**Format- D**

**(Name & Address of Valuer)**

**VALUATION REPORT**

(IN RESPECT OF PLANT & MACHINERY)

NAME OF ACCOUNT \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_,

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ BRANCH

**(To be filled in by the Approved Valuer)**

|  |  |  |
| --- | --- | --- |
| **Sr No** | **General** |  |
| 1 | Location of factory/ works/ premises |  |
| 2 | Purpose for which the valuation is made |  |
| 3 | Date of inspection |  |
| 4 | Basis of valuation/ assumptions made |  |
| a) Indigenous machines |  |
| b) Imported machines |  |
| 5 | Details of the charges created on the assets |  |

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Sr No** | **Description of Machinery** | **Name of Manufacturer/ Supplier** | **Sr. No. of Machine/ Model No./ Identification Mark)** | **Year of Make** | **Condition of the Machine/ Maintenance (New/ Old/ Reconditioned)** | **Quantity** | **Technical specification of machine viz**  **1. Tag No.**  **2. Capacity**  **3. RPM etc** | **Residual life of the machine** | **Purchase Value** | **Fair market value** | **WDV as on 31.03….** | **Distress Value** | **Likely replacement cost** |
|  | Main Plant & Machinery |  |  |  |  |  |  |  |  |  |  |  |  |
|  | Utilities & Services (including pipe fittings & insulations etc) |  |  |  |  |  |  |  |  |  |  |  |  |
|  | Fixtures, Tools & other instruments |  |  |  |  |  |  |  |  |  |  |  |  |
|  | Other Miscellaneous Fixed Assets |  |  |  |  |  |  |  |  |  |  |  |  |
| **Remarks, if any:** | | | | | | | | | | | | | |

**Photograph of owner/representative with machines to be enclosed.**

**Undertakings:**

1. This is to certify that the fair market value of the assets (Plant & Machinery) of manufacturing unit of M/s. …………….. Address ………………. as per our detailed appraisal and analysis is amounting to Rs ……… (In words and figures). This should be considered as true and fair.
2. The information given in this report is correct & true and I have no direct or indirect interest in the assets valued.
3. I have personally inspected the unit on …… (Date).
4. All the above machines are installed at the unit and found to be in working / running condition. I have exercised due diligence in furnishing the above information.

**Place:**

**Date:**

**Signature**

**(Name and Official seal of the Approved Valuer)**

**Method of Valuation:**

Here, the procedure adopted for arriving at the valuation has to be highlighted. The valuer may consider various approaches of property valuation and state explicitly the reasons for adoption of a particular approach and the basis on which the final valuation judgment is arrived at. A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales),reconciliation of various factors, departures, final valuation arrived at has to be presented here.

**Declaration:**

I hereby declare that:

a) The information provided is true and correct to the best of my knowledge and belief.

b) The analysis and conclusions are limited by the reported assumptions and conditions.

c) I have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation, 2011 of the IBA, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.

d) I have no direct or indirect interest in the property valued.

e) I / my authorized representative by the name of ………………………who is also a ‘valuer’, has inspected the subject property on ………….

f) I am a ‘valuer’ as per the provisions of the above referred Handbook in Category …… and fulfill the education, experience and other criteria laid out therein.

g) I abide by the Code of Conduct as provided by the above referred Handbook.

h) Restrictions on use of the report, if any;

i) Caveats, limitations and disclaimers to the extent they explain or elucidate the limitation faced by the valuer.

Name and address of the Valuer

…….......…………………………………………

…………………………………………………….

Name of Valuer Association of which I am a bonafide member

in good standing ………………………………………

Membership Number …………………………………

Signature of the Valuer ………………………………

Date ………………............Tel.No……………………

Mobile no………………………….………………….

e-MAIL …………………………………..…………..

**ENCLOSURES:**

Layout plan of the area in which the property is located

-Building plan

-Floor plan

-Photographs of the property being valued

-Any other relevant documents/extracts