

SHREY ENGINEERING SERVICES

VISHAL GUPTA

B.E, Mech, FIV

Registered Engineer (Reg. No. AM096630-7)

Approved Valuer (Plant & Machinery)

Yellow Member Institution of Valuers, F-18485

Associate Member Institution of Engineers

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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	13-01-2022
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 b) If the asset is under joint ownership/co-ownership, share of each owner	Mr. Girish Arora NA
4.	Location of factory/ works/ premises	M/s Confetto Agro India, Haridwar
5.	Date of visit/inspection Extent to which plant was inspected	06-01-2022 Mr. Girish Arora, Owner 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 (Separate for each major P&M)	<ul style="list-style-type: none">The Machinery was Purchased in year 2016 for Production of (A) Vermicelli (B) Macroni (C) Pasta etcMachinery in Ideal condition.It is de-assembled and placed at some closed space in Haridwar.Machinery can be used for Commercial/Profitable production
	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 corrosion)	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 & 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 & 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>	<p>Fair Market Value:- Rs. 8,23,050</p>
<p>7. Realisable Value at distress sale of the plant & machinery</p>	<p>Realisable Value:- Rs 6,99,592</p>
<p>8. Any other relevant information, if any.</p>	<p>Distress sale:- Rs. 6,17,287</p>

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: 13.01.2022

VISHAL GUPTA
Chartered Engineer &
Govt. Approved Valuer
SHREY ENGINEERING S

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

APPENDIX V

DECLARATION FROM VALUERS

I hereby declare that-

- The information furnished in my valuation report dated **13-01-2022** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property valued;
- I have personally inspected the property on **06-01-2022**. The work is not sub-contracted to any other valuer and carried out by myself.
- I have not been convicted of any offence and sentenced to a term of Imprisonment;
- I have not been found guilty of misconduct in my professional capacity.
- 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.
- 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.
- 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 am registered under Section 34 AB of the Wealth Tax Act, 1957.
- I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- Further, I hereby provide the following information.

Sl No.	Particulars	Valuer comment
1	background information of the asset being valued;	Invoice 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;	06.01.2022
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: 13.01.2022


Place: DEHRADUN


VISHAL GUPTA
 Chartered Engineer &
 Govt. Approved Valuer
 SUREY ENGINEERING SERVICE
 Signature

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

VALUATION REPORT OF PLANT & MACHINERY FOR M/s Confetto Agro India- Haridwar.

S. No.	Machine Name	Qty	Year of Purchase	Purchase Cost	Total Life	Residue Life	Depreciated Replacement Cost New	Obsolescence Factor	ANNEXURE-1	
									Present Assessed Cost (INR)	
	Plant & Machinery									
1	Food Extruder for making Vermicelli, Macaroni, Pasta etc	1	2016	874120	15	9	5,41,954	0.9		4,87,759
2	Dye	1	2016	132120	15	9	81,914	0.9		73,723
3	Dryer 24 Tray	1	2016	216000	15	9	1,33,920	0.9		1,20,528
4	Dough Mixture/Batch Mixture(Blender) with Dye	1	2016	164560	15	9	1,02,027	0.9		91,824
5	Weighing Machine	1	2016	8200	15	9	5,084	0.9		4,576
6	Veritical Cylinders	4	2016	80000	15	9	49,600	0.9		44,640
				14,75,000			9,14,500			8,23,050


 Valuer
 Chartered Engineer &
 Valuer of Plant & Machinery
 SRI. ENGINEERING SERVICES

