

REPORT FORMAT: V-L4 (RKA - Medium) | Version: 11.0 - 2022

CASE NO.: VIS(2024-25)-PL224-191-252

DATED: 22/07/2024

## VALUATION REPORT

OF

NATURE OF ASSETS	PLANT & MACHINERY
CATEGORY OF ASSETS	INDUSTRIAL
TYPE OF ASSETS	INDUSTRIAL PLANT & MACHINERY

SITUATED AT  
TOWER-WTC ONE C, WORLD TRADE CENTRE NOIDA, PLOT NO 13A, TEC ZONE, IT  
PARK, GREATER NOIDA, UTTAR PRADESH

OWNER/S

M/S Bhagwati Products Limited

REPORT PREPARED FOR

PUNJAB NATIONAL BANK, CBB, DEHRADUN

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors
- Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU  
Banks

*Important - In case of any query/ issue/ concern or escalation you may please contact Incident Manager @  
valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.*

*As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which report  
will be considered to be accepted & correct.*

*Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.*

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## PNB PROFORMA FOR VALUATION REPORT IN RESPECT OF PLANT & MACHINERY

S.no.	Particulars	Content
1.	Date of making valuation	22 July 2024
2.	Purpose for which valuation is made	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose
3.	a) Name of the owner(s) of the plant & machinery	M/s. Bhagwati Products Ltd.
	b) If the asset is under joint ownership/co-ownership, share of each owner	NA
4.	Location of factory/ works/ premises	Tower-WTC One C, World Trade Centre Noida, Plot no 13A, Tec Zone, IT Park, Greater Noida, Uttar Pradesh
5.	Date of visit/inspection	15 July 2024
	Extent to which plant was inspected	Refer RKA format point no. 9 (survey details) on page no. 12.
6.	Description of the plant & machinery (Separate for each major P&M)	Refer to Brief Description in RKA report format on Page no. 8
	Name of the manufacturing company	Various. Manufacturer name not mentioned in the list.
	Year of making/fabrication	Various from year 2015-2023. Please refer to list for specific details.
	Model no./Sr.No./identification mark of machine	Various. Please refer to FAR for specific details.
	Date of purchase	Various from year 2015-2023. Please refer to list for specific details.
	Name of the Vendor/Supplier	Various. Manufacturer name not mentioned in the FAR given.
	Original price	Please refer to FAR.
	Country of origin	There are few imported machines. However, origin of country not revealed in the list provided. Present owner doesn't have these details as the Plant is bought from the previous owner.
	Import duties at the time of purchase	Machines are purchased on various different dates so not possible to specifically mention this information, also without country of origin since duty might affect due to origin of country due to different Trade Agreements with the specific country.
	Import duties on the date of valuation	Same as above
	Exchange rate at the time of purchase	Since country of origin not known specifically from the given data therefore exchange rate can't be given.
	Exchange rate as on the date of valuation	Same as above
	Price to the owner where he is not the first owner	Please refer to the attached machine list on Page no.17. Same items clubbed together for brevity purpose.
	Cost of similar new plant & machinery	There is no specific benchmark cost of such kind of Industries. The cost plant & equipment and inventory may vary based on specification, brand, country of origin, quality of product. Assets also vary from Plant to Plant so all can't be equated equally.
	Detailed list of machinery specifying major sections, their components and makes, etc.	This is a Mobile manufacturing industry consists of 4 SMT (Surface mount technology) used to manufacture Printed circuit board (PCB) and 10 mobile phone assembly lines. The plant consists of



	other assets like DG sets, firefighting equipment, chillers and some lease hold improvements.
	The Leasehold improvements comprise of expenses incurred in building & civil work, mechanical & electrical equipment, firefighting systems, DG chimney work and others which are essential for proper functioning of the subject plant & machinery.
	For more detail, please refer to the list.
Rated capacity/speed of machinery by the original manufacturer	Various machines. Please refer to description section of the list.
What generation of technology is involved in the machinery inspected?	Surface Mount technology, which is a current technology used by similar kind of industries in the market.
Whether inspection carried out to see the machinery in operation?	During site survey the plant was operational and machines are appearing to be in good condition.  Site survey has been carried out on the basis of the physical existence of the assets rather than their technical expediency.
Whether dry run of the machinery or other tests were carried out to ascertain its condition?	The machine was operational during site survey.
Date since when the machinery is not in Operation/steps taken to keep the machinery in good condition (to protect it from corrosion)	NA, since plant was operational during site survey.
General condition of the machinery	Machines are in good working condition as observed during site survey.
Details of refurbishing/reconditioning required to be carried out to make the machinery operational	NA, since plant was operational during site survey.
Estimated cost of refurbishing/reconditioning	NA
Estimated residual life of the refurbishing	NA
Estimated life of new machinery	The economical life will be different for different type of plant & machinery.  The economical life of major assets is considered as 12 years for the valuation assessment.
Book value of the machinery	Details are not mentioned in the machine list provided.
Depreciation rate	The depreciation rate depends on the two factors which are Economic life and Salvage value of the asset which are different for different type of assets.  For evaluating depreciation, Chart of Companies Act-2013, American Society of Appraisers and Industry & Institutional standards are used for ascertaining useful life of different types of machines are followed.





	<b>Value of the machinery</b> 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). -Whether market data is limited or essentially non-existent and state whether the estimate is in any way limited by the inadequacy of data. -State clearly whether the market value estimate is based on market evidence of similar new machinery or upon the valuer judgement because of the nature of the building and lack of comparable market data. -Any departure from the standard and the reasons & justification for the same. The special circumstances which warranted departure from the established norms -Valuation should be supported by necessary calculations including giving effect to technological attrition.	Please refer to RKA report format Part E page no. 13
7.	Realizable Value of the plant & machinery (@ ~10% less)	Rs. 257,40,00,000/-
8.	Realizable Value at distress sale of the plant & machinery (@ ~25% less)	Rs. 214,50,00,000/-
9.	Any other relevant information, if any.	Please refer to RKA report format

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: Noida

Date: 22 July 2024

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

Enclosures		
1	Declaration from the valuer	Page no. 47-49 Enclosure-IV (Declaration-Cum-Undertaking)
2	Model code of conduct for valuer	Page no. 50-51 Enclosure-V (Model Code of Conduct for Valuers)
3	Photograph of owner/representative with machines	Page no. 36-38 Enclosure-II (Photographs of the Assets)

**For a comprehensive description and working of the valuation assessment, please refer to the enclosed RKA report.**





**PART A**

**SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION**



**SITUATED AT**  
**TOWER-WTC ONE C, WORLD TRADE CENTRE NOIDA, PLOT NO 13A, TEC ZONE, IT**  
**PARK, GREATER NOIDA, UTTAR PRADESH**





**PART B**

**SUMMARY OF THE VALUATION REPORT**

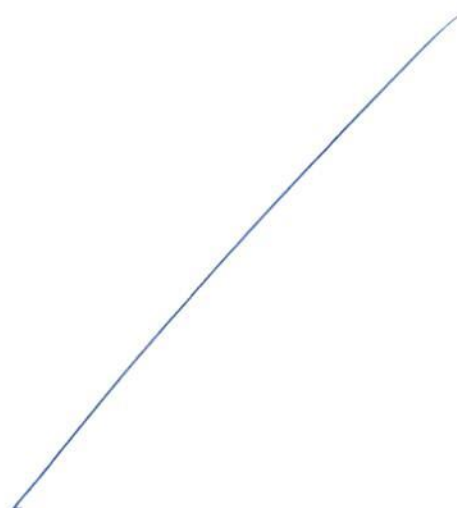
S.NO.	CONTENTS	DESCRIPTION		
<b>1.</b>	<b>GENERAL DETAILS</b>			
i.	Report prepared for	Punjab National Bank, CCB, Dehradun		
ii.	Work Order No. & Date	Via e-mail dated 14-06-2024		
iii.	Name of Borrower unit	M/s. Bhagwati Products Ltd.		
iv.	Name of Property Owner	M/s. Bhagwati Products Ltd.		
v.	Address & Phone Number of the owner	4 <sup>th</sup> Floor, 21/14A, Naraina Industrial Area, Phase II, South West Delhi, Delhi (110028)		
vi.	Type of the Property	Industrial Plant & Machinery		
vii.	Type of Valuation Report	Industrial Plant & Machinery Valuation		
viii.	Report Type	Plain Asset Valuation		
ix.	Date of Inspection of the Property	15 July 2024		
x.	Date of Valuation Assessment	22 July 2024		
xi.	Date of Valuation Report	22 July 2024		
xii.	Property Shown By	<b>Name</b>	<b>Relationship with Owner</b>	<b>Contact Number</b>
		Mr. Vipin	Company Representative	+91-8171717124
xiii.	Purpose of the Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose		
xiv.	Scope of the Report	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by bank's representative.		
xv.	Out-of-Scope of Report	i. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. ii. Legal aspects & rights of the Plant & Machinery are out-of-scope of this report. iii. Inventorization of Asset is out of scope of work. iv. Componentization of Plant & Machinery is out of scope of this report. v. Identification of the Plant & Machinery & Leasehold Improvements is only limited to cross verification of major items. vi. Technical/ mechanical/ operational testing of the Plant & Machinery is out-of-scope of the report. vii. Comment/ determination on technological aspect is out of scope of this report. viii. Any kind of process design is out of scope of the report.		
xvi.	Documents provided for perusal	<b>Documents Requested</b>	<b>Documents Provided</b>	<b>Documents Reference No.</b>
		Total <b>04</b> Documents requested.	Total <b>03</b> Document provided.	Total <b>03</b> Document provided.
		Copy of FAR	Machine & Leasehold improvement List	Annexure A & Annexure B



		Capacity Utilization	Capacity & Production data	June & July
		Copy of Invoices	Asset Purchase Agreement	Dated: 07/02/2024
		Last paid Electricity Bill	---	---
xvii.	Identification of the property	✓	Cross checked from the name of items mentioned in the machine list.	
		✓	Identified by the company's representative	

2.	VALUATION SUMMARY		
i.	Total Prospective Fair Market Value	Rs. 286,00,00,000/-	
ii.	Total Expected Realizable/ Fetch Value	Rs. 257,40,00,000/-	
iii.	Total Expected Distress/ Forced Sale Value	Rs. 214,50,00,000/-	

3.	ENCLOSURES	
a.	Part A	Snapshot of The Asset/ Property Under Valuation
b.	Part B	Summary of the Valuation Report
c.	Part C	Characteristics Description of The Asset
d.	Part D	Characteristics Description of Plant/ Machinery
e.	Part E	Procedure Of Valuation Assessment
f.	Enclosure-I	Google Map Location
g.	Enclosure-II	Photographs of the Assets
h.	Enclosure-III	Important Documents
i.	Enclosure-IV	Annexure: Declaration-Cum-Undertaking
j.	Enclosure-V	Annexure: Model Code of Conduct for Valuers
k.	Enclosure-VI	Valuer's Important Remarks





**PART C**

**CHARACTERISTICS DESCRIPTION OF THE ASSET**

1.	BRIEF DESCRIPTION OF THE PROPERTY/ASSETS UNDER VALUATION
	<p>The valuation report is prepared for the Plant &amp; Machinery and Lease Hold Improvements of M/s. Bhagwati products Ltd. situated at the aforesaid address.</p> <p>This is a Mobile manufacturing industry consists of 4 SMT (Surface mount technology) used to manufacture Printed circuit board (PCB) and 10 mobile phone assembly lines. The plant consists of other assets also like DG sets, firefighting equipment, chillers and some lease hold improvements. Some of lease hold improvements are related to building &amp; civil works which are part of Lease hold property.</p> <p>The plant was commissioned by M/s. Vivo India Pvt. Ltd. in 2017-18 then it was purchased M/s. Bhagwati products limited along with the lease hold improvements in 2024 as per asset purchase agreement. M/s. Bhagwati products limited is operating the plant since 01<sup>st</sup> of June 2024.</p> <p>We have been provided with a list of machines/ items in reference to capital cost of the Plant. The Leasehold improvements comprise of expenses incurred in building &amp; civil work, mechanical &amp; electrical equipment, firefighting systems, DG chimney work and others which are essential for proper functioning of the subject plant &amp; machinery.</p> <p>The plant is situated on leasehold property and lease of the property is of 11 months from 01<sup>st</sup> June 2024 to 30<sup>th</sup> April 2025 with WTC Noida Development Company Private Limited.</p> <p>The description of major plant &amp; machinery are as follows;</p> <p><b>Fuji Pick and Place machine:</b>              Pick-and-place machines use a robotic arm, also known as a pick-and-place head, to pick up components from supply trays or feeders and place them onto designated locations on the PCB.</p> <p><b>CMW100:</b>              The CMW100 Communications Manufacturing Test Set is a versatile testing instrument used in the telecommunications industry, primarily for testing and verifying wireless communication devices.</p> <p><b>Dispensing system (Jet type):</b>              A Jet Dispensing System in mobile manufacturing is a precise and high-speed method used to apply small amounts of liquids or adhesives onto components of mobile devices during the assembly process.</p> <p><b>Diesel Generator:</b>              Diesel Generators are machines that produce electricity by burning diesel fuels. These useful machines use a combination of a diesel engine and an electric generator to produce electricity.</p> <p><b>MPM Momentum BTB Screen Printer:</b>              The MPM Momentum BTB (Back-to-Back) Screen Printer is a high-performance screen-printing machine designed for use in the electronics manufacturing industry, particularly in the production of printed circuit boards (PCBs). The "Back-to-Back" (BTB) configuration refers to the ability of the machine to operate in tandem with another screen printer, allowing for a streamlined, high-efficiency production process.</p> <p><b>Automatic MMI Test Machine:</b>              An Automatic MMI (Man-Machine Interface) Test Machine is a specialized piece of equipment used in the manufacturing and quality assurance of electronic devices, particularly those with user interfaces, such as smartphones, tablets, and other consumer electronics</p>





The subject plant is located at Tec Zone, IT Park, Greater Noida. It is about 4 km away from Service Road of Yamuna Expressway and can be approached by WTC road which is about 70 feet wide. The property is in good industrial area. All the basic civic amenities are not available within close vicinity.

In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client misled the valuer by providing the fabricated document, the valuation should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the valuation of the property shown to us on the site and not regarding matching from the documents or searching the property from our own. Banker to verify from district administration/ tehsil level the identification of the property if it is the same matching with the document pledged.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the Valuation for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

## 2. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	Itself a landmark		
ii.	Postal Address of the Property	Tower-WTC One C, World Trade Centre Noida, Plot No 13A, Tec Zone, IT Park, Greater Noida, Uttar Pradesh		
iii.	Independent access/ approach to the property	Clear independent access is available		
iv.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 28°23'08.4"N 77°31'02.4"E		
v.	Description of adjoining property	Industrial		
vi.	Plot No/ Survey No.	Plot No. 13A		
vii.	Village/ Zone	Tec Zone, IT Park		
viii.	Sub registrar	---		
ix.	District	Greater Noida		
x.	City Categorization	Metro City		Urban developing
xi.	Characteristics of the locality	Average		Within urban developing zone
xii.	Property location classification	Average location within locality	Near to Highway	Road Facing
xiii.	Property Facing	East Facing		
xiv.	<b>Details of the roads abutting the property</b>			
	a) Main Road Name & Width	Service Road (Yamuna Expressway)	~80 Ft	
	b)Front Road Name & width	WTC Road	~70 Ft	
	c) Type of Approach Road	Bituminous Road		
	d)Distance from the Main Road	~3.5 km		
xv.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly		
xvi.	Is the property merged or colluded with any other property	No, it is an independent single bounded property		
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**PART D**

**CHARACTERISTICS DESCRIPTION OF PLANT/ MACHINERY**

S.NO.	CONTENTS	DESCRIPTION
1.	TECHNICAL DESCRIPTION OF THE PLANT/ MACHINERY	
a	Nature of Plant & Machinery	Manufacturing & Assembling of Electronic Items
b	Size of the Plant	Large scale Plant
c	Type of the Plant	Fully Automatic
d	Year of Installation/ Commissioning/ COD (Commercial Operation Date)	2017-2018
e	Production Capacity	No information provided
f	Capacity at which Plant was running at the time of Survey	No information provided
g	Number of Production Lines	<ul style="list-style-type: none"><li>SMT line – 4</li><li>Assembly line – 10</li></ul>
h	Condition of Machines	Good.
i	Status of the Plant	Fully operational
j	Products Manufactured in this Plant	Mobile Phones
k	Recent maintenance carried out on	No information provided
l	Recent upgradation, improvements if done any	No
n	Total Gross Block & Net Block of Assets	Gross Block
		Rs. 221,41,54,583/-
n	Any other Details if any	Net Block
		Not provided in the list
n	Any other Details if any	<p>The plant was commissioned by M/s. Vivo India Pvt. Ltd. in 2017-18 then it was purchased M/s. Bhagwati products limited along with the lease hold improvements in 2024 as per asset purchase agreement. M/s. Bhagwati products limited is operating the plant since 01<sup>st</sup> of June 2024.</p> <p>During site survey the plant was operational and machines are appearing to be in good condition.</p> <p>The plant is situated on leasehold property and lease of the property is of 11 months from 01<sup>st</sup> June 2024 to 30<sup>th</sup> April 2025 with WTC Noida Development Company Private Limited</p>
2.	MANUFACTURING PROCESS	





