



# SHREY ENGINEERING SERVICES

## VISHAL GUPTA

B.E, Mech, FIV

Chartered Engineer (Reg. No. AM096630-7)

Approved Valuer (Plant & Machinery)

Fellow Member Institution of Valuers, F-18485

Associate Member Institution of Engineers

### OFFICE:

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## Appendix-IV

### VALUATION REPORT IN RESPECT OF PLANT & MACHINERY

Name of Registered Valuer: Vishal Gupta

Registration No.: CCIT/DDN/Tech 34AB-3/2013-14/964

(With State Commissioner of Income Tax)

| S.No. | Particulars  | Content   |
|-------|--|---|
| 1.    | Date of making valuation   | 06-01-2022  |
| 2.    | Purpose for which valuation is made  | To Assess & Evaluate Present Fair Market Value & Distress/Realizable Value in respect of Plant & Machinery  |
| 3.    | a) Name of the owner(s) of the plant & machinery<br>b) If the asset is under joint ownership/co-ownership, share of each owner | Mr. Ramesh Bachheti<br>NA   |
| 4.    | Location of factory/ works/ premises   | M/s Shakti Industries, Vill Rampur Khurd Bhauwala, Vikas Nagar, Dehradun  |
| 5.    | Date of visit/inspection<br>Extent to which plant was inspected  | 03-01-2022<br>Mr. Kohli from Punjab National Bank, Dehradun accompanied me during Inspection Visit and Detail Inspection of Machinery done with Photographs taken during visit and List of Present Machinery made as per Annexure.  |
| 6.    | Description of the plant & machinery<br>(Separate for each major P&M)  | <ul style="list-style-type: none"><li>The Unit was Established in year 2010 for Production of<br/>(A) Mineral Water<br/>(B) Soft Drinks<br/>(C) Soda Water</li><li>Machinery in Ideal condition since many years.</li><li>It was assembled, arranged &amp; Installed at Location only.</li><li>Machinery was installed in year 2010, since it already near its Total Life of 15</li></ul> |

|   |                 |  |
|---|-----------------|--|
|   |                 | Years they cannot be utilized for Further Commercial/Profitable production.(Attached Annexure) |
| Name of the manufacturing company   | As per Annexure |  |
| Year of making/fabrication  | As per Annexure |  |
| Model no./Sr.No./Identification mark of machine   | As per Annexure |  |
| Date of purchase  | As per Annexure |  |
| Name of the Vendor/Supplier   | As per Annexure |  |
| Original price  | As per Annexure |  |
| Country of origin   | As per Annexure |  |
| Import duties at the time of purchase   | As per Annexure |  |
| Import duties on the date of valuation  | As per Annexure |  |
| Exchange rate at the time of purchase   | As per Annexure |  |
| Exchange rate as on the date of valuation   | As per Annexure |  |
| Price to the owner where he is not the firstowner   | As per Annexure |  |
| Cost of similar new plant & machinery   | As per Annexure |  |
| Detailed list of machinery specifying majorsections, their components and makes etc.  | As per Annexure |  |
| Rated capacity/speed of machinery by theoriginal manufacturer   | As per Annexure |  |
| What generation of technology is involved in themachinery inspected?  | As per Annexure |  |
| Whether inspection carried out to see themachinery in operation?  | As per Annexure |  |
| Whether dry run of the machinery or anyother tests were carried out to ascertainits condition?                                      | As per Annexure |  |
| Date since when the machinery is not inOperation/steps taken to keep the machinery in good condition (to protect it from corroslon) | As per Annexure |  |
| General condition of the machinery  | As per Annexure |  |
| Details of refurbishing/reconditioningrequired to be carried out to make the machinery operational                                  | As per Annexure |  |
| Estimated cost of refurbishing/reconditioning   | As per Annexure |  |
| Estimated residual life of the refurbishing   | As per Annexure |  |
| Estimated life of new machinery   | As per Annexure |  |
| Book value of the machinery   | As per Annexure |  |

|    |   |  |
|----|---|--|
|    | Depreciation rate   | As per Annexure  |
|    | <p>Value of the machinery</p> <p>The valuer should give in detail his approach to valuation of the plant &amp; machinery and indicate how the value has been arrived at such as historical cost basis valuation method, market price or any other method applied (with full details of methodology employed).</p> <p>-Whether market data is limited or essentially non-existent and state whether the estimate is in any way limited by the inadequacy of data.</p> <p>-State clearly whether the market value estimate is based on market evidence of similar new machinery or upon the valuer's judgement because of the nature of the building and lack of comparable market data.</p> <p>-Any departure from the standard and the reasons &amp; justification for the same. The special circumstances which warranted departure from the established norms</p> <p>-Valuation should be supported by necessary calculations including giving effect to technological attrition.</p> | Fair Market Value:- Rs. 20,20,200                                |
| 7. | Realisable Value at distress sale of the plant & machinery  | Realisable Value:- Rs 17,17,170<br>Distress sale:- Rs. 15,15,150 |
| 8. | Any other relevant information, if any.   |  |

**NOTE :** All questions to be answered by the Registered Valuer, if any, particular question does not apply to the property under valuation. He may indicate so. If the space provided is not sufficient, details may be attached on a separate sheet.

