDS	42	STAINLESS STEEL	25000	840000.00
	STOOLS	38	STAINLESS STEEL	28000	1064000.00
	RACKS	32	STAINLESS STEEL	25000	800000.00
	PALLETS	24	STAINLESS STEEL	4000	96000.00
	1000 LITRE 55 TANKS WITH COVER	2	STAINLESS STEEL	100000	200000.00
	HEATING VESSELS	4	STAINLESS STEEL	50000	200000.00
	SPATULAS	27	STAINLESS STEEL	3000	81000.00
	WALL GUARDS	1	STAINLESS STEEL	250000	250000.00
	DISPENSING BOOTH	2	COOL TECH	170000	340000.00
	AIR CONDITIONERS	7		45000	315000.00
	SAMPLING ROD	2		5000	10000.00
	PRINTER WITH SCANNER	5	HP	22500	112500.00
	COMPUTER	10		70000	700000.00
	WEIGHING BALANCE 200KG	1		20000	60000.00
	WEIGHING BALANCE 30KG	3		10000	30000.00
	WEIGHING BALANCE 1000GM	4		8000	32000.00
	VACUUM CLEANER	1	LG	6000	6000.00
	POLISH SEALING MACHINE	2		1500	3000.00
	LIQUID CHANGE PART	8		25000	200000.00
	CHANGE PART CABINET	1	STAINLESS STEEL	40000	40000.00
	E.T.P PLANT (1 KLD)	1		150000	150000.00
	LIFT FOR MATERIAL TRANSFER	1		150000	150000.00
	SERVO STABILIZER(200 K.V.A)	1		120000	120000.00
	TRANSFER (250 K.V.A)	1		250000	250000.00
	SCREW COMPRESSOR 30 HP	2	KIRLOSKAR	75000	150000.00
	AIR DRYER	1	KIRLOSKAR	100000	100000.00
	D.G. SET GENERATOR(100 K.V.A)	1	KIRLOSKAR	800000	800000.00
	AIR COMPRESSOR 15 HP	1	KIRLOSKAR	200000	200000.00
	POWER FACTOR	1		80000	80000.00
	F.B.D BAGS	5		6000	30000.00
	R.O+D.M PLANT (1000 LPH)	1		350000	350000.00
	MOTORCYCLE (125CC)	1	YAMAHA YBR	100000	100000.00
	MAHINDRA MAXI/MO+ TEMPO	1	MAHINDRA	150000	150000.00
	A.P.U	1	CARRIER	250000	250000.00



	DEHUMIDIFIER	2		100000	200000.00
LAB SECTION	DISINTEGRATION TEST APPRATUS(2.5 CFR)	1	KRIDAY SOLUTION	15000	15000.00
	DISINTEGRATION TEST APPRATUS	2	MULTI-TECH	20000	40000.00
	FIABILITY TEST APPRATUS	1	MULTI-TECH	50000	50000.00
	ELIAX TEST APPRATUS	1	VEEGO	65000	65000.00
	HARDNESS TESTER	1		1000	1000.00
	ONLINE UPS(1 K.V.A)	2	MICROTEC	22000	44000.00
	COODUCTIVITY METER	1		8000	8000.00
	KARL FORTER VEGEOMATIC	2	VEEGO & KRIDAY	150000	300000.00
	REFRACTO METER	1	ADARSH	25000	25000.00
	COVETTE QUARTZ SKT	1		5000	15000.00
	POTENTIAL METER	1	KRIDAY SOLUTION	50000	50000.00
	FIABILITY TEST APPRATUS	1	VEEGO	50000	50000.00
	BULK DENSITY APPRATUS	1	MULTI-TECH	10000	30000.00
	BE MOISTURE BALANCE	1	VEEGO	45000	45000.00
	DISOLUTION TEST APPRATUS	1	VEEGO	250000	250000.00
	INCUBATOR CHAMBER	1	ADARSH	150000	150000.00
	EYE LO MIXER	1	ELMI	28000	28000.00
	VACUUM PUMP	2	MILIPORE	50000	100000.00
	SONICATOR(2.5 LTR)	1	LABMAN	15000	15000.00
	SONICATOR(5 LTR)	1	LABMAN	10000	10000.00
	ELECTRIC HAND DRYER	1	OCULPHER	4000	12000.00
	RELIAGSTATOR	1	ELB	9000	9000.00
	ANALYTICAL BALANCE(0.1 MG)	1	TAAS LOGIC	150000	150000.00
	ANALYTICAL BALANCE(0.1 MG)	1	WENSAR	100000	100000.00
	WEIGHT CALIBRATION BOX	1		15000	45000.00
	VERNIER CALIPER	4		5000	20000.00
	ULTRA Q.HPLC GRADE WATER PURIFICATION SYSTEM	1	JASCO	250000	250000.00
	MELTING POINT APPRATUS	1	VEEGO	100000	100000.00
	MUFFLE FURNACE	2	MULTI-TECH & KRIDAY	40000	80000.00
	PH METER	1	ELIJO & KRIDAY	32000	160000.00
	MAGNETIC STIRRER	2		8000	16000.00
	HOT-PLATE	3	KRIDAY	7000	21000.00
	HEATING MANTLE	1		5000	10000.00
	WATER BATH	2	MULTI-TECH	15000	30000.00
	HOT AIR OVEN	1	MULTI-TECH	30000	30000.00
	VACUUM OVEN	1	ADARSH	40000	40000.00
	STABILITY CHAMBER(300 & 500 LTRS)	2	MULTI-TECH & KRIDAY	200000	400000.00
	ONLINE UPS(1 K.V.A) WITH BATTERY	1	EXIDE	100000	100000.00
	U.V CABINET	1		60000	60000.00
	POLARI METER	1	ADARSH	25000	25000.00
	DOUBLE BEAM U.V SPECTRO PHOTO METER	1	ELECTRONICS INDIA	350000	350000.00
	HPLC AUTO SAMPLER QUATERNARY PUMP	1	SHIMADZU	2000000	2000000.00
	B.O.D INCUBATOR	2	PERFIT	100000	200000.00
	U.V SPECTRO PHOTO METER	1	ELICO	150000	150000.00
	NEPHLO METER	1		25000	25000.00
	CENTRIFUGE	1		15000	15000.00
	AUTO CLAVE	2		28000	56000.00
	MICRO-SCOPE	1		70000	70000.00
	LAMINAR AIR FLOW	1		120000	120000.00
	DISCATOR GLASS	2		20000	40000.00
	GLASS WARES	1		100000	100000.00