FORMAT NO.: BPL/DEV/F/04

Rev No.01

Effective Date 01.09.2018

**E6533 Process Flow Chart**

Sr.No.	Stage	MES Stages	Manpower
1	Main PCBA visual check and input & fix the connector sealing rubber		1
2	Thermal silica gel pasting on PCBA IC part @3 (Size different)		1
3	Fix front camera		1
4	Fix rear main camera and rear secondary camera		1
5	Paste motherboard sink copper foil		1
6	Paste the motherboard graphite paper (Black - Color) on shielding cover		1
7	Paste ground conductive sponge on shielding cover @3 & Water Label		1
8	Paste earpiece FPC on main pcba housing		1
9	Paste fingerprint connector foam and earpiece conductive sponge on main pcba housing		1
10	Front housing input & Visual Check, and side key FPC pasting		1
11	Battery compartment adhesive pasting @3		1
12	fix front camera sleeve, Clean the front camera hole with ionizer & Tear off the front camera and fix the camera in Clean Room		1
13	sensor sleeve fixing ,pcba binding and fix the main pcba ,	AS01	1
14	Main Board screwing @2 (Silver) - 0.6 Kgf/Cm2		1
15	Tear the LCD adhesive release paper and fix LCD FPC		1
16	Receiver fixing (Leg should be downward)		1
17	Paste LCD FPC Mylar on Both side of LCD FPC (Both Mylar different)		1
18	Tear the motor adhesive release paper and install the motor & paste conductive tape on front camera		1
19	Paste the speaker FPC		1
20	Paste horn sealing foam and Tear the adhesive release paper		1
21	Sub -pcba input and install the earphone sleeve		1
22	Paste the earphone Mylar and fix the sub -pcba		1
23	RF cable Connector fixing and routing (From up to down side )		1
24	Tear the battery compartment adhesive release paper and fix the battery		1
25	fix the battery connector and LCD- battery binding	AS02	1
26	Main FPC Connector fixing main PCBA to sub PCBA		1
27	LQC-1	AS06	1
28	Fix Speaker in horn bracket and horn bracket fixing and screwing @1 (Silver - Manually) - 0.8 Kgf/Cm2		1
29	Current testing via Current testing jig		1
30	Peel off the rear camera & Sealing foam fixing on deputy rear camera and main-pcba middle housing fixing in Clean Room		1
31	Tear the blue protective film of the rear camera decoration .After cleaning with an ion air gun paste the camera lens in .Clean Room		1
32	Manual Screwing top@1 qps (Silver) - 0.8 Kgf/Cm2		1
33	Camera Lens/Battery Pressing via Pressing jig		1
34	Main-pcba middle housing screwing @6 (Black) - 0.8 Kgf/Cm2		1
35	Rear housing screwing @8(Silver)- 0.8 Kgf/Cm2		1
36	Yellow mylar pasting on top side of main board rear housing		1

**Testing**

37	Auto testing (*#*#1923#*#*)	AS03	8
38	Paste the screw label @2		1
39	Battery Cover Visual Check & 3 Antenna pasting (Main antenna, diversity antenna and WBG/ Three in one antenna) on battery cover		2
40	Battery graphite pasting on back cover		1
41	IMEI label printing & Pasting		1
42	Back Cover Fixing		1
43	RF test	AS04	1
44	Device on & Manual Camera testing & Recording		1
45	factory code dial(*#*#180180*#*#) & Camera calibration & Validation via jigs		1
46	Coupling & Pack Input Scan and Dial Aging Code	AS04 & ST15	1
47	After Aging , Device retest with the help of (*#*#1929#*#*) on sampling basis		1
48	IMEI Writing with MES	ST01	1
49	IMEI Comparing with MES	ST02	1
50	Welcome mode check /Device off/Sim Tray insertion		1
51	LQC-2	ST14	1

**Packing**

52	GB Visual Check & Open/Accessory,UM,screenguard Placement/Tray fixing		2
53	Piggy printing & pasting	ST04	1
54	Charger binding and Device Cleaning	ST05	1
55	Lamination pasting in back cover		1
56	Device wrapping with the help of jig		1
57	Piggy validation	ST06	1
58	LQC-3 & GB Closing		1
59	GB Weighing & MRP pasting	ST13	1
60	GB Seal pasting @2Qps		1
61	GB Variant Sticker pasting according to the RAM/ROM at the back side of gift Box		1
62	GB Shrink Wrap		1
63	Carton Preparation, Model label pasting , GB Scanning, GB placing in carton, Carton Label pasting , IN logo seal & Tape pasting & Carton Wrapping.	ST07	2

**Gluing**

64	TP testing with the help of Jig and Tool		1
65	Front housing visual checking & Receiver Net & adhesive Pasting at the top of front housing		1
66	Paste light sensitive diffusion film in the corresponding slot on the top of the front shell & remove the double sided Receiver net adhesive paper		1
67	Front housing gluing		1
68	LCD attachment in front housing		1
69	LCD pressing & fix into bottom side		1
70	Visually Check , fix into fixture & lock it		1
71	Put into the trolley for drying the gluing @2hrs		1
72	Open it & check it visually		1
73	SAP		1
74	TRC		1





3.	TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY	
a.	Technology Type/ Generation Used in this Plant	Surface Mount technology
b.	Technological Collaborations If Any	No
c.	Current Technology used for this Industry in Market	Surface Mount technology

4.	RAW MATERIALS REQUIRED & AVAILABILITY	
	Type of Raw Material	Bare Board, IC, Transistor, Display, Battery & Camera
	Availability	Available from vendors

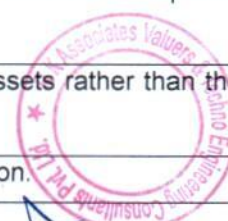
5.	AVAILABILITY & STATUS OF UTILITIES	
	Power/ Electricity	Available
	Water	Available
	Road/ Transport	Available

6.	COMMENT ON AVAILABILITY OF LABOUR	
	Availability	Appears to be easily & adequately available and no labour issues came to our knowledge during site inspection.
	Number of people working in the Factory	Managerial – 31 Skilled – 112 Unskilled – 1085

7.	SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY	
	<b>On-going concern basis</b>	
	<b>Reason:</b> This is a Large Scale Plant and can only be sold only as an Integrated Industry to preserve its value since complete process line & machines are special purpose machines and can't be used in any other Industry. So, sale of machinery is through strategic sale to the players who are already into same or similar Industry who have plans for expansion or any large conglomerate who plans to enter into this new Industry	

8.	DEMAND OF SUCH PLANT & MACHINERY IN THE MARKET	
	Appears to be good as per general information available in public domain.	

9.	SURVEY DETAILS	
a.	Plant has been surveyed by our Engineering Team on dated 15/07/2024.	
b.	Site inspection was done in the presence of Owner's representative Mr. Vipin who was available to furnish any specific detail about the Plant & Machinery and Leasehold improvements	
c.	Our team examined & verified the machines and utilities from the machine list provided by the bank.	
d.	Plant was found to be operational at the time of survey.	
e.	Condition of the machines is checked through visual observation only. No technical/ mechanical/ operational testing has been carried out to ascertain the condition and efficiency of machines.	
f.	Site Survey has been carried out on the basis of the physical existence of the assets rather than their technical expediency.	
g.	As per the overall site visit summary, the plant was appeared to be in good condition.	





**PART E**

**PROCEDURE OF VALUATION ASSESSMENT – PLANT & MACHINERY**

1.	GENERAL INFORMATION			
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		15 July 2024	22 July 2024	22 July 2024
ii.	Client	Punjab National Bank, CCB, Dehradun		
iii.	Intended User	Punjab National Bank, CCB, Dehradun		
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by bank's representative.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above.		
viii.	Identification of the Assets	✓	Cross checked from the name of the machines mentioned in the FAR/ Inventory list name plate displayed on the machine	
		✓	Identified by the Bank representative	
ix.	Type of Survey conducted	Full survey (inside-out with verification & photographs).		

2.		ASSESSMENT FACTORS			
i.	Nature of the Valuation	Fixed Assets Valuation			
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature		Category	Type
		PLANT & MACHINERY AND LEASEHOLD IMPROVEMENTS		INDUSTRIAL	INDUSTRIAL PLANT & MACHINERY
		Classification		Only business use asset	
iii.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Fair Market Value		
		Secondary Basis	Not Applicable		
iv.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
v.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ Sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground	Yes	Not easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are not available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
vi.	Neighborhood amenities	Average			



vii.	Any New Development in surrounding area	Other development	Building is under construction
viii.	Any specific advantage/ drawback in the plant and machines	Not as such	
ix.	Machines overall usability/ utility Factor	Good	
x.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xi.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xii.	Approach & Method of Valuation Used	Approach of Valuation  Cost Approach	Method of Valuation  Depreciated Replacement Cost Method
xiii.	Type of Source of Information	Level 3 Input (Tertiary)	
xiv.	Any other aspect which has relevance on the value or marketability of the machines	The marketability for the machines depends upon the industry outlook, make, market condition, raw material, maintenance, raw material, usability, capacity. This Valuation report is prepared based on the facts of the assets & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future assets market may go down, asset conditions may change or may go worse, plant vicinity conditions may go down or become worse, plant market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the Plant may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.	
xv.	Basis of computation & working		
	<b>Main Basis:</b>  a. <i>Basic Methodology: For arriving at fair market value of P&amp;M &amp; other fixed assets our engineering team has rationally applied the 'cost approach (depreciated replacement cost)'. The fair market value of Plant &amp; Machinery on the date of valuation is its cost of reproduction &amp; commissioning on that date less the depreciation &amp; other deterioration deductions (Technological, Economic, Functional obsolescence) or additions for good maintenance from the date of commissioning of the machinery to the date of its valuation.</i> b. <i>Core P&amp;M Asset Valuation is done keeping in mind various factors like technology used, machines availability, its condition, average age, maintenance &amp; service and parts replacement availability of the machines and more importantly demand in the market.</i> c. <i>Main Machinery of this Plant are specific purpose machines.</i> d. <i>The main data point for the Valuation of Plant &amp; Machinery is the Fixed Asset Register maintained by the company. Plant &amp; Machinery list has been provided by the company which has been relied upon in good faith For the date of valuation and purchase cost, machine list has been referred provided to us by the Bank/ client. However, as per scope of work defined by the bank only Plant &amp; Machinery and Other Movable Assets are considered for valuation purpose. From the Fixed Asset Register List two key inputs, Date of Capitalization and Cost of capitalization are taken which play vital role in evaluating used Plant &amp; Machinery valuation.</i> e. <i>Provided Capitalization cost include soft cost incurred during the Project establishment like Pre-operative, IDC &amp; Finance cost expenses also. On our request we have not got break-up of hard &amp; soft cost separately hence we have to go by the given figure.</i>		



- f. For calculating Replacement Cost of the machines as on date, Whole Sale Price Index (WPI) is used issued by Department Economic Advisor, Govt. of India.
- g. For evaluating depreciation, Chart of Companies Act-2013, Central Electricity Commission Guidelines & Industry & institutional standards are used for ascertaining useful life of different types of machines are followed.
- h. Market & Industry scenario is also explored for demand of such Plants.
- i. No further obsolescence/ deterioration or maintenance factor has been applied on the Depreciated Replacement Cost (DRC) since the Depreciated Replacement Cost (DRC) looks to be in line with the estimated Prospective Fair Market Value.
- j. Underline assumption for the evaluation of this Plant & Machinery is that it will be sold as an Integrated Plant and not as discrete/ piecemeal machinery basis.
- k. Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.
- l. The valuation of the Plant/ Machinery has been done considering the plant as a whole. The individual cost for machines shown is for illustration purpose, and may vary from market rates since the valuation is done using cost approach method and finally cross verified from market approach as a whole plant and not individual machine.
- m. Consolidated valuation sheet of Plant & Machinery and other asset items are mentioned below with depreciated current market value as per different category of the machines/assets cumulated together. Our engineering team has separated the Cost of Equipment's in the different sections of the plant. The cost of equipment considered from P&M List includes Pre-operative, Finance, and IDC Charges etc. The capitalized/ purchase cost of machinery considered from P&M List consists of final commissioning of machines which includes freight, insurance, etc.
- n. Machine wise Depreciated Replacement Cost is calculated only for the purpose of calculation and is shown for illustration purpose only. However, this may differ & vary individually in the market and the valuation as a whole to be considered.

**Other Basis:**

- o. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
- p. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- q. Secondary/ Tertiary costs related to asset transaction like Installation, maintenance and Logistics costs pertaining to the sale/ purchase of the assets are not considered separately while assessing the indicative estimated Market Value and is assumed to be included in the Cost of capitalization provided by the client.
- r. The condition assessment and the estimation of the residual economic life of the machinery and assets are only based on the visual observations and appearance found during the site survey. We have not carried out any physical tests to assess the working and efficiency of the machines and assets.
- s. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- t. Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.
- u. This is just the fixed asset valuation of the project based on the cost & market approach methodologies considering the utility of the asset for the business & the company as on-going concern basis. This Valuation shall not be construed as the transactional value of the Project which may be determined through Enterprise/ Business Valuation based on Income approach methodologies

xvi. **ASSUMPTIONS**



	<p>v. Documents/ Information/ Data provided by the client/ property owner or his representative both written &amp; verbally is true and correct without any fabrication and has been relied upon in good faith.</p> <p>w. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.</p> <p>x. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.</p> <p>y. Payment condition during transaction in the Valuation has been considered on all cash basis which includes both formal &amp; informal payment components as per market trend.</p> <p>z. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative &amp; Estimated Fair Prospective Market Value of the asset unless otherwise stated.</p>
xvii.	<p><b>SPECIAL ASSUMPTIONS</b></p> <p>1. Only the capitalization year of lease hold improvements are provided, so the date of capitalization is assumed to be 01<sup>st</sup> September (mid of financial year) of the respective capitalization year.</p> <p>2. The information about the origin of machine was not provided, so in the absence of this data, replacement cost is calculated using Indian WPI index only for the purpose of valuation assessment</p>
xviii.	<p><b>LIMITATIONS</b></p> <p>1. This valuation assessment is done for the plant &amp; machinery and leasehold improvements solely (as per the list provided to us) and other factor like ownership of the property on which in assets are located is not considered in this assessment.</p>