Place: Dehradun

Date: 06-01-2022



**VISHAL GUPTA**  
Chartered Engineer &  
Govt. Approved Valuer  
SHREY ENGINEERING SERVICES

Signature  
(Name and Official seal of the  
Approved Valuer/Engineer)

Encl:

1. Declaration from the valuer
2. Model code of conduct for valuer
3. Photograph of owner/representative with machines

## DECLARATION FROM VALUERS

I hereby declare that-

- a. The information furnished in my valuation report dated **06-01-2022** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I have personally inspected the property on **03-01-2022**. The work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. Further, I hereby provide the following information.

| SI No. | Particulars  | Valuer comment  |
|--------|--|---|
| 1      | background information of the asset being valued;                                  | Invoice & Quotation of Machinery  |
| 2      | purpose of valuation and appointing authority                                      | To Assess Fair Market Value   |
| 3      | identity of the valuer and any other experts involved in the valuation;            | Registered under Income tax vide <u>Registration No.:CCIT/DDN/Tech 34AB-3/2013-14/964</u> |
| 4      | disclosure of valuer interest or conflict, if any;                                 | NA  |
| 5      | date of appointment, valuation date and date of report;                            | 03.01.2022  |
| 6      | inspections and/or investigations undertaken;                                      | As per attached Annexure  |
| 7      | nature and sources of the information used or relied upon;                         | Market Survey   |
| 8      | procedures adopted in carrying out the valuation and valuation standards followed; | Market Approach   |
| 9      | restrictions on use of the report, if any;   | NA  |

## APPENDIX V

### DECLARATION FROM VALUERS

hereby declare that-

- a. The information furnished in my valuation report dated **06-01-2022** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- b. I have no direct or indirect interest in the property valued;
- c. I have personally inspected the property on **03-01-2022**. The work is not sub-contracted to any other valuer and carried out by myself.
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
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| 4      | disclosure of valuer interest or conflict, if any;                                 | NA  |
| 5      | date of appointment, valuation date and date of report;                            | 03.01.2022  |
| 6      | inspections and/or investigations undertaken;                                      | As per attached Annexure  |
| 7      | nature and sources of the information used or relied upon;                         | Market Survey   |
| 8      | procedures adopted in carrying out the valuation and valuation standards followed; | Market Approach   |
| 9      | restrictions on use of the report, if any;   | NA  |

|    |   |  |
|----|---|--|
| 10 | major factors that were taken into account during the valuation;  | Replacement Cost, Depreciation, Total Life & Residual Life of Machinery, Obsolescence Factor |
| 11 | major factors that were taken into account during the valuation;  | Same as above  |
| 12 | Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report. |  |

Date: 06-01-2022

Place: Dehradun

  
**VISHAL GUPTA**  
 Chartered Engineer &  
 Govt. Approved Valuer  
 CIVIL ENGINEERING SERVICES

Signature

(Name of the Approved Valuer and Seal of the Firm / Company)

# VALUATION REPORT OF PLANT & MACHINERY FOR SHAKTI INDUSTRIES

ANNEXURE-1

| S. No. | Machine Name  | Qty | Year of Installation | Purchase Cost | Invoice/Quotation No | Invoice Date | Replacement Cost New(RCN) | Total Life | Residue Life | Depreciated Replacement Cost New | Obsolescence Factor | Present Assessed Cost (INR) |
|--------|---|-----|----------------------|---------------|----------------------|--------------|---------------------------|------------|--------------|----------------------------------|---------------------|-----------------------------|
|        | <b>Plant &amp; Machinery</b>  |     |                      |               |                      |              |                           |            |              |                                  |                     |                             |
| 1      | (A) Soft Drinking Soda Making System 200Kg.<br>(B) Sugar mixing Tank with insulate using material and gear Box with motor SHP<br>(C) Lifting Pump SS 2 HP<br>(D) Syrup Pump tank Chilling System 100 Lts<br>(E) Premixing Capacity 4000 Lts   | 1   | 2010                 | 2200000       | 36                   | 10-08-2010   | 2200000                   | 15         | 3            | 5,28,000                         | 0.9                 | 4,75,200                    |
| 2      | Filling Plant of Soda and Soft Drinks, Mineral Water<br>(A) Blower Conveyor size 200ml with Air Blower.<br>(B) 30 BPM counter pressure filling machine or soda mineral water and soft drinks 12 heads.<br>(C) Shrink tunnel MS, SS Body.<br>(D) Out feed Conveyor.<br>(E) Cartoon Seller with Roller Conveyor | 1   | 2010                 | 2000000       | 36                   | 10-08-2010   | 2000000                   | 15         | 3            | 4,80,000                         | 0.9                 | 4,32,000                    |
| 3      | Micro Biological Lab according to BIS   | 1   | 2010                 | 650000        | 36                   | 10-08-2010   | 650000                    | 15         | 3            | 1,56,000                         | 0.4                 | 62,400                      |
| 4      | Raw Water Pump  | 1   | 2010                 | 1400000       |                      | 20-07-2010   | 1400000                   | 15         | 3            | 5,50,000                         | 0.9                 | 4,95,000                    |
| 5      | Semi Auto matic 2 Lts Pet Stretch Blow Moulding Machine   | 1   | 2010                 | 1800000       |                      | 20-07-2010   | 1800000                   | 15         | 3            | 4,32,000                         | 0.5                 | 2,16,000                    |
| 6      | Cooling Tower   | 1   | 2010                 | 100000        |                      | 20-07-2010   | 100000                    | 15         | 3            | 24,000                           | 0.5                 | 12,000                      |
| 7      | Compressor  | 1   | 2010                 | 4500000       |                      | 20-07-2010   | 4500000                   | 15         | 3            | 10,80,000                        | 0.07                | 75,600                      |
| 8      | Misc Items (Steel Rack, Working Table, Borewell etc)  |     | 2010                 | 1750000       |                      | 20-07-2010   | 1750000                   | 15         | 3            | 4,20,000                         | 0.6                 | 2,52,000                    |
|        |   |     |                      | 14400000      |                      |              | 14400000                  |            |              | 34,56,000                        |                     | 20,20,200                   |

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