During site visit our surveyor, Mr. Deepak Joshi has cross verified all the building structure land area and plant machinery.

(Handwritten signature and stamp)
R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.
Valuation Center of Excellence & Research Centre

DISCLAIMERS

1. We have received Project report for land, building & plant machinery.
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 e.g., Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, and 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. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4. 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.
5. 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.
6. Documents, information, data including 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 owner's name, etc., it is only for illustration purpose and may not necessarily represent accuracy.

VALUATION ENGINEER	L1/ L2 REVIEWER
Amit Jaiswal	Rajani Gupta/Babul Akhtar Gazi
	



IMPORTANT DOCUMENTS

BUILDING VALUATION OF M/S. UPKAR PHARMACEUTICALS										
SR. No.	Floor	Type of Structure	Area (in sq.ft)	Year of Construction	Year of Valuation	Total Life Consumed (in years)	Total Economical Life (in years)	Built-up Area Rate (in per sq.ft)	Fair Market Value (INR)	Depreciated Replacement Market Value (INR)
1	Ground Floor	RCC Structure	7,438	2009	2023	14	60	₹ 1,400	₹ 1,04,13,094	₹ 82,26,344
2	First Floor	RCC Structure	5,813	2015	2023	8	60	₹ 1,400	₹ 81,37,584	₹ 71,61,074
3	Second Floor	RCC Structure	4,525	2015	2023	8	60	₹ 1,400	₹ 63,35,000	₹ 55,74,800
4	Second Floor	Shed Structure	3,500	2015	2023	8	40	₹ 900	₹ 31,50,000	₹ 25,83,000
5	Guard Room	RCC Structure	727	2009	2023	14	60	₹ 1,400	₹ 10,17,198	₹ 8,03,586
TOTAL			22,002						₹ 2,90,52,876	₹ 2,43,48,804
Remarks:										
1. All the details pertaining to the building area statement such as area, floor, etc has been taken from approved map taken during site survey since no other relevant building area statement has been provided to us by the bank or client.										
2. All the structure that has been taken in the area statemnet belonging to M/S. UPKAR PHARMACEUTICALS										
3. The valuation is done by considering the depreciated replacement cost approach.										

VALUATION SUMMARY				
S. No.	Particulars	Total Acquisition Cost	Gross Current Replacement Cost	Fair Market Value range
1	Plant & Machinery and other equipment's	₹ 7,10,94,250	₹ 8,48,96,690	₹ 4.5 Cr. to ₹ 5.1 Cr.
Notes:				
1. Assets like Plant & Machinery and other related equipment's pertaining to M/s Upkar Pharmaceuticals, I.A.D.A. Plot No. 101, Industrial Area Gondpur, Paonta Sahib, Distt. Sirmaur (H.P.)				
2. 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.				
3. During the site visit conducted by our engineering team on 11/10/2023, the plant was physically inspected by our team. Different sections set up inside the plant were visually inspected.				
4. For the assets whose invoices are available with us, the 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 Replacement Cost.				
5. Book value is considered as per the information provided during site survey.				
6. Only those assets / equipment's have been considered which have been physically inspected at the time of site survey.				
7. The plant was operational at the time of site inspection.				
8. Overall physical condition of the Plant and machinery is good.				

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

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