**VALUATION COMPUTATION OF PLANT & MACHINERY AND LEASEHOLD IMPROVEMENTS**

S. no	Description of Asset	Qty.	Original Cost	Purchased Value of BPL	Gross Current Replacement Cost	Depreciated Replacement Cost
1	PDC whole building decoration project contract--SMT remaining secondary payment application	1	45,51,66,283	24,93,40,090	59,22,18,190	25,26,52,343
2	WTC Newly Rented Factory Building ONE C Building Decoration Project Contract Supplementary Agreement	2	39,50,56,000	21,64,11,677	43,38,61,746	35,69,68,558
3	Fuji Pick and Place machine With Standard Accessories NXT-III (4M Base+M3 Module*4)	19	33,20,67,900	18,95,98,445	37,04,59,291	26,45,35,333
4	PDC power capacity increase and weak current project contract	1	23,17,00,312	12,69,25,431	25,33,50,997	19,55,75,827
5	FACTORY FIT OUT	19	19,75,76,141	10,82,32,210	24,72,87,678	14,49,54,332
6	Indian factory SMT second workshop decoration project contract	1	19,00,00,000	10,40,82,000	22,52,22,591	15,23,90,193
7	BUILDING IMPROVEMENT	2	13,22,95,083	7,24,71,246	17,69,44,674	6,07,42,813
8	PDB, PDC fifth floor warehouse modification and assembly workshop project--5% final payment application	1	11,78,00,483	6,45,31,105	12,80,50,193	10,79,83,068
9	CMW100. Communications Manufacturing Test Set (Version E) For Telecommunication testing & Checking	125	8,65,92,878	4,81,49,972	7,36,59,621	5,27,75,358
10	Dispensing system (Jet type)	28	7,50,64,691	2,71,51,787	8,51,34,533	6,22,88,113
11	BEING 20% RUNING BIIL AGST CONTRACT NO VIF170823/30.06.17 FOR TEC-1 & TEC-2, 5&6 FLOOR RENOVATION WORK	1	6,14,93,058	3,36,85,897	7,28,92,768	4,93,20,732
12	Fitout Tec-2	6	6,14,17,629	3,36,44,577	8,03,38,031	4,22,43,271
13	Fuji Pick and Place machine With Standard Accessories NXT-III (4M Base+M6 Module*2)	4	6,10,06,821	3,66,04,093	7,30,96,018	4,90,07,556
14	Factory Fitout	3	5,48,64,826	3,00,54,952	6,86,69,199	4,01,89,955
15	Fitout of Tec-2 factory	1	5,38,56,049	2,95,02,344	6,74,06,607	3,95,78,913
16	Axxon Adhesive dispensing machine AU77s-WV	16	5,36,70,843	3,11,48,886	6,10,72,579	4,23,53,132
17	30% OF CONTRACT VALUE, FOR SMT WORKSHOP RENOVATION	1	5,22,06,584	2,85,98,767	6,79,26,140	2,89,78,675
18	BUILDING MAINTENANCE	8	4,94,09,292	2,70,66,410	6,60,84,928	2,26,86,099
19	宽带无线通信产线测试仪非信令 RS CMW100 C版本 维保3年 /台/作废代码,旧款版本,已不再使用,作废单见GZLLD0-2023081600165	36	4,65,08,043	2,68,11,395	4,69,77,201	3,27,15,706
20	2000 KVA DG	3	4,19,25,000	2,93,47,500	4,95,44,475	3,57,79,369
21	MPM Momentum BTB Screen Printer Momentum BTB	8	3,99,34,278	2,59,57,281	4,78,48,045	3,06,36,825
22	AUTOMATIC MMI TEST MACHINE (E PULL)	12	3,91,47,533	2,39,28,780	4,57,87,400	2,71,82,930
23	Fuji Pick and Place machine With Standard Accessories NXT-III (2M Base+M3 Module*2)	4	3,89,52,454	2,15,24,282	4,07,51,203	3,26,39,027
24	FACTORY- 20% PAYMENT RUNING BILL, RENOVATION PROJECT PROGRESS	1	3,59,04,032	1,96,68,229	4,67,14,842	1,99,29,503
25	Device for automatically detecting and connecting glue lines	14	3,49,76,473	2,31,78,915	3,91,66,661	2,99,35,215
26	India's SMT workshop increases to 4 lines of project	1	3,00,00,000	1,64,34,000	3,45,38,259	2,44,86,186
27	Camera-auxiliary test machine(Compatible version)	11	2,71,91,938	1,76,09,407	3,24,92,806	2,07,44,652
28	Nitrogen reflow oven With Standard Accessories 无中文品牌/rehm VXC-734(With Standard Accessories)	4	2,54,06,228	1,37,89,429	2,99,28,913	2,05,35,111
29	Indian factory PDC seventh floor decoration project contract--5% warranty application	1	2,27,36,875	1,24,55,260	2,47,15,189	2,08,41,999
30	Indian Factory Quality Laboratory and Warehouse Decoration Project Contract-Supplementary Agreement Payment Application	1	2,12,00,000	1,16,13,360	2,30,44,592	1,94,33,206
31	DAGE X-ray Inspector XD7500VR	2	1,94,53,342	97,26,671	2,32,72,425	1,50,50,568
32	Solder Paste Inspector Parmi SigmaX Dual	4	1,94,35,032	1,08,33,355	2,25,05,174	1,45,16,187
33	Automatic packaging equipment for color box heat shrinkable film	6	1,93,22,311	1,28,81,541	1,97,43,093	1,64,64,917
34	Precision placement robot	8	1,84,08,214	1,29,24,743	1,88,39,507	1,66,39,372
35	Single Board RF testing Box 每通/Mountain牌 40×22×30mm(Automatic test and inspection equipment)	169	1,59,43,417	1,05,09,999	1,43,57,450	73,72,905
36	300 KVA UPS	11	1,56,75,000	78,37,500	1,81,59,179	81,60,984
37	20% Advance payment against India Factory PDA,PDB,PDC Renovation, PDA Restaurant Renovation, WH Basement tunnel area side wall construct contract VIFGC202112003-5-1	1	1,52,50,357	82,50,152	1,65,77,276	1,39,79,402
38	CAMERA TEST MACHINE (DOUBLE LENS)	25	1,51,07,354	96,89,972	1,80,75,938	1,08,82,267
39	electromagnetic shielding box	33	1,48,34,388	97,52,691	1,63,45,589	1,24,08,891
40	laser Marking Machine (青马技术/KINGMAX-TECH牌 M-900DH)	4	1,45,84,548	83,52,387	1,72,84,369	1,17,16,892



41	CAMERA TEST MACHINE (SINGLE LENS)	32	1,42,30,721	92,77,690	1,70,14,990	93,15,935
42	Auto Optical Inspection VI-8K	3	1,36,25,982	79,09,569	1,58,72,657	90,53,312
43	Automatic screw machine	45	1,35,41,662	50,15,406	1,58,54,051	75,77,794
44	Camera OIS Automated Test Machine (for Checking & Measuring)	7	1,33,86,218	82,22,956	1,54,07,410	1,15,69,573
45	Automatic sticking protective film equipment	14	1,33,15,809	87,41,999	1,50,86,528	1,06,47,230
46	FACTORY DECORATIVE MATERIALS	2	1,32,43,813	72,54,961	1,77,13,599	66,62,487
47	Camera Test Machine	28	1,30,47,658	64,80,943	1,44,95,043	44,38,278
48	parts for central air conditioning unit	2	1,21,74,848	66,69,382	1,36,27,403	55,73,040
49	3D Automatic Optical Inspection Machine Xceed Dual	2	1,21,60,538	69,12,391	1,43,19,972	1,00,61,962
50	Five-axis dispensing machine	3	1,17,21,688	80,09,820	1,18,32,650	1,00,89,800
51	490 TR Chiller	2	1,06,00,000	63,60,000	1,06,08,855	76,61,362
52	75% RUNNING BILLS OF WORK CONTRAT/RENOVATION WORKS	1	1,02,07,169	55,91,487	1,32,80,578	56,65,765
53	BEING 75% RUNNING BILLS OF WORK CONTRAT/RENOVATION WORKS FOR TEC-2 4&6 FLOOR	1	1,02,07,169	55,91,487	1,32,80,578	56,65,765
54	equipment of Order linking for test Fingerprint	31	1,00,91,881	63,10,010	1,19,08,213	60,29,858
55	SMF Battery Make - Quanta/Exide , 200AH/12V warranty(2 Year) /pcs	688	93,63,000	28,68,400	1,10,33,860	6,11,797
56	Axxon Front camera bracket fitting equipment	2	83,68,196	59,19,271	84,78,217	75,59,103
57	电脑主机 惠普 ProDesk 680 G4/i7-8700/16GB DDR4 2666/256G SSD(生产制造-高配) 维保5年/作废代码·停产型号·停止申购/个	263	83,64,478	37,70,376	83,64,478	10,36,266
58	Splicing Tape Machine With Standard Accessories BWJL08A(Feeders)	5	82,18,008	41,09,004	93,95,442	53,69,104
59	Audio test Box	42	81,37,142	44,48,245	92,65,002	35,84,181
60	Splicing Tape Machine With Standard Accessories BWJL08G(Feeders)	5	77,40,911	41,92,994	90,34,914	66,87,719
61	Conveyor line belt Model :- YH-V1300 (With lean tube shelf)	200	77,00,000	30,80,000	86,75,119	29,79,059
62	Automatic touch screen installation equipment	3	75,52,931	51,61,169	76,24,430	65,01,415
63	Test Rack	26	75,02,145	45,98,410	88,67,205	43,89,808
64	Axxon's desktop dispensing equipment	6	73,54,843	47,63,600	80,41,874	62,88,722
65	Automatic glue wiping machine	3	72,42,156	49,48,806	73,10,713	62,33,906
66	PROJECT WORK AT INDIAN FACTORY (CONTRACT NO:VIF181110)	1	72,34,154	39,62,870	91,64,123	48,97,821
67	Barcode printer 斑马/Zebra 110Xi4	41	71,53,994	40,61,761	80,51,533	43,89,038
68	Side fingerprint test equipment	21	67,72,090	42,31,665	79,72,455	40,45,017
69	Narrow edge dispensing machine	5	67,17,449	46,30,650	69,74,831	60,05,208
70	BUILDING IMPROVEMENT CUS_ INVOICE-2016-03-00000795 & 796	1	65,70,176	35,99,142	87,87,610	30,16,673
71	Radio Communication Analyser-MT8820C- Anritsu	3	60,88,733	23,74,606	67,37,815	29,66,042
72	PCB Cutting Machine With Standard Accessories EM-5700N (CNC Controlled drilling / routing Multispindle Machines)	3	60,03,568	36,02,141	72,00,598	46,99,890
73	30% OF CONTRACT VALUE, FOR SECURITY PROGRESS	1	59,96,250	32,84,746	78,01,739	35,52,048
74	综合测试仪 MT8820C (2G+3G+4G信令不含CDMA2000信令选项 单端口) /作废代码·淘汰设备·停止申购/个	4	59,72,270	31,35,862	70,52,715	46,39,485
75	Payment Request For DG foundation & structure contract for 2000 kva 3 nos. DG set for PDC site VIFGC201912011-1-1	1	59,00,000	32,32,020	69,93,754	48,45,198
76	Side key testing equipment	3	58,94,218	38,90,184	70,98,478	46,77,601
77	Network Testing Machine /Mobile phone Network Testing machine(Radio Communication analyzer 无中文品牌/Anritsu牌 MT8820C)	4	58,71,260	31,82,434	69,33,431	45,61,017
78	75 KW Air Compressor	5	58,12,100	47,54,932	67,36,251	48,07,568
79	India Air Compressor Pipeline Installation and Nitrogen Basic Engineering Contract	1	56,91,134	31,17,603	76,95,965	59,04,088
80	CMW100. Communications Manufacturing Test Set (Version F) For Telecommunication testing & Checking	8	56,31,524	31,78,295	61,99,415	45,83,072
81	RF POWER METER NI USB-5680 ( Automatic test and inspection equipment)	41	54,68,317	28,94,193	61,62,972	20,67,668
82	Double Lanes Turnover Machine CYI-2A050M (conveyor belt system )	10	53,36,519	28,70,903	59,53,639	35,31,251
83	Desktop HP 280 G6, i7 -10700 2.9 GHz base 16 MB L3 cache, 8 cores,Intel H470,256GB PCIe NVME SSD,16GB(1x16GB) DDR4 2933,10 USB&PCIe x 16&PCIe X 1 slot&PCI&HDMI&VGA Ports( warranty5 Years)	119	52,83,600	38,25,948	48,84,000	24,83,933
84	2500 KVA TRF	2	50,00,000	35,00,000	61,77,340	44,61,069
85	(Obsolete) Desktop Brand: HP Model No: HP-280 G3 MT Business PC Specification: (i5+RAM:8GB+HD:1TB) 5year warranty	175	48,45,250	25,29,839	37,69,750	2,88,858
86	自动光学检测机 Jutze AOI LI-6000D (保修3年) /台	1	48,38,010	26,60,905	55,31,175	29,53,417
87	INVOICE AGST SMT WORKSHOP RENOVATION PROJECT AT TEC-1 & TEC-2 VIDE CONTRACT VIF170104	1	46,73,440	25,60,110	50,80,072	42,83,959
88	PDA and PDB central air-conditioning add backup unit installation contract	1	46,02,376	25,21,181	46,86,263	40,25,305
89	Screw valve thermal gel equipment TS-300HP	3	45,97,156	31,41,390	46,52,687	39,96,464
90	RENOVATION WORK	13	45,71,732	25,04,395	59,48,294	25,37,663
91	Semi-automatic Heat-conducting gel dispensing machine	11	44,34,323	27,91,709	50,19,047	35,69,686



92	(Obsolete) Desktop Brand: HP Model No: HP-280 G3 MT Business PC Specification: (i5+RAM:8GB+HD:500GB)	148	43,51,200	17,51,946	43,51,200	42,614
93	Adjustable assembly workbench (SIZE:800*700)	494	43,47,200	21,73,600	49,21,100	11,77,078
94	FACTORY- 1ST INSTALLATION, SECURITY PROJECT (CCTV+NETWORKING)	1	43,05,000	23,58,279	48,74,291	23,58,954
95	20% OF CONTRACT VALUE, FOR SECURITY PROGRESS	1	41,20,500	22,57,210	53,61,195	24,40,895
96	Test Rack for mobile phone charger	14	39,56,944	26,51,153	47,31,392	27,24,953
97	SMT MONITORING PROJECT	1	38,99,926	21,36,379	50,74,205	23,10,232
98	外挂货梯 · 品牌西子西奥 · 承重3吨, 门宽1.6米, 内部尺寸2140*2700mm,高度31.5米, cargo lift ,brand xizixiao, weighing 3T, car size 1.6meter, internal size 2140*2700mm, high 31.5meter	2	37,04,410	37,04,410	44,38,481	31,46,698
99	FIRE PROTECTION WORK & CONTRACT NO VIF180323	1	36,92,790	20,22,910	48,29,033	31,25,189
100	VIFGC201910006 - PDC Whole Building Decoration	1	36,76,549	20,14,014	38,19,174	35,38,925
101	Plasma cleaning system	4	36,75,462	20,89,461	42,70,193	25,01,515
102	BEING 5% STOCK OF PRODUCTION AND UP DOA AND NETWORK ( CONTRACT NO:VIF180353)	1	36,33,910	19,90,656	-	-
103	Radio frequency signal generator by wire	13	36,31,124	17,19,221	39,94,698	10,80,787
104	Lead-free Hot Air Reflow Soldering Machine HS-1200X (reflow oven)	2	35,43,779	20,16,281	41,49,528	30,12,993
105	Lead-free Hot Air Reflow Soldering Machine HB-1500X(reflow oven)(With Standard Accessories)	2	34,29,502	18,86,226	41,09,251	26,32,653
106	Repair and Installation Work	1	33,69,254	18,45,677	43,83,746	18,70,195
107	Camera black and white board test base machine	25	33,35,067	22,11,728	36,32,998	26,61,874
108	solder inspection equipment LI-3000DP ( Automatic Optical Inspection Equipment)	1	33,29,019	16,64,509	38,17,145	19,90,482
109	SUPPLY & INSTALLATION OF FIRE FIGHTING EQUIPMENT	1	32,91,743	18,03,217	52,27,878	27,55,963
110	solder inspection equipment 8K(Automatic Optical Inspection Equipment)	1	32,78,854	16,39,427	37,59,624	19,60,487
111	AUTOMATIC MMI TEST MACHINE (STRAIGHT PULL)	2	32,57,170	21,21,622	38,70,580	24,60,584
112	Needle type adhesive Dispensing machine	2	30,98,094	10,32,698	31,32,814	26,51,797
113	BYD make battery Forklift Model No:-ECB25 Load Capacity:2.5 ton Battery capacity :270Ah/540Ah Battery Warranty-5 years And other 2 Years.curb weight:4200 Kg	2	30,90,000	3,55,350	34,64,890	21,74,940
114	Sheild Box 无中文品牌/TECOM TC-5062A	7	30,56,928	14,84,306	33,52,507	9,60,304
115	Semi-automatic clamping fixture conveying line	10	30,23,255	16,57,302	33,20,602	23,61,385
116	WORKS IN FACTORY PDB & AQC ROOM	1	30,17,720	16,53,107	38,22,804	19,49,453
117	SMALL WORK IN WHOLE FACTORY REPAIR & INSTALLATION CHARGES	1	29,77,715	16,31,192	38,74,314	16,52,861
118	IMPEDANCE ANALYZER IM3570(impedance tester)	3	29,50,175	4,83,499	33,71,574	13,38,257
119	BEING FINAL WORK COMPLETE AS PER CONTRACT AT FACTORY AGST ORDER NO VIF-170334	1	29,05,860	15,91,830	37,80,823	17,21,368
120	PC 戴尔/DELL 7020MT i5-4590	78	28,65,924	6,60,159	28,65,924	-
121	OIS Large angle test equipment	1	28,26,747	17,19,604	32,99,278	24,42,153
122	Network Testing Machine /Mobile phone Network Testing machine(Radio Communication analyzer anritsu MT8872A)	1	27,66,930	22,82,718	27,97,939	26,30,646
123	安检门6S--DFMD Model No. 6S- Rapiscan	8	26,80,000	19,02,800	31,98,544	17,25,573
124	PDC small line to large line project VIFGC202012005	1	26,65,598	14,60,214	-	-
125	Dual-track automatic identification system C17-S-032-A L95CM×W88CM×H110CM	4	26,60,452	17,92,662	31,88,146	17,28,327
126	Camera far/near focus test base fixture	13	26,46,228	13,52,913	31,12,860	19,99,074
127	BEING BALANCE PAYMENT OF FIR OUT WORK AT TEC-2	1	25,74,091	14,10,087	32,21,750	18,91,704
128	(Obsolete) (Office)Desktop-HP 280G2 (i5/ 4GB /500GB /DOS/3years)	94	25,51,923	13,41,817	25,26,004	-
129	Automated dispensing machine AU77s-WV	1	24,74,709	14,84,825	29,80,322	18,33,519
130	WORKSHOP RENEVOATION OF SMT PROJECTS (CONTRACT NO:VIF180409-1)	1	24,35,072	13,33,932	29,96,234	17,77,627
131	(obsolete) Computer Screen Brand:HP 17 inch warranty(3 Year) /pcs	337	24,24,584	10,14,631	21,98,984	39,069
132	Cisco Networking switch C2960X-STAC=Catalyst 2960-X FlexStack Plus Stacking Module optional	113	24,23,000	24,18,200	29,08,152	4,59,720
133	PDB0 floor warehouse floor maintenance project payment application 100% payment	1	23,79,400	13,03,435	25,86,429	21,81,102
134	BEING 5% EXP OF RO WATER SYSTEM ( CONTRACT NO:VIF171214)	1	23,25,660	12,73,997	26,77,475	18,98,218
135	RIGOL DSG3030 SIGNAL GENERATOR	19	21,89,435	14,88,816	26,20,620	15,30,041
136	S.S. canteen Table & attached Stool with S.S. top-2400mm×750mm×750mm	70	21,70,000	6,51,000	24,97,939	1,75,693
137	HD video microscope (SZ7D)	71	21,68,333	13,61,817	25,74,176	2,86,857
138	Elasticity controllable cold pressing equipment STRONG SR-XTL-22-V1.0	14	21,09,309	14,94,066	21,70,218	18,68,460
139	Sealing test equipment for blocking wheat	12	20,72,551	11,80,163	23,79,262	10,16,666
140	SMT FNF LINE RENOVIATION 50% WORKS AS PER CONTRACT (CONTRACT NO:VIF180302-1)	1	20,52,138	11,24,161	25,99,619	13,25,685
141	20Feet Length 9 feet height Truck with GPS & 1 year insurance capacity 5 MT Model Guru Brand: Ashok Leyland	2	20,43,803	15,12,414	20,76,017	10,33,467



142	Keithley 2306 DUAL CHANNEL BATTERY/CHARGER SIMULATOR(Automatic test and inspection equipment)	56	20,36,610	13,89,146	19,27,571	1,80,590
143	TEC-2 RENOVATION PROJECT WORKS CONTRCAT NO VIF180341	1	20,36,566	11,15,631	25,79,893	13,15,626
144	cleaning workdesk	77	20,32,954	8,54,678	22,35,046	4,99,690
145	宽带无线通信产线测试仪非指令 RS CMW100 D版本 维修3年 /个/作废代码,旧款版本,已不再使用,作废单见GZLLD0-2023081600165	2	19,97,856	11,98,714	20,16,769	16,40,501
146	PDB First Floor layout modification 100 % Payment VIFGC202001015-2-1	1	19,85,815	10,87,830	21,58,599	18,37,233
147	SMT NITROGEN FOUNDATION ENGINEERING WORK COMPLETATION (VIF171232)	1	19,60,259	10,73,830	24,83,228	13,27,176
148	packing production line8000*350mm	12	18,94,080	12,52,771	22,40,368	12,42,542
149	CONSTRUCTION COST OF WORK AT TECH-02 BASEMENT & 5TH FLOOR SERVICE	2	18,62,765	10,20,423	24,23,649	11,03,462
150	WS-C2960X-48FPS-IN Cisco Catalyst 2960-X 48 GigE PoE 740W, 4 x 1G SFP, LAN Base	7	18,41,500	6,93,000	21,68,754	11,28,867
151	Photo black whiteboard test equipment transformation (audio equipment)1 year maintenance/set	12	18,37,936	11,56,418	21,96,962	11,26,278
152	Cisco Catalyst 2960-X 48 GigE PoE 370W, 4 x 1G SFP, LAN Base model no-WS-C2960X-48LPS-L	16	17,92,000	8,96,000	21,73,750	13,20,764
153	1.0m two segment NG screening station CYD-2B100L-2D(conveyor belt system )	11	17,80,798	9,25,526	19,82,215	12,61,177
154	Payment for Fire fighting System work completion on PDC æŒ“é~²æ”í“é€ ä·¥ç”“ä,œæœŸä“œä·¥ä»”æ~¼ VIFGC201909004-4-1	1	17,68,189	9,68,614	18,25,669	15,53,868
155	0.5m UV double Conveyor C050DL-UV(conveyor belt system )	2	17,55,198	8,77,599	19,44,906	14,26,102
156	Floor type tunnel furnace equipment	2	17,18,386	12,60,150	17,27,221	15,82,734
157	Cold press buckle BTB equipment	20	16,77,567	11,13,573	19,48,636	9,98,347
158	Programmable desoldering station QUICK855PG (Desoldering/Soldering station)	28	16,57,580	11,99,593	19,55,048	7,61,952
159	CISCO Switch Model No.-WS-C2960X-48TS-L	13	16,26,475	8,13,237	19,15,517	9,97,053
160	Indian factory data room power supply rectification project	1	16,00,626	8,76,823	16,52,659	14,06,616
161	mobile phone mainboard test box (for checking & Measuring)	12	15,27,233	10,72,272	17,48,956	12,11,026
162	BEING AMOUNT TOWARDS PDB BUILDING OFFICE ROOM GF PROJECT 30% PAYMENT, CONTRACT NO:VIF181208	1	15,11,190	8,27,830	17,91,338	12,41,020
163	First article inspection system FAI-600(Automatic test and inspection equipment)	1	15,01,223	11,10,905	17,98,707	11,40,305
164	Camera-auxiliary test machine(Low configuration version)	1	14,76,810	10,18,999	17,91,415	12,36,450
165	ELECTRIC TEST MACHINE	40	14,28,734	7,71,796	16,13,028	2,20,999
166	Laser Systems	1	14,03,751	9,70,928	14,24,394	12,32,398
167	CMW100.Communications Manufacturing Test Set (Version A)	1	14,02,249	7,71,237	16,73,284	10,71,250
168	CEMENT ETC	1	13,94,158	7,63,720	18,64,686	7,01,351
169	Touch-screen semi-finished product air tightness equipment	11	13,92,727	9,46,679	15,50,695	10,46,850
170	Indian factory photography equipment hoisting project contract	1	13,62,843	7,46,565	-	-
171	Yuhai make Tripod Turnstile with Reader & Controller	13	13,50,320	8,10,192	16,16,251	8,54,076
172	SMT WORK PROJECT 50% PAYMENT (VIF170106-1)	1	13,37,408	7,32,632	17,40,105	7,92,251
173	TOWARDS 50% RUNNING BILL OF CONTRACT VALUE ( CONTRACT NO :VIF170106-1)	1	13,37,408	7,32,632	17,40,105	7,92,251
174	Fingerprint Test Fixture	25	13,03,790	6,77,035	16,29,773	1,33,980
175	Low dosage X-ray security inspecting equipment	1	13,03,779	6,51,890	16,01,232	10,65,153
176	轴心/axxon牌's desktop dispensing equipment B-200 Axis automatic control (Adhesive dispensing machine )	6	12,94,272	4,95,287	15,13,336	7,37,830
177	Ultrasonic test landing equipment (ultrasonic 1)	5	12,79,467	8,74,695	14,73,598	9,89,896
178	Double Lanes Conveyor CYA-1F050L(conveyor belt system )	25	12,68,545	6,76,228	14,20,587	4,86,648
179	(Obsolete) DELL Optiplex 7070 MT XCTO Intel Core i7-9700 (8 Cores/12MB/8T/3.0GHz to 4.7GHz/65W); supports Windows 10/Linux, 16GB 1x16GB DDR4 2666MHz UDIMM Non-ECC, M.2 1TB PCIe NVMe Class 40 Solid State Drive VGA port 5 year warranty	21	12,67,000	6,98,530	12,67,000	2,15,129
180	Warehouse PDA 7th Floor Repair work requirement 100 % Payment VIFGC202101002-2-1	1	12,59,839	6,90,140	13,69,456	11,54,845
181	Constant Temperature Shrink Packaging Machine SM5030LX	4	12,29,352	6,38,629	13,11,019	5,14,632
182	Oscilloscope(DSOX4104A)	1	12,24,637	6,12,318	13,62,902	6,16,997
183	BEING SHEILDLED ROOM AT TESTING AREA	1	11,72,804	6,42,462	15,25,939	6,94,744
184	Heavy Material Rack With 5 Layer [Add On Rack] Size:L-2200MMxW-600MMxH-2200Å MM/Load BearingÅ CapacityÅ perÅ layerÅ (250-300Å kg)/MSÅ IS-513 Powder Coated warranty(1 Year) /pcs	62	11,53,200	9,34,092	11,30,070	5,83,147
185	Indian factory finished product warehouse adds DOA room and online sales room decoration project contract	1	10,94,109	5,99,353	12,96,938	8,77,534
186	auto PCB Loader CYB-1A101M (Left handling)	6	10,77,122	5,83,287	12,62,251	6,43,798
187	Single parallel transfer machine CYF-1A100M(conveyor belt system )	6	10,19,204	5,88,262	11,45,356	6,30,325
188	Temperature Tester TPK-60 (Automatic test and inspection equipment)	5	10,06,780	5,18,848	11,59,156	7,62,468
189	PDC-100% payment against PDC Raining Season Expansion Joint Water Leakage Prevention Project Application VIFGC202201004-1-1	1	9,99,263	5,47,396	10,86,208	9,24,496



190	100% payment against Indian Factory Fire Emergency Lights and Emergency Signage Admin Project VIFGC202201006-1-1	1	9,98,056	5,46,735	10,30,501	8,00,373
191	Indian factory anti-static floor auxiliary project declaration payment application	1	9,94,268	5,44,660	10,80,778	9,19,875
192	2D scanning gun DATALOGIC SCANNER GRYPHON GD4520-BKK12D USB CABLE	106	9,85,112	4,33,953	9,85,112	1,72,722
193	100% payment for DOA area construct/renovation work VIFGC202201001-1-1	1	9,83,202	5,38,598	10,68,749	9,01,263
194	Metal sheet shielding required in PDC warehouse lift lobby's 100 % payment VIFGC202108006-1-1	1	9,75,813	5,34,550	9,27,734	7,96,885
195	Heavy Material Rack-87X24X87"(4 Racks having load capacity 250Kg each) warranty(0) /pcs	73	9,65,746	6,18,762	11,13,385	1,02,221
196	100% payment against Warehouse Aluminium sheet and B2C Area CCTV Installation VIFGC202201003-1-1	1	9,63,379	5,27,739	9,75,016	8,00,827
197	SMT Spare Room project 100 % Payment VIFGC202001016-2-1	1	9,46,413	5,18,445	10,28,760	8,75,601
198	PDC8-100% payment against VIFGC202201007-1-1	1	9,09,748	4,98,360	-	-
199	(Obsolete) Dell Desktop 3470 I3 8TH GEN,4GB RAM,1TB HDD,DOS,19.5TFT,3YEARS	36	9,06,500	6,06,130	9,06,500	48,510
200	Requirement of Washroom 100 % payment VIFGC202101003-1-1	1	8,95,671	4,90,648	9,73,602	8,28,655
201	Heavy Material Rack with 5 Layer ( Length: 2300MM X W:600MM X H:2200 MM)	44	8,64,310	5,68,490	9,20,081	2,58,598
202	Tec-2 Washroom Renovation 40 % Advance payment VIFGC201911002-2-1	1	8,55,087	4,68,417	9,29,487	7,83,825
203	PDB : 6S : July Month Project (Tec-1 Washroom Renovation Project Contract ) 60 % Payment VIFGC201912008-2-2	1	8,42,030	4,61,264	9,15,294	7,71,856
204	Warehouse Tec-1 ground floor office construction 100 % payment VIFGC202006003-2-1	1	8,39,223	4,59,726	9,12,243	7,76,430
205	Computer host HP ProDesk 600 G6/i7-10700/16GB memory/256GB SSD warranty 5 years/piece	17	8,24,767	6,19,877	5,20,905	3,34,783
206	Battery cover elastic cold pressing equipment	5	8,09,579	4,96,541	9,46,042	6,48,219
207	Receiving office near basement stairs 100 % Payment VIFGC202006005-2-1	1	7,88,752	4,32,078	8,57,381	7,29,736
208	PDC Civil Work inside Warehouse 100 % Payment VIFGC202108005-1-1	1	7,57,644	4,15,037	8,23,566	7,00,955
209	PDC N2 SITE ROAD REPAIRING 100 % Payment VIFGC202008002-2-1	1	7,55,176	4,13,685	8,20,883	6,92,240
210	新弹力冷压机架(左右光栅,带扫码枪) 天盾 质保1年 /台	5	7,52,132	5,31,507	7,65,315	6,54,041
211	Zebra make Hand Scanner Model :- Zebra DS4608-XD	49	7,48,400	4,96,501	7,48,400	2,88,710
212	PDB Zero Building Peripheral Basketball Court Project Payment Application	1	7,27,368	3,98,452	7,90,656	6,72,945
213	SMT Camera and Tiles installation project 100 % VIFGC202009003-2-1	1	7,24,650	3,96,963	7,33,403	6,02,379
214	SMT Washroom renovation 100 % payment VIFGC201912015-2-1	1	7,20,152	3,94,499	7,82,811	6,60,135
215	WS-C2960X-48TS-IN Cisco Catalyst 2960-X 48 GigE, 4 x 1G SFP, LAN Base	10	7,20,000	5,50,000	8,73,382	4,44,985
216	Visual Positioning Screwing Machine	1	7,19,682	4,46,203	8,51,854	4,29,914
217	Exp towards fire alarm system	1	7,08,337	3,88,027	10,12,084	4,89,806
218	Payment application for anti-static floor auxiliary project on the 5th floor of the Indian factory PDB	1	6,85,344	3,75,431	7,44,975	6,34,065
219	shielding box MT-T-S4066	6	6,68,575	3,75,779	7,71,238	2,86,673
220	居中装配机架 自研 质保1年 /套	4	6,66,882	4,84,906	6,77,860	6,07,750
221	WTC Warehouse Dock Area Repair Civil Work 100 % payment VIFGC202104005-1-1	1	6,56,794	3,59,792	7,13,941	6,02,057
222	重型货架--Heavy Material Rack-87 X24 X87"	41	6,52,860	2,38,901	8,16,831	40,842
223	Camera Auxiliary equipment move to PDC workshop 100 % Payment VIFGC202001004-2-1	1	6,47,495	3,54,698	7,75,803	4,89,801
224	BEING FRIST PHASE FIRE FILGHTING, INSTALLATION, COMISSIONING	2	6,42,305	3,51,855	9,17,736	4,34,319
225	精益管皮带线 8米 /卷	16	6,42,228	2,14,076	6,49,426	3,72,698
226	Fusion Test equipment move to PDA 3rd floor to PDA 5th Floor project declaration 100 % Payment VIFGC201912003-2-1	1	6,34,669	3,47,672	-	-
227	Scrap Area Renovation 100 % payment VIFGC202008001-2-1	1	6,13,807	3,36,243	6,67,213	5,62,652
228	INDUSTRY SMART PHONE	18	6,07,558	2,69,261	7,66,605	2,68,648
229	货架 5层 L1800xD640xH2200mm 4层斜面加一层平面--Heavy Material Rack Five floors L1800xD640xH2200mm Four floors are inclined and one floor is horizontal.	35	5,95,602	2,58,399	7,22,374	36,119
230	SURVEILLANCE CAMERA ACCESS PROJECTS (CONTRACT NO:VIF180413)	1	5,92,596	3,24,624	7,10,026	3,80,820
231	PDB Battery Scrap rooms construction 100 % payment VIFGC202108007-1-1	1	5,89,316	3,22,827	6,40,592	5,45,222
232	STAGE 1 AGST CONTRACT FOR FIRE SYSTEM EXECUTION AT PALM SPRING 10&11 FLOOR	1	5,84,100	3,19,970	8,34,572	4,03,898
233	Stainless Steel Material Trolley 3 layer (L:1270mm X W:530mm X H:1670mm)	66	5,81,550	3,83,484	6,54,843	95,213
234	(obsolete) Conveyor Line (Size: L2000*W335*H950mm)	11	5,80,800	3,92,040	6,28,170	4,69,241
235	Pressure meter FG-400	2	5,78,267	3,23,079	6,55,723	2,66,814
236	100% payment for Air ventilation fan add at PDC 8th floor VIFGC202205003-1-1	1	5,78,262	3,16,772	5,73,250	4,76,228
237	Server SA5212M5(B1-v6/SN:420617419)	1	5,77,402	4,61,922	6,94,659	4,27,572
238	UV Curing System (Conveyerised UV Curing Equipment)	2	5,75,797	4,00,179	6,85,000	4,10,781
239	安检门6M--DFMD Model No. 6M- Rapiscan	2	5,72,500	3,49,225	6,28,909	1,85,633



240	PROJECT CONTRACT FOR ELIMINATING 6S ISSUES IN WARRANTY 100 % Payment VIF190432-2-1	1	5,67,732	3,11,003	6,72,979	4,66,233
241	PDA / PDB Machine Lifting Project 100 % payment VIFGC202006009-2-1	1	5,66,400	3,10,274	-	-
242	(Obsolete) Computer Screen Brand:Dell 19.5 inch warranty(3 Year) /pcs	123	5,57,944	2,53,577	5,57,944	39,343
243	Linear Desk With under cover Drawer	71	5,57,350	3,61,336	6,22,213	1,30,433
244	Assembly (PDA+PDB) UPS computer room adds UPS project payment application	1	5,56,840	3,05,037	6,59,702	3,55,701
245	Rest payment against PDA CCTV room renovation project VIFGC202109006-2-2	1	5,54,062	3,03,515	6,02,270	5,07,887
246	LINEO DESK for Testing-1500LX600DX1200H	46	5,52,590	4,18,063	6,36,802	70,153
247	保安安检器(不带电池) --HMMD- CEIA PD140E without Battery	38	5,51,000	2,95,800	6,55,880	72,076
248	100% WTC factory boundary fence upgrade Project Payment VIF190518-2-1	1	5,49,800	3,01,180	6,51,723	4,51,507
249	Double parallel moving machine CYF-2A100M (conveyor belt system)	2	5,41,966	2,98,081	6,06,604	3,31,054
250	Tower AC 3.3 Tr. DAIKIN Make	6	5,41,125	3,78,788	5,54,803	4,44,651
251	Indian factory IQC relocation and material laboratory expansion 5% Payment Application VIF190416-2-1	1	5,36,523	2,93,907	6,06,593	4,68,263
252	Camera calibration base fixture (semi-automatic)	2	5,06,225	2,42,498	5,83,983	3,98,661
253	GROUND RENUGACTION/ OFFICE INSPECTION & MAINTENANCE /1ST FLOOR TABLE REPAIR	3	5,03,752	2,75,955	6,55,433	2,79,621
254	One-in-two-out track Transfer conveyor CYF-1B152M(conveyor belt system)	2	5,00,750	2,75,412	5,59,693	3,13,950
255	Camera test base fixture (semi-automatic)	2	4,98,628	2,36,848	5,77,955	3,92,343
256	Metal Plate installation 100 % Payment VIFGC202108003-1-1	1	4,94,863	2,71,086	4,70,481	4,04,123
257	Automatic closing equipment	3	4,82,199	2,74,854	5,55,619	2,36,424
258	HON Right Pedestal Desk with Steel Legs 304 S.S.Grade, Light Grey Top of 25mm Thk Prelaminated Particle Board ,L-1200mm , W-600mm, H-750mm	28	4,76,000	1,42,800	5,44,654	52,034
259	Need to Install Door at Shutter Side inside Workshop 100 % Payment VIFGC202007002-2-1	1	4,74,245	2,59,791	4,75,635	3,41,467
260	(Obsolete) HP Desktop 280 G4- Corei5-8th Gen, RAM 8 GB, HDD 500 GB, Dos with USB Keyboard and USB Mouse without TFT 5year warranty	17	4,63,250	3,26,728	4,63,250	76,012
261	Barcode printer ZEBRA Model no-ZT51043-T0G0000Z 300dpi warranty(1 year) /pcs	3	4,62,000	2,55,800	4,69,852	3,94,341
262	100% PDA 2nd 3rd and 4th floor Fusion Test Machines lifting Project Payment VIFGC201911003-2-1	1	4,61,174	2,52,631	-	-
263	Belt conveyor long 6m	14	4,61,114	3,30,816	5,12,419	2,53,499
264	Production line Conveyer line full set ( specification : length = 21m ; Bredth = 0.25m ; Height = 0.75m ; )	2	4,60,000	3,54,200	5,52,007	3,15,725
265	CCTV Requirement for PDC Warehouse 100 % Payment VIFGC202105003-1-1	1	4,59,374	2,51,645	4,64,923	3,81,863
266	PDA sixth floor quality experimental equipment hoisting project contract payment application	2	4,53,491	2,48,422	-	-
267	Admin EHS Project 100 % Payment VIFGC202001014-2-1	1	4,50,172	2,46,604	4,89,341	4,16,489
268	Illuminance Spectrophotometer CL-500A	1	4,47,526	3,43,103	4,52,931	3,72,014
269	Cummins pulse ultra lite Zero Maintenance Dry type Battery (12v 160Ah) AX1012845	12	4,43,794	2,58,880	4,72,186	3,18,201
270	Dell Desktop 3470 I3 8TH GEN,4GB RAM,1TB HDD,DOS,3YEARS	18	4,41,000	59,780	4,41,000	5,227
271	PDA 3rd ,5th & PDB 2nd floor Machine Lifting 100 % Payment VIFGC202108002-1-1	1	4,31,984	2,36,641	-	-
272	PDC Diesel Pipe Line installation project 100 % Payment VIFGC202007005-2-1	1	4,30,806	2,35,996	4,06,412	3,49,091
273	MONITORING EQUIPMENT AT PDA & PDB 190117 ( CONTRACT NO:VIF190117)	1	4,23,454	2,31,968	5,10,748	2,14,736
274	Temperature Tester (Automatic test and inspection equipment)	1	4,21,246	3,15,935	5,05,237	2,78,982
275	PDC Basement Drain Cover improvement payment VIFGC202101001-2-1	1	4,10,376	2,24,804	4,46,082	3,76,176
276	auto PCB Loader CYB-1A101M (Right handling)	2	4,07,726	2,21,753	4,75,923	2,89,718
277	100% payment against Restoration of Installation and Welding of falling Prevention Iron Bar in PDC VIFGC202109005-1-1	1	4,01,672	2,20,036	-	-
278	100% payment for PDC cargo lift electrical connection project VIFGC202205001-1-1	1	4,01,289	2,19,826	4,21,682	3,50,312
279	100% payment against PDA & PDB SMT VCB ROOM Installation VIFGC202111002-1-1	1	3,99,656	2,18,931	4,13,884	3,21,457
280	Conveyor Line (Size:L1000*W335*H950mm)	9	3,99,600	2,69,730	4,22,454	2,85,518
281	Heat-conducting gel dispensing machine	1	3,96,682	2,97,511	4,04,615	3,77,175
282	Hand Pallet PV 25 LXB 1500X520mm Capacity 2500 Kg-brand : Maini	23	3,96,000	2,77,125	4,27,852	2,20,360
283	Attendance machine setup in PDA, PDB, Warranty and Warehouse 100 % Payment VIFGC202001017-2-1	1	3,92,610	2,15,072	3,92,610	3,09,548
284	SMT equipment unloading and transportation into the workshop project contract payment application	1	3,90,900	2,14,135	-	-
285	PDB First floor Renovation 100 % Payment VIFGC202011001-2-1	1	3,89,075	2,13,135	4,22,928	3,56,650
286	Desktop Dell 3471 Dell I3 8TH GEN,4GB RAM,1TB HDD,DOS, warranty(3 year onsite) /pcs	14	3,78,000	1,46,475	3,78,000	1,28,730
287	100% Payment PDC Logistics FG Loading Floor built with Iron Plates VIFGC202110008-1-1	1	3,75,196	2,05,532	4,07,841	3,47,123
288	Weighing machine installation 100 % Payment VIFGC202002006-2-1	1	3,73,263	2,04,473	-	-



289	Display Zhixian 9.7-inch LCD screen new IPS screen 4: 3 industrial grade PC 12 V VGS/USB	64	3,73,120	1,67,904	3,86,255	47,853
290	物料车--S.S. Material Cart 1.7HX1.3LX0.6W Meter with PU Coated Wheels	26	3,71,475	37,148	4,45,624	22,281
291	100% payment for Fiber deploy in PDA and PDB workshop Contract VIFGC202104002-1-1	1	3,68,514	2,01,872	-	-
292	shielding box BP-VIVA-01	4	3,68,394	2,43,436	4,40,945	1,96,911
293	100% Payment against E-Waste Scrap Area & Chiller Area Cut-Out Shade VIFGC202110001-1-1	1	3,65,481	2,00,211	3,97,282	3,38,135
294	Clean fan (with clean shed) 2m*1m*1.5m	5	3,63,226	2,48,204	3,67,613	2,85,519
295	100% payment against New automatic heat shrinkage equipment to PDA & PDB VIFGC202201002-1-1	1	3,62,725	1,98,701	3,75,638	2,91,752
296	Nozzle type machine to eliminate static electricity Equipment	11	3,61,885	1,69,717	4,46,628	-
297	Auto Scrubber Electrical Taski Swingo 455E with Driving Disc & Scrubbing Brush warranty(1 Yr)/set	1	3,56,837	2,02,208	3,64,608	2,87,924
298	Required Drying Tumbler Machine Installation 100 % Payment VIFGC202106002-1-1	1	3,56,000	1,95,017	-	-
299	PDC - SMT : Washboard Room Setup 100 % Payment VIFGC202001007-2-1	1	3,51,627	1,92,621	4,16,812	2,88,763
300	PDA/PDB assembly Machines Lifting 100 % payment VIFGC202103004-2-1	1	3,51,585	1,92,598	-	-
301	(Obsolete) CPU Dell Optiplex 9020 SFF Intel Quad-Core i7-4770 3.4Ghz, Dual LAN Port, COM port and VGA port, 16GB RAM /2TB HDD win 7 warranty(1 Year) /pcs	7	3,49,300	2,79,440	3,49,300	72,383
302	(Obsolete) Dell OptiPlex 7050 Mini Tower CTO Intel Core i7-6500 (QC/6MB/4T/3.2GHz/65W) supports Windows 7/8.1/10/Linux 8GB 1x8GB 2400MHz DDR4 Memory,3.5 2TB 7200rpm SATA HDD,3Yr Warranty	7	3,49,300	2,60,478	3,49,300	9,176
303	PDA Basement Material Lab Climate Test Chamber with Chiller Installation 100 % Payment VIFGC202108009-2-1	1	3,41,475	1,87,060	3,53,631	2,74,660
304	手推车长*宽:1500*520mm 载重2500kg 品牌 : Maini Make-- Hand Pallet PV 25 LXB 1500X520mm Capacity 2500 Kg-brand : Maini	21	3,41,412	67,581	3,91,721	68,429
305	SS Stencil Rack Size- L*W*H-2120*750*1720 MM with Wheels	6	3,39,670	2,53,954	3,82,575	1,07,895
306	Attendance Machine Camera installation Payment VIFGC201909006-2-1	1	3,38,601	1,85,486	4,05,699	2,56,137
307	Bar code printer TSC MH641T	2	3,34,747	2,28,744	3,37,916	2,74,871
308	Single Disk scrubbing Machine (Taski Ergo Disc 165) 230V 50HZ	3	3,30,000	2,21,100	3,94,588	2,25,183
309	Blue star make Refrigerator (temp. ranges from 2 degree to 8 degree celsius Model no-VISI cooler VC325D	12	3,29,880	68,175	3,46,704	54,037
310	1m Double Lanes Conveyor CYA-1F100L-3D (conveyor belt system )	5	3,26,430	1,86,352	3,65,646	1,61,626
311	100 % Payment VIFGC202003002-2-1-PDB 6th Floor ESD Project	1	3,24,153	1,77,571	3,84,245	2,66,201
312	S.S. Material trolley 135x53x121cm	33	3,17,500	2,11,485	3,66,715	49,028
313	Admin EHS Project contract 100 % payment VIF190519 VIF190519-1-1	1	3,11,752	1,70,778	3,69,545	2,56,017
314	Solder paste thawing machine	2	3,11,651	2,01,015	3,73,027	1,97,119
315	Road Repairing Project Contract 100 % Payment VIFGC201912002-2-1	1	3,08,039	1,68,744	3,65,144	2,47,064
316	X-Ray machine for scanning SMT (PDB+PDC) Scrap installation 100 % payment VIFGC202002007-2-1	1	3,07,985	1,68,714	3,18,950	2,47,723
317	PDC WH Emergency Glass Installation 100 % payment VIFGC202102005-1-1	1	3,07,036	1,68,194	-	-
318	Adjustable testing workbench (SIZE :800*700)	31	3,06,900	1,53,450	3,50,914	77,828
319	India Factory Security checkpoint washroom renovation & civil repair project 100% payment application VIFGC202109004-1-1	1	3,06,328	1,67,806	3,32,981	2,80,799
320	SMT : Laser Machine installation on Mounting line 100 % Payment VIFGC201912009-2-1	1	3,06,205	1,67,739	-	-
321	Anti-static material cart three-storey ( (1800x600x1600)mm)	17	3,03,232	1,57,969	3,57,120	21,027
322	100% payment against Install Bigger Exhaust Fan In ( PDB SMT ) VIFGC20211006-1-1	1	3,01,037	1,64,908	-	-
323	0.5M Double Lanes Conveyor with communication stop function (conveyor belt system)	4	3,00,351	1,76,492	3,34,725	1,81,328
324	2D scanning gun Datalogic Gryphon i GD4400g /Obsolete	24	2,99,520	53,806	2,99,520	14,976
325	100% payment against PDA and PDB project VIFGC202201005	1	2,89,214	1,58,431	-	-
326	PDB 4th floor Retest line Setup 100 % payment VIFGC202106003-1-1	1	2,84,483	1,55,840	2,93,731	2,28,136
327	(Obsolete) (Office)Desktop-HP 280G2 (i3/ 4GB /500GB /DOS/3years)	12	2,79,910	1,65,647	2,79,910	-
328	testing production line8000*250mm	3	2,79,324	1,78,767	3,28,963	1,31,796
329	SMT- Foam Paste Shipment Area New Layout Setup 95 % Payment VIFGC201908003-2-1	1	2,79,005	1,52,839	3,15,443	2,43,508
330	Installation of dust collector with a dust collector bag project 100 % Payment VIFGC202010001-2-1	1	2,73,152	1,49,633	2,82,877	2,19,706
331	Indian factory quality new laboratory project construction contract	1	2,72,114	1,49,064	3,07,652	2,37,493
332	100% payment for No Link Camera Details Work VIFGC202211005	1	2,69,632	1,47,704	2,71,018	2,48,347



333	100% payment against PDB SMT Glue line UV Curing Conveyor Exhaust Installation VIFGC202111001-1-1	1	2,65,456	1,45,417	-	-
334	Wideband Radio Communication Tester With Standard Accessories CMW500 Double channel non signaling with CMWS (Automatic test and inspection equipment)	1	2,62,892	1,05,157	3,01,439	1,18,721
335	PDB 7th floor White wash & Repairing 100 % payment VIFGC202011003-2-1	1	2,58,737	1,41,736	2,81,249	2,37,174
336	Payment for Direction Signage Project in PDA, PDB	1	2,58,599	1,41,661	-	-
337	PDC generator chimney adds grounding and smoke exhaust detection sampling point project declaration payment application 100% Payment	1	2,56,267	1,40,383	2,58,130	2,21,723
338	Hydraulic Hand Pallet Truck Maini 1150*540mm capacity 2000kg Model : PV-20 EWS (Electronic Weighing Scale) warranty(1 Year) /pcs	2	2,54,400	1,36,740	2,78,110	2,10,176
339	JBC iron NAE-2C (Desoldering/Soldering station)	2	2,49,459	1,72,542	2,89,146	1,96,286
340	Requirement of Charger Testing Room Repair 100 % Payment VIFGC202007008-2-1	1	2,48,204	1,35,966	2,69,800	2,27,518
341	PDC SMT workshop cable adjustment project contract payment application	1	2,45,412	1,34,437	2,53,390	1,96,804
342	PDC Security Cabin Installation 100 % payment VIFGC202012007-1-1	1	2,44,502	1,33,938	2,65,776	2,26,208
343	Hand-Held Humidity and Temperature Meter HM70(Automatic test and inspection equipment)	1	2,42,747	1,31,084	2,76,718	1,04,603
344	100% payment for equipment lifting to PDB2F3F4F VIFGC20205009-1-1	1	2,42,472	1,32,826	-	-
345	Tower AC 4 Tr. Midea Make	3	2,42,422	1,57,211	2,47,840	1,70,982
346	Automatic PCB Unloader (Whitt CYB-4A050L(S)	1	2,38,796	1,26,562	2,87,584	1,63,352
347	PDC Machine Shifting and Lifting 100 % Payment VIFGC202009002-2-1	1	2,37,368	1,30,030	-	-
348	Garbage room 100 % Payment VIFGC202009006-2-1	1	2,36,651	1,29,638	2,57,242	2,18,945
349	Digital Torque Meter( HP-10.01)	2	2,36,647	1,34,593	2,72,159	1,14,385
350	(Obsolete)HP Desktop 600 G2--Corei5 -6th Gen, 8 GB RAM , 1 TB HDD, without TFT	6	2,33,100	1,37,529	2,33,100	-
351	Uranus Industrial Air Cooler Sky make 18000 CMH, size 1100*1100*950mm, 3phase, 1.1 kw warranty(1 Yr) /pcs	5	2,32,000	1,20,000	2,46,733	1,37,457
352	100% payment against PDA Civil Work Inside lift lobby Room VIFGC202110002-1-1	1	2,28,138	1,24,974	2,47,988	2,11,069
353	PDB 7th floor regarding asset safety improvement and renovation project payment application	1	2,23,643	1,22,512	2,43,102	2,05,005
354	Plasma Machine Exhaust Setup in PDC Workshop 100 % Payment VIFGC202107004-1-1	1	2,21,315	1,21,236	2,29,194	1,78,011
355	Modification of fire fighting system 100 % Payment VIFGC202012004-4-1	1	2,20,212	1,20,632	2,07,742	1,78,442
356	Infrared preheating equipment	2	2,19,078	1,66,499	2,63,838	1,49,864
357	桌子不带抽屉--Leneo Desk for security	31	2,18,030	25,598	2,63,098	17,503
358	PDB 7th Floor Admin Security Project 100 % Payment VIFGC202001010-2-1	1	2,17,052	1,18,901	2,57,290	1,78,247
359	HPT PDB seventh floor inspection room project declaration contract payment application	1	2,14,559	1,17,536	2,33,228	1,98,506
360	Digital Force Gauge Meter FG-400 with Load cell TJ-100R	1	2,14,500	1,30,845	2,55,440	1,22,849
361	(obsolete) Barcode printer ZEBRA 105SL PLUS 300dpi	2	2,14,260	1,39,269	2,38,795	1,52,879
362	PDC SMT Meeting Room construction 100 % Payment VIFGC202104006-3-1	1	2,14,076	1,17,271	2,32,702	1,98,058
363	Indian factory SMT glue line adjustment project contract 5% warranty payment application payment VIF190338-3-1	1	2,11,908	1,16,083	-	-
364	100% payment for Camera Auxiliary Machines from PDA/PDB 3rd,4th,5th Floor to PDC 4th Floor VIFGC202205002-1-1	1	2,08,654	1,14,301	2,11,174	1,73,448
365	IC Test equipment with mobile phone Y17	1	2,07,171	1,51,926	2,10,582	1,79,630
366	Indian factory production line network port installation contract	1	2,03,467	1,11,459	-	-
367	0.5M Double Lanes Conveyor CYA-1F050UV (conveyor belt system )	1	2,01,651	1,10,908	2,25,702	1,23,177
368	Room for warehouse for device disassembly near ETP tank 100 % Payment VIFGC202002005-2-1	1	2,01,068	1,10,145	2,08,226	1,61,726
369	PD2 SMT Add Foam paste Line VIFGC202304001-1-1	1	2,00,718	1,09,953	2,08,504	1,93,969
370	Two small combined Project 100 % Payment	1	1,99,782	1,09,440	-	-
371	PURCHASEING & INSTALLATION OF AC FOR SERVER ROOM	1	1,98,986	1,09,005	2,10,278	98,989
372	PDC to PDA internal channel increases drainage ditch project declaration payment application	1	1,97,945	1,08,434	2,15,168	1,83,134
373	Project contract for SMT Glue line 100 % Payment VIF190622-2-1	1	1,97,849	1,08,382	-	-
374	Requirement of Warehouse Main Entrance Stairs need to repair (Civil Work ) 100 % Payment VIFGC202002001-2-1	1	1,97,131	1,07,988	2,14,283	1,80,702
375	PDA Improvement work to prevent Damages project 100 % payment VIFGC202002003-2-1	1	1,97,060	1,07,949	2,14,206	1,80,637
376	WATER COOLER DISPENSER 150 (50LTR HOT) (50LTR COLD ) (50LTR NORMAL ) MATERIAL SS [1 YEAR WARRANTY ]	4	1,96,800	1,31,856	2,26,820	66,923
377	PDA AND PDB BIOMETRIC INSTALLATION EXP AGST CONTRACT NO VIF190130	1	1,96,388	1,07,581	2,26,296	95,142
378	100% payment for PD2 Warehouse Construction Project VIFGC202301001	1	1,95,633	1,07,167	2,03,222	1,89,055
379	Defoaming machine	1	1,94,260	1,21,412	2,20,374	1,54,834
380	(obsolete) Weighing Scale 6 Kg /Obsolete	14	1,94,025	1,12,985	2,17,796	19,716



381	100% payment against Camera install of periphery area of PDA & PDB VIFGC202111005-2-2	1	1,90,204	1,04,194	1,92,502	1,58,111
382	Integrating Sphere Power Head with Silicon Detector	1	1,88,080	1,26,954	1,90,188	1,53,199
383	100% payment Camera Auxiliary Testing Equipment need to transfer to PDA Warranty Workshop 5th floor VIFGC202110006-1-1	1	1,87,597	1,02,766	1,89,863	1,55,943
384	WARRANTY :- NEW SKD ROOM Project Contract payment VIFGC201909001-1-1	1	1,86,459	1,02,142	-	-
385	SMT car partition wall removal, shifting and installation contract	1	1,84,893	1,01,284	-	-
386	Low Temperature Freezer BKDW-100L-25°C	1	1,84,402	1,27,545	1,82,299	1,33,154
387	Barcode printer 1 year warranty	1	1,82,282	83,546	1,84,893	1,44,948
388	显示器20寸--Computer Screen 19.5	34	1,81,691	45,366	1,81,691	15,256
389	PDC Assembly Machines Lifting 100 % payment VIFGC202103006-2-1	1	1,81,216	99,270	-	-
390	PC DELL 7020MT i3-4150	6	1,79,976	31,418	1,79,976	-
391	100% payment against CCTV Camera Installation & Glass window in PDA&PDB Workshop Area VIFGC202109010-1-1	1	1,79,483	98,321	1,81,651	1,49,198
392	PDA 4th floor SMT Room Lan Port installation payment VIFGC201907002-2-1	1	1,78,032	97,526	2,10,919	1,13,724
393	Defoaming machine SIE-C016	1	1,77,949	1,31,682	2,12,994	1,12,553
394	Handheld wrapping machine	1	1,76,327	35,265	1,90,980	48,002
395	SMT WORKSHOP SPORADIC ENGINEERING ( CONTRACT NO:VIF190320)	1	1,75,800	96,303	2,16,313	1,28,336
396	MS Powder Coated Battery Cover Box with Fire Extinguisher Length 100 cm x Breadth 60 cm x Height 120 cm, Thickness of chamber 2 cm	1	1,74,000	1,11,650	1,96,820	1,41,401
397	READER SAVIOR MODEL MB-8605-01-K (INDUSTRIAL) WITH BATTERY BACKUP, LED AND BUZZER IND	6	1,74,000	52,200	1,74,000	9,894
398	CCTV & Exhaust 100 % Payment VIFGC202012001-2-1	1	1,73,082	94,815	1,75,173	1,43,878
399	PDC SMT100% payment against PDC SMT Glue line UV Curing Conveyor Exhaust requirement VIFGC202109008-1-1	1	1,72,778	94,648	1,78,929	1,38,971
400	Quality:- Need change pipe from GI (Galvanized Iron) to Hydraulic in Lab 100 % Payment VIFGC202001006-2-1	1	1,72,712	94,612	2,33,554	1,65,580
401	Drying cabinet ESD-480CH Anti-static type(humidity/temperature chamber)	3	1,71,675	1,27,039	2,03,181	64,400
402	Mobile photo test calibration machine	1	1,70,348	1,17,540	2,06,637	1,25,552
403	Tower AC 4.6 Tr. DAIKIN Make	2	1,70,000	85,000	1,82,951	1,04,076
404	PDA : Civil Work 100 % Payment VIFGC202107003-1-1	1	1,69,744	92,986	1,84,513	1,57,043
405	Hand Pallet PV 25 LXB 1500X520mm	8	1,68,000	1,30,200	1,71,802	1,45,582
406	Mobile TerminalBarcode Scanner SEUIC,CRUISE-1 Android 9.0 , 8 Core,1.8 Ghz Processor4G RAM+64G ROM/ 5.2 inch FHD Display 4500 mAH Battery With Charger & USB cable warranty(1 Year) /pcs	5	1,67,265	1,10,674	1,67,265	1,19,153
407	Epson LQ-1310	12	1,67,100	85,858	1,67,100	64,197
408	PDC 100% payment against PDC N2 Plant area renovation VIFGC202202001-1-1	1	1,66,047	90,961	1,80,495	1,52,209
409	PDC adds 100% payment application for dangerous goods room project declaration	1	1,66,027	90,950	-	-
410	Basement Camera's installation 100 % payment VIFGC202102004-1-1	1	1,63,985	89,831	1,65,965	1,36,315
411	Heavy Material Rack Five floors L1800xD640xH2200mm Four floors are inclined and one floor is horizontal.	10	1,63,776	1,26,820	1,87,680	37,702
412	PDC equipment hoisting project declaration contract payment application	1	1,63,681	89,664	-	-
413	PDA & PDC- Main Gate Camera's installation 100 % Payment VIFGC202009001-2-1	1	1,62,094	88,795	1,64,052	1,34,744
414	Router Make Netgear Model RAX50 Nighthawk AX6 6-Stream AX5400 Wi-Fi Router warranty(1 Year) /pcs	9	1,61,950	1,08,618	1,91,394	97,893
415	PDA 5th floor Assembly Machine lifting 100 % Payment VIFGC202010002-2-1	1	1,60,797	88,085	-	-
416	Universal pressure holding fixture strength testing frame	2	1,57,143	78,172	1,86,221	97,908
417	SMT 100% payment against PDC SMT Machine Unloading ,opening and Move to Workshop project VIFGC202103002-1-1-1	1	1,55,137	84,984	-	-
418	100% payment against Warranty floor equipment room size increase and install camera for monitoring VIFGC202110009-1-1	1	1,54,767	84,781	1,56,637	1,28,653
419	新弹力冷压机架(上下光栅,带扫码枪) 思榕 质保1年 /台	1	1,54,461	1,10,697	1,59,212	1,39,591
420	Pressure regulator for 500m3 vaporizer with Pressure guage, Safety valve, cutoff valve, SS Pressure Line,Elbow,Flanges,SS Fittings,Vaporizers Fittings,U Clamp,MS Angle	1	1,52,000	45,600	1,82,121	97,680
421	Medicinal counter with 12 Drawer	10	1,51,632	1,04,589	1,80,045	26,441
422	BEING EXP TOWARDS PROJECTED WORK SMOCK ROOM IN FRIST FLOOR OF PDA PROJECTS ( CONTRACT NO:VIF181209)	1	1,49,853	82,089	-	-
423	Mobile label and receipt printer Zebra	3	1,47,532	1,08,190	1,47,532	1,13,505
424	Shade safety improvement for better and efficient usage of shade 100 % Payment VIF190623-2-1	1	1,45,920	79,935	-	-
425	Lan Port Installation Projects VIF190434-2-1	1	1,45,630	79,776	1,72,531	93,026
426	PDA 6th floor CCTV Camera Installation 100 % payment VIFGC202108004-1-1	1	1,45,099	79,485	1,46,851	1,20,616
427	LCR digital electric bridge TH2816A (impedance tester)	2	1,44,764	1,07,125	1,73,274	71,136



428	Airborne particle counter (3887C)	1	1,43,359	91,750	1,65,498	42,271
429	(Obsolete) CPU Dell Optiplex 5070 I5,9th Gen (8400)/8 Gb/1TB/2GB nvidia card/dvdrw/Dos/3-3-3 warranty(3 year onsite warranty) /pcs	3	1,42,920	86,925	1,42,920	43,036
430	PDC warehouse adds monitoring and network engineering declaration payment application	1	1,40,553	76,995	-	-
431	台式办公电脑 (办公) --Desktop-HP 280G2 (i3/ 4GB /500GB /DOS/3years)	6	1,38,950	13,895	1,38,950	-
432	PDA 4th floor Ladies Locker room construction 100 % payment VIFGC202104004-1-1	1	1,37,482	75,313	1,30,708	1,12,273
433	HP Desktop 280 G4- Corei5-8th Gen, RAM 8 GB, HDD 500 GB, Dos with USB Keyboard and USB Mouse without TFT 5year warranty	5	1,36,250	43,600	1,36,250	25,963
434	CCTV Requirement 100 % payment VIFGC202010005-2-1	1	1,36,178	74,598	1,37,823	1,13,200
435	PDB Zero Building Sixth Floor Added Monitoring Project Contract Payment Application	1	1,34,372	73,609	1,46,064	1,24,318
436	100% payment for Increase Lux level in PDA, PDB Basement Warehouse Area VIFGC20203003-1-1	1	1,33,544	73,156	1,37,886	1,07,094
437	Extention board for mobile phone	1	1,33,197	66,598	1,48,235	45,473
438	100% payment for Canteen PDA/PDB Raw Material Store Renovation work VIFGC20206004-1-1	1	1,32,139	72,386	1,43,636	1,21,127
439	PDC : Camera and Door 100 % payment VIFGC202012002-2-1	1	1,30,260	71,357	1,31,834	1,08,281
440	鞋柜27门--Shoe Locker-H1800XD500XW1000 with 27 Box	6	1,29,525	29,540	1,56,311	23,144
441	Fixed 2D scanning spear QX HAWK (Automatic test and inspection equipment)	1	1,28,379	38,514	1,47,491	56,921
442	(Obsolete) Lenovo Workstation TS P520 Intel eon W 2133 (3.6GHz / 6 cores) / 16GB ECC RAM/2TB SATA HDD—7200rpm/ DVD-RW/ Dual LAN Port/Additional COM Port/ No OS/ NO Monitor/USB KB & Mouse,Warranty three Year without TFT	1	1,25,000	66,250	1,25,000	36,652
443	Heavy material rack with Five floor 2500 mm (Height) X 800 mm (Depth) X 2100 mm (Width)	7	1,21,548	41,153	1,54,929	7,746
444	Production SS Table L: 1000 mm W: 410 mm H: 780 mm	8	1,17,950	58,975	1,35,145	17,729
445	100% payment against PDB 4th Floor Workshop Tea room Wall partition Construction Project VIFGC202110010-1-1	1	1,15,678	63,368	1,25,743	1,06,037
446	DELL	8	1,13,747	29,489	1,13,747	1,500
447	Storage rack for Stenciles with Tranperent opening Door(1100HX750WX750D)	6	1,12,138	70,223	1,38,405	6,920
448	LAB ADD POWER SUPPLY AND OUTLET LIST ( CONTRACT NO:VIF190401)	1	1,08,546	59,461	1,30,923	55,044
449	Mobile TerminalBarcode Scanner Sevic,CRUISE2 Android 9.0 , 8 Core,1.8 Ghz Processor4G RAM+64G ROM/ 5.5 inch FHD Display 5000 mAH Battery Charger & USB cable warranty(1 Year) /pcs	3	1,06,596	81,724	1,06,596	85,386
450	Data collector Honeywell 6500EP	2	1,06,503	10,650	1,19,206	14,729
451	Compact Desoldering Station with Electric Pump	1	1,02,762	80,154	1,23,000	71,813
452	Material Scan/Passing Stand Of Size 1600LX320WX780MMH	12	1,02,269	44,287	1,18,185	21,630
453	CCTV Requirement for PDC Receiving 100 % payment VIFGC202102002-1-1	1	1,01,864	55,801	1,03,094	84,676
454	Karcher make Scrubber Drier machine model no- BD 43/40 C Ep *IN	1	1,00,000	64,000	1,19,694	49,139
455	一维无线扫描枪 symbol LI4278无线扫描枪(USB接口) --Wireless brcode scanner Symbol LI4278	9	99,585	30,668	99,585	8,599
456	file cabinet metal with glass Windows length 800 cm by 400 cm by 1900 cm wide	12	96,000	71,120	1,10,872	7,931
457	Split AC 1.5 Tr. Midea Make	4	94,375	47,188	99,474	19,831
458	Destaticizing analyzer QUICK432 (ionic contamination tester)	1	92,938	59,480	1,11,241	45,669
459	Manual Pallet Truck PV 25 1150x520mm PU	8	92,564	16,309	1,11,705	5,585
460	Precision hot air oven SAO-5 yuanyao(humidity/temperature chamber)	1	91,978	58,866	1,10,091	45,197
461	SMD parts counter SMtech-COU2000 (Cam Station)	2	91,207	30,098	1,18,042	5,902
462	HP Laserjet PRO P1108	10	90,700	62,106	90,700	27,225
463	SEMI AUTOMATIC DROP TESTER	1	89,714	52,931	1,02,568	32,973
464	Shoe Locker-H1800XD500XW1000 with 27 Box	6	89,100	71,244	95,994	34,516
465	LG make 108 cm (43 Inches) Smart Full HD LED TV Model no- 43LJ554T	3	88,500	58,410	93,557	6,339
466	Metal Almirah Size L-75cm,W-40cm, H-120cm With 4 Layer and each Gap b/w layer is 30cm	13	85,800	55,704	98,374	11,785
467	储物柜--Wooden Almirah-1500X600X750	8	85,544	16,544	1,03,665	13,221
468	Vacuum Packaging Machine HYTPACK (Automatic assembly line including welding, soldering, Encapsulation, Filling and Drying)	1	85,008	55,255	95,787	61,125
469	Barcode printer Zebra 105SL	1	84,824	35,626	96,823	21,616
470	Dell Latitude 3420, CTO Dell Intel i7-1165G7, Intel Iris Xe Graphics/1.52 kg/14" FHD (1920 x 1080), 1x16GB, DDR4, M.2 512GB PCIe NVMe SSD/KYD /DOS warranty(3 Year On Site) /pcs	1	84,000	47,600	84,000	48,666
471	Vaccum Cleaner with capacity 60 tr. Astol make Model no- SV60/2M	4	83,995	62,668	90,950	27,208
472	Electrostatic field tester EFM-022(impedance tester)	1	83,449	53,408	99,884	41,006



473	Conference table 4800(L)x1800(D)x750(H)	2	81,000	54,675	93,274	14,140
474	Anti-static material cart 135 x 53 x 152cm 5 layers (1350mm x 530mm x 1520mm with 5 Layers.)	6	80,860	54,787	92,680	13,317
475	DC POWER SUPPLY	3	78,251	53,825	94,724	2,562
476	READER SAVIOR MODEL 7602-01-K ACCESS & ATTENDANCE DATA PROCESSING DEVICE	5	77,500	23,250	77,500	4,407
477	Fluke- 287 True RMS Multimeter	2	76,850	48,416	92,192	-
478	clean booth (Including fan and filter device)	1	75,964	61,531	79,701	52,507
479	Honeywell Cordless Scanner	2	71,352	55,298	71,352	58,285
480	INCREASE NETWORK INSTALLATION IN SMT ( CONTRACT NO:VIF190118)	1	70,391	38,560	84,902	19,294
481	Desktop-Dell OptiPlex 3050 SFF(Processor -i5 core /RAM-8GB/Storage -1TB/DOS	2	69,780	9,071	69,780	504
482	HP	5	67,532	16,416	67,532	110
483	Projector Epson make - Model no EB-X41	2	63,500	28,700	70,589	9,371
484	RO Plant High pressure(Vertical Multistage Centrifugal) pump, Make LEO 5.5 KW,Model no.LVR 10/14,50 HZ,2900 RPM,Inlet/Outlet 50 MM,Head 94/140 warranty(1 year) /pcs	1	63,000	37,800	73,250	44,569
485	Leakage Current Clamp Tester Make Fluke Model Fluke - 368 FC 40 MM Jaw warranty(1 Year) /pcs	1	62,328	40,513	68,010	46,765
486	镜子--Workshop Mirror 140cm*60	8	60,560	30,280	79,933	12,567
487	物料货架 240x52x187CM 4层--Heavy Material rack 52 x 240 x 187 cm 4 layer(2400X520X1870mm)	4	59,666	19,690	77,221	3,861
488	Netgear Nighthawk R7000P AC2300 Smart WiFi Dual Band Gigabit MU-MIMO Wave-2 Router warranty(1 Year) /pcs	7	59,500	44,030	68,406	23,715
489	HP Monitor HP Model X24ih Screen Size 23.8" IPS Technology /Screen ratio 16:9/ Resolution 1920*1080 luminance 350cd/m2/ 1 HDMI 2.0; 1 Display Port 1.2 warranty(3 Year) /pcs	4	58,560	29,280	58,560	27,751
490	Lenovo Desk with wooden top L :120cm, B: 81cm, H: 95cm Any good L :120cm, B: 81cm, H: 95cm warranty(-) /pcs	9	57,240	30,051	61,455	32,686
491	Vacuum Packaging Machine HYTPACK	1	56,348	5,635	67,445	27,689
492	Vacuum Packaging Machine 无中文品牌/HYTPACK(Automatic assembly line including welding soldering Encapsulation Filling and Drying)	1	56,348	41,698	67,445	27,689
493	Huake PDC 3 Nos. Combined Project payment	1	56,241	30,809	-	-
494	台式办公电脑 (生产)--Desktop-HP 280G2 (i5/ 4GB /500GB /DOS/3years)	2	53,612	5,361	53,612	-
495	Stainless Steel Plain Water Cooler Tank Capacity-150 Ltr(Cold+Normal)Blue Star(Dimension 812x612x1210 MM) Model No-PC15150-3T Faucets-1P+2C,Wt 67 KG warranty(1 Yr.) /set	1	51,823	25,912	55,597	42,018
496	手动叉车 克萊斯--Manual forklift L*W:685 x 1220mm 3T-3000kg	3	51,750	5,175	59,505	2,975
497	MOTOROLA Symbol wifi Router / MOTO AP-7522	1	50,666	5,067	50,666	2,533
498	ä,€ç'æ— çºæ%«æ æž# symbol U4278æ— çºæ%«æ æž#(USBæŽŸä ÈŸ%-- Wireless barcode scanner Symbol U4278	4	50,160	4,180	50,160	17,942
499	工业制冷器--Industrial Air Cooler	2	49,980	23,491	55,706	26,624
500	Mobile label and receipt printer Zebra Model ZQ320 Bluetooth & WIFI enabled/ 2280 mAh battery/ With USB power supply Type C warranty(1 Year) /pcs	1	49,177	8,196	49,177	41,728
501	PC DELL 7020MT i5-4590	1	48,225	4,822	48,225	-
502	惠普打印机P1108--HP Laserjet PRO P1108	6	48,055	9,124	48,055	7,052
503	货架7层--Goods shelves 250x80x240CM(Size:- 2500 mm (Height) X 800 mm (Depth) X 2000 mm (Width) Having 7 Level In One Racks)	4	47,918	15,813	62,017	3,101
504	UV Energy Meter	1	46,603	39,613	50,607	35,790
505	HP Officejet Pro 8710 All In One Inkjet Printer	3	46,500	33,790	46,500	2,325
506	ATTENDANCE MACHINE LOACTION ,INSTALLTION SOCKET AND DEPLOYMENT NETWORKS IN SMT	1	44,399	24,322	44,399	3,228
507	eight inch monitor	6	44,070	10,650	44,070	-
508	Manual forklift L*W:685 x 1220mm 3T-3000kg	2	42,534	25,095	50,234	2,512
509	pneumatic nail gun WA-012 (For production of bellows)	2	42,342	22,655	51,858	546
510	Computer Screen Brand:Dell 19.5 inch warranty(3 Year) /pcs	7	42,000	6,000	42,000	15,003
511	Lenovo ThinkPad L470 20J5A08WIG 14"HD/ i5 7200U / 4GB DDR4 RAMExpandable upto 32GB/1TB/ NO ODD/Spill Resistant Kybd/ 6 Cell Li-Ion/ HD CAM / FPR/No OS/ Intel 8265AC+BT 2x2/ Metal Hinges/ VGA/ Mini DP / 3-3-3 .	1	41,000	8,200	41,000	-
512	SS 304 Material Trolley For Oven machine With Wheel Size:-75MM (L:680XH:1200XW:545mm )Pipe Size:-32X32mm Cabinet Size 38mm (Cabinet=28)	1	40,500	29,970	45,414	9,721
513	75KG electronic scales with Electronic scale With RS-232 computer connectivity Ds-415N	3	38,589	23,871	42,273	3,784



514	Hot & Cold Water dispenser with refrigerator capacity 14L- BWD3FMRGA- Blue star	5	38,416	16,756	44,611	18,667
515	M.S.Reflow Fixture Rack Size-L*W*H-1620*310*1850 MM	2	37,200	22,320	42,443	11,150
516	Wooden Almirah-1500X600X750	4	36,850	27,180	38,403	24,078
517	All frequency professional speaks (Yamaha CBR 10)	2	36,000	27,720	43,382	4,652
518	9.7 inch screen	7	35,848	17,566	35,848	-
519	(obsolete) Desktop-Dell OptiPlex 3050 SFF(Processor -i5 core /RAM-8GB/Storage -1TB/DOS	1	34,890	23,725	34,890	-
520	Anti static material trolley L*W*H=95x47x110cm 5 layers (950mm x 470mm x 1100mm with 5 Layers.)	4	34,400	27,308	38,635	9,013
521	Mobile TerminalBarcode	1	33,453	25,090	33,932	29,377
522	ACB Lifting trolley Lifting Weight 350 KG,Lifting Weight 350 KG,Lifting Height-1500 MM	1	32,800	16,400	36,847	12,749
523	Lenovo Desk for security	7	32,375	21,091	34,752	10,879
524	文件柜(铁皮)带玻璃窗--file cabinet metal with glass Windows length 800 cm by 400 cm by 1900 cm wide	3	30,313	7,831	36,718	2,333
525	卧式冷冻柜 海尔HCF-588H2-Horizontal freezer Haier 588L	1	29,990	2,999	29,852	1,493
526	Printer HP Model LJ 108DW warranty(1 Year) /pcs	3	29,100	14,755	29,100	13,154
527	医疗箱--Medicinal counter with 12 Drawer	2	28,778	16,116	33,110	1,656
528	Fixed 2D scanning spear	5	27,445	7,645	27,445	1,372
529	MituToyo height gauge Meter 543-491B Model no.ID-C150MXB Sr no.-15126705	1	27,400	22,742	29,357	10,036
530	MS Caged (Mesh)Material Trolley with wheels for FG area Size : 900 X 600 mm, cage Height - 600 mm, 4 -sided mesh welded on every corner ,fixed handle, Load capacity: 250 kg warranty(1) /pcs	4	26,400	13,640	25,870	13,350
531	Wi-dimensional scanner Honeywell 1902GSR	1	25,500	20,400	25,500	5,891
532	Honeywell Cordless Scanner Honeywell Xenon XP 1952g /3 Year Warranty min(1) /pcs	1	24,800	11,160	24,800	8,871
533	Dell Desktop 3470 I3 8TH GEN,4GB RAM,1TB HDD,DOS,19.5TFT,3YEARS	1	24,500	9,065	24,500	5,894
534	M.S. Material Trolley 900X600MM With Wheels	7	24,465	16,531	28,020	4,446
535	Tool Set Model No. GCAI 9701 Make: Toptul	2	24,398	14,395	33,960	1,698
536	æf æ™ªæ%â ªæœP1108--HP Laserjet PRO P1108	3	23,100	8,470	23,100	1,155
537	Electric screwdriver	1	22,614	4,523	32,202	1,610
538	Zebra make Barcode Wired Scanner ,Cable , Power Supply, Mounting Accessories with Barcode Scanner USB Model no -DS-2208	3	22,500	15,606	22,500	12,366
539	preheating platform	1	22,018	13,871	26,468	1,323
540	电子称 75KG--75KG electronic scales with alarm deviation ≤2g	3	21,385	2,139	25,103	1,255
541	BYD MS CHARGER STAND AND COVER WITH ACRYLIC SHEET Local (STAND SIZE LxWxH 600x550x150 mm) (COVER SIZE LxWxH 550x550x850 mm) BASE SHEET THICKNESS 5 MM AND COVE SHEET THOCKNESS 2 MM warranty(-) /pcs	1	21,204	13,606	21,251	9,284
542	Three phase Crompton 1 HP Sewage Submersible Pumps Model No STPM12	2	19,600	3,920	22,483	-
543	6' x 8', 120" diagonal matt white fabric, motorized projection screen with remote and switch, 01 yr. warranty on motor	2	19,200	12,480	21,060	2,036
544	Workbench (Size:Height 1700 mm Width 830 mm Length 700 mm)	2	19,000	9,500	21,714	2,266
545	Screen	2	18,755	7,877	17,788	-
546	Plastic Tank 1000 Ltrs White Sintex	2	18,520	6,410	20,856	2,155
547	美的冷柜 198L-Haier Chest Freezer 230L	1	17,990	1,799	18,386	919
548	Ahuja make medium power PA Amplifier with Built in MP3 SSB-120DP (120 Watt RMS	2	17,324	11,434	20,755	1,284
549	Three layer SS material Trolley 1200 x 600 x 1200	2	17,000	12,580	19,642	1,428
550	Bosch GSR 1080-2 Cordless Drill Driver	3	16,500	10,780	18,324	1,718
551	(Obsolete) Dell 27 inch Monitor Model No.- SE2717H 27	1	15,750	7,560	15,750	114
552	Dangerous goods cabinet 1400mm x 500mm x 1500mm with wheels.	1	15,500	11,625	17,864	1,581
553	brand goot RX-802AS soldering iron	1	15,125	3,781	18,285	914
554	Professional UHF wireless PA microphone Model AWM-810UHF	3	15,000	9,800	17,978	741
555	SS frame sitting bench with wooden top Local Size : 250 cm x 40 cm x 50 cm (L X W X H ) Material: S.S 202 Grade-1 warranty(2) /pcs	2	14,900	10,430	17,623	4,629
556	Computer Screen HP Model P24h Low blue light Screen Size 23.8"/VGA+HDMI+DP/Ratio 16:9/rotate 90 degrees clockwise/counterclockwise warranty(3 Year) /pcs	1	14,640	8,296	14,640	8,158
557	不锈钢托盘 ( SMT) --Stainles Steel Sheet AISI 304 Grade will 0.5 - 1mm thick.	2	14,625	8,775	18,928	946
558	Haier 195 L Direct Cool Single Door Refrigerator (Brushline Silver, HRD-1954BS-R/E)	1	14,322	10,598	15,039	1,093
559	爱普生针式打印机--Epson printer LQ-1150 II	1	13,440	1,344	13,440	672
560	Wireless brcode scanner Symbol LI4278	1	13,080	7,630	13,080	7,578
561	(obsolete) Epson printer LQ-1150 II	1	13,056	6,136	13,056	653



## VALUATION ASSESSMENT

M/S. BHAGWATI PRODUCTS LTD.

562	Whirlpool 200 L Direct Cool Single Door Refrigerator	1	12,746	10,069	12,601	6,901
563	Digital Ultrasonic Cleaner Model No.LMUC-3 Cap-3 Liters Make- Labman	1	12,500	9,375	14,875	851
564	17 inch Monitor 戴尔/DELL	1	11,908	1,191	11,908	-
565	Universal Programmer TOP3000 (TOP Programmer)	1	11,500	8,970	12,412	5,882
566	SS Material Trolley ( Length:750mm Height: 1110mm width:380 mm Height with handle-440mm) with ESD wheel	2	11,100	8,214	12,825	932
567	6 Feet 4 Step safety Ladder with Wheel	1	9,850	6,501	11,248	1,352
568	Vernier Caliper 0-8	1	8,530	5,033	9,855	493
569	数字万用表 Fluke 115C--Digital Multimeter Fluke 115C	1	8,050	5,877	9,055	3,084
570	惠普打印机--HP laserjet P1108+	1	7,980	798	7,980	399
571	Wooden Table (Length-1.5 Mtr Height -1 Mtr Wide-1.20 Mtr ) Without Nails	1	7,900	5,530	8,456	4,631
572	INTEL DUALPORT GIGALAN CARD (EXP19402PTBLK)	1	7,350	4,410	7,350	-
573	Wooden Table (Length-1. Mtr Height -1 Mtr Wide-0.86 Mtr) Without Nails	1	6,650	3,325	7,933	1,707
574	Training Podium	1	6,500	4,615	7,325	2,156
575	电子秤 75KG-- Local make 75 kg weighing scale pan size (500X500 mm) with accuracy 5 gm & warranty -1 year	1	6,500	1,105	7,060	625
576	Silk screen inside the empty cabinet 45CM x empty width 41CM x 66CM high	1	6,183	3,710	8,002	400
577	SMT Mild Steel Maintenance Trolley / (L125cm*W80*H85 cm) with wheel warranty(1 Year) / pcs	1	5,600	4,480	6,389	1,678

### Remarks:

- In respect to Leasehold improvements, as per the document provided the original cost of Leasehold improvements done by M/s. Vivo India Pvt. Ltd. is 239.72 crore on the total built-up area of 80,963.247 sq.mtr/ 8,71,480 sq.ft. which comes out to be around 2,750 per sq.ft. on built-up area.
- Later Bhagwati products ltd. purchased the same leasehold improvements for 131.31 crore, i.e. around 1,500 per sq.ft on built-up area which is found reasonable in our view.
- As per our assessment, we have bifurcated the list of leasehold improvements into sub category like civil work, mechanical fitting, electrical fittings, firefighting equipment, installation charges and other improvements.
- The machines are found in good working condition and leasehold improvements like civil work, mechanical fitting, electrical fittings, firefighting equipment, etc. were maintained properly.
- The capitalization date of some the assets not mentioned in the machine provided, so those machines are not considered in this valuation assessment.
- The information about the origin of machine was not provided, so in the absence of this data, replacement cost is calculated using Indian WPI index only for the purpose of valuation assessment
- Only the capitalization year of lease hold improvements are provided in the list, so the date of capitalization is assumed to be 1<sup>st</sup> September (mid of financial year) of the respective capitalization year.
- This valuation assessment is done for the plant & machinery and leasehold improvements solely (as per the list provided to us) and other factor like ownership of the property on which in assets are located is not considered in this assessment.
- The economic life of the major plant and equipment is approximately 10 to 15 years. With regular proper maintenance, the residual life of the machines and equipment can be assumed about 6-8 years for the major machines.



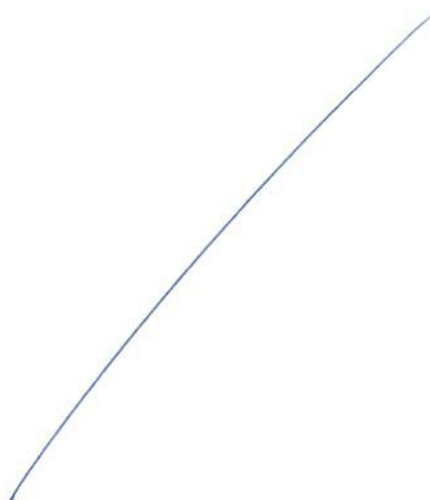


**VALUATION SUMMARY**  
**PLANT & MACHINERY AND LEASEHOLD IMPROVEMENTS**

S.no.	Particulars	Original cost of Assets (INR)	Purchase Value of BPL from Vivo (INR)	Gross Current Replacement Cost (INR)	Fair Market Value (INR)
1	Plant & Machinery and other equipment	1,53,40,82,889	1,31,30,59,088	1,73,62,17,459	1,12,52,81,780
2	Leasehold Improvements	2,39,71,57,872	88,12,13,380	2,87,03,89,441	1,73,32,04,697
	<b>Total</b>	<b>3,93,12,40,762</b>	<b>2,19,42,72,467</b>	<b>4,60,66,06,900</b>	<b>2,85,84,86,477</b>

**Notes:**

- Assets like Plant & Machinery and other related equipment pertaining to M/s. Bhagwati Products Ltd. & Leasehold Improvements located at Tower-WTC One C, World Trade Centre Noida, Plot No 13A, Tec Zone, IT Park, Greater Noida, Uttar Pradesh are considered in this section of valuation report.
- During the site visit conducted by our engineering team on 15/07/2024, the plant was physically inspected by our team. Different sections set up inside the plant were visually inspected.
- For the assets, the Gross Current Replacement Cost has arrived on the basis of WPI index for plant & equipment and Cost inflation index is considered for civil works mentioned in the lease hold improvements, and then Gross Current replacement value is calculated for this valuation assessment. On cost inflation index (CII) we have considered 10% adjustment on the basis of competitive marking since cost of inflation will not be directly added to sales price.
- Useful life of Primary machines of the Plant like electronic machine is taken as 10-12 years. For other auxiliary machinery & equipment average life varies from 5 – 12 years. The economical life of leasehold improvements related to civil work is considered as 12 years.
- During the site visit, the units of the plant were operational and machines are in good condition. Our engineering team visited all the sections and manually inspected the machines and equipment on the basis of their physical existence not on the basis technical.





3. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET			
S. No.	Particulars	Book Value	Indicative & Estimated Prospective Fair Market Value
a.	Plant & Machinery and Leasehold Improvements Value	---	Rs. 285,84,86,477/-
b.	Additional Premium if any	---	---
	Details/ Justification	---	---
c.	Deductions charged if any	---	---
	Details/ Justification	---	---
d.	<b>Total Indicative &amp; Estimated Prospective Fair Market Value</b>	---	Rs. 285,84,86,477/-
e.	<b>Rounded Off</b>	---	<b>Rs. 286,00,00,000/-</b>
f.	<b>Indicative &amp; Estimated Prospective Fair Market Value in words</b>	---	<b>Rupees Two Hundred Eighty-Six Crore Only</b>
g.	<b>Expected Realizable Value (@ ~10% less)</b>	---	<b>Rs. 257,40,00,000/-</b>
h.	<b>Expected Distress Sale Value (@ ~25% less)</b>	---	<b>Rs. 214,50,00,000/-</b>
i.	<b>Percentage difference between Book Value and Fair Market Value</b>	---	
j.	<b>Concluding Comments/ Disclosures if any</b>		
	<p>a. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>b. This valuation has been conducted by R.K Associates Valuers &amp; Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.</p> <p>d. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.</p> <p>e. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.</p> <p>f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.</p> <p>g. This report only contains opinion based on technical &amp; market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.</p> <p>h. This report is prepared following our Standard Operating Procedures &amp; Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation &amp; working as described above.</p>		



i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

**k. IMPORTANT KEY DEFINITIONS**

**Fair Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.

**Fair Market Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation. Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

**Market Value** suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation. Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the market Value definition.

**Realizable Value** is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

**Distress Sale Value\*** is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.



**Liquidation Value** is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

**Difference between Cost, Price & Value:** Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.

Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

**I. Enclosures with the Report:**

- Enclosure: I- Google Map
- Enclosure: II- Photographs of the property
- Enclosure: III- Important documents exhibit
- Enclosure: IV- Valuer's Important Remarks





## **IMPORTANT NOTES**

**DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors, assessment or any other mistakes.

In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.





**COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format or any content of this report wholly or partially other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

### **IF REPORT IS USED FOR BANK/ FIs**

**NOTE:** As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.

**At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.**

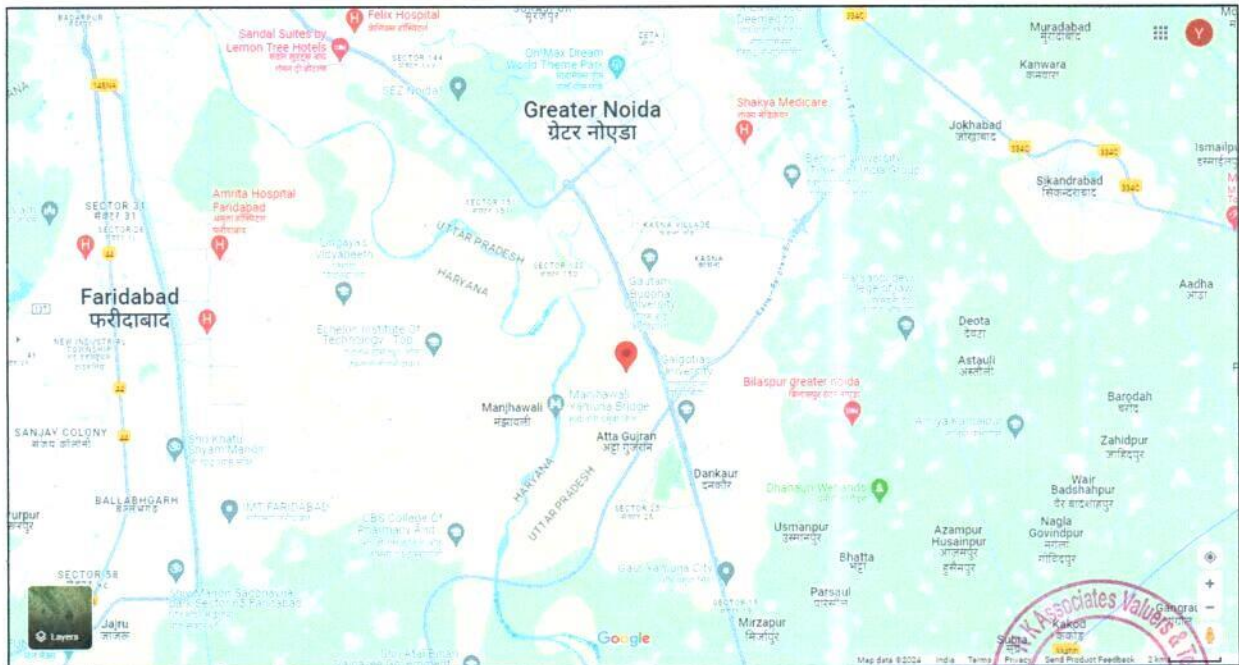
Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Yash Bhatnagar & Mohit Yadav	Yash Bhatnagar	Abhinav Chaturvedi
 		





**ENCLOSURE: I – GOOGLE MAP LOCATION**



*Handwritten signature*  
**R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.**



**ENCLOSURE: II- PHOTOGRAPHS OF THE PROPERTY**







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★

Yours



**ENCLOSURE: III – IMPORTANT DOCUMENTS**

**ASSET PURCHASE AGREEMENT**

**ASSET PURCHASE AGREEMENT**

This Agreement for sale of equipment (hereinafter referred to as "Agreement") is made on this 7<sup>th</sup> Day of February 2024 ("Effective Date") at Greater Noida.

**By and Between**

M/s vivo Mobile India Private Limited, [holding CIN: U74999HR2014FTC052934] a company duly incorporated and registered under the provisions of The Companies Act, 2013 and having its registered office at 10<sup>th</sup> and 11<sup>th</sup> floor, Palm Springs Plaza, Village Wazirabad, Sector-54, Gurugram-122003, Haryana and its factory at Plot No. TZ-13A, -Techzone (IT Park), Greater Noida, Uttar Pradesh – 201308 (hereinafter referred to as "Premises"), another unit at Plot No 08, Sector 24, Yamuna Expressway Area, Gautam Buddha Nagar - 201310, Uttar Pradesh, and is duly represented Mr. Huang Xiaojie authorized by a board resolution dated 05 October, 2023 (hereinafter referred to as "vivo/Company/Seller" which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **FIRST PART**.

**AND**

Bhagwati Products Limited, [holding CIN: U15412DL2002PLC258355] a company duly incorporated and registered under the provisions of The Companies Act, 1956 and having its registered office at 4<sup>th</sup> Floor, 21/14 A, Naraina Industrial Area, Phase II, South West Delhi, Delhi 110028 acting through its Director Mr. Rahul Sharma, duly authorized vide Board Resolution dated 04<sup>th</sup> February, 2024 (herein after referred to as "Second Party/ Buyer", which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and permitted assigns) of the **OTHER PART**.

The Seller and the Buyer hereafter individually referred to as a "Party" and collectively as "Parties" in the Agreement.



黄小杰

1 | Page



Yuvraj



**ENVIRONMENTAL CLEARANCE**

**State Level Environment Impact Assessment Authority, Uttar Pradesh**

**Directorate of Environment, U.P.**

Vineet Khand-1, Gomti Nagar, Lucknow-226 010  
Phone : 91-522-2300 541, Fax : 91-522-2300 543  
E-mail : doepuplko@yahoo.com  
Website : www.seiaaup.in

To,

Shri Harjit Singh,  
AGM-Liasion,  
M/s Sundaram I.T. Parks Pvt.Ltd,  
GF-09, Plaza M6, District Centre,  
Jasola, New Delhi- 110025

Ref. No. 556 /Parya/SEAC/4093/2018

Date: // December, 2018

**Sub: Environmental Clearance for Proposed Extension of Environment Clearance for the Revision/Expansion of Spire Tech IT Park located at Plot No.- 13 A, Sector- Techzone, Greater Noida, District- Gautam Budh Nagar, M/s Sundaram I.T. Parks Pvt. Ltd, Regarding.**

Dear Sir,

Please refer to your application/letters 23-02-2018 & 07-09-2018 addressed to the Chairman/Secretary, State Level Environment Impact Assessment Authority (SEIAA) and Director, Directorate of Environment Govt. of UP on the subject as above. The State Level Expert Appraisal Committee considered the matter in its meetings held on dated 15/11/2018 and SEIAA in its meeting dated 23/11/2018.

A presentation was made by the project proponent along with their consultant M/s Aplinka Solutions & Technologies Pvt. Ltd. The proponent, through the documents submitted and the presentation made, informed the committee that:-

1. The environmental clearance is sought for Extension of Environment Clearance for the Revision/Expansion of Spire Tech IT Park located at Plot No.- 13 A, Sector- Techzone, Greater Noida, District- Gautam Budh Nagar, M/s Sundaram I.T. Parks Pvt. Ltd.
2. The project has obtained the Environment Clearance vide letter no. 1651/Env/SEAC/642/2011 dated 06.07.2011. Meanwhile, the planning of the project changes as per the revised approved plan in 2015; as a result of which the Ground Coverage increases from 20,778.64 m<sup>2</sup> to 24,583.02 m<sup>2</sup>, FAR increases from 1,58,923.23 m<sup>2</sup> to 1,59,139.96 m<sup>2</sup> however, the built up area decreases from 3,09,904.78 to 2,54,735.75 respectively due to reduction of 1 basement.
3. Terms of reference in the matter were issued through SEIAA, U.P. letter dated 14/05/2018.
4. Salient features of the project, as submitted by the project proponent:

Sr. No.	PARTICULARS	DETAILS
1.	Total Plot Area	85,029.64 sqm
2.	Total Built up Area	2,54,735.75 sqm
3.	Total Achieved FAR	1,59,139.96 sqm
4.	Estimated Population	24,470
5.	Total water requirement	Non Rainy Season : 1,744 KLD Rainy Season : 1,592 KLD
6.	Sullage generation	1,068 KLD
7.	STP capacity	Total Capacity:-1,250 KLD Existing 350 KLD

Page 1 of 8



**LICENSE TO STORE COMPRESSED GAS**



FORM LS-1A/प्रारूप - एलएस-1क

(See Rules 50, 51, 54 and 55)/(नियम 50, 51, 54 और 55 देखें)

Licence to Store Compressed gas in pressure vessel or vessels

दाब पात्र या पात्रों में संपीड़ित गैस भण्डारण के लिए अनुज्ञप्ति

अनुज्ञप्ति सं./Licence No. S/HO/UP/03/731(S77255)

फीस रुपए/Fee Rs. 50000/- per year/प्रति वर्ष

Licence is hereby granted to BHAGWATI PRODUCTS LTD, PLOT NO. TZ 13A I.T. PARK TECH ZONE, GAUTAM BUDH NAGAR, Greater NOIDA, Taluka: Greater NOIDA, District: GAUTAM BUDDHA NAGAR, State: Uttar Pradesh PIN: 201308 valid only for the storage of compressed gas in 2 Number(s) of pressure vessels as indicated below in the licensed premises described below and shown in the plan No. S/HO/UP/03/731(S77255) dated 25/06/2024 subject to the provisions of the Indian Explosives Act, 1884 (4 of 1884) and the rules made thereunder and to the further conditions of this licence.

श्री BHAGWATI PRODUCTS LTD, PLOT NO. TZ 13A I.T. PARK TECH ZONE, GAUTAM BUDH NAGAR, Greater NOIDA, Taluka: Greater NOIDA, District: GAUTAM BUDDHA NAGAR, State: Uttar Pradesh PIN: 201308 को नीचे वर्णित अनुज्ञप्ति परिसरों में और रेखांकन संख्या S/HO/UP/03/731(S77255) dated 25/06/2024 में भारतीय विस्फोटक अधिनियम, 1884 (1884 का 4) और उसके अधीन बनाए गए नियमों तथा इस अनुज्ञप्ति की अन्य शर्तों पर 2 दाब पात्र / पात्रों में संपीड़ित गैस के भण्डारण के लिए अनुज्ञप्ति मंजूर की जाती है।

यह अनुज्ञप्ति 30 सितंबर 2024 तक प्रवृत्त रहेगी।

The Licence shall remain in force till the 30th September 2024.

Vessel No./वैसल नंबर	Name of Gas/गैस का नाम	State of Gas/गैस की स्थिति	Water Capacity in cubic meter/जल क्षमता (घ.मी.)	Max. working Pre.(kg/cm <sup>2</sup> )/अधिकतम वर्किंग प्रेशर	Quantity Granted in kgs(Liquified gas)/किलोग्राम में जारी मात्रा (लिक्विफाईड गैसेस)
1010921099/6	LIQUID NITROGEN	Liquified	35.26	17.6	25384
2008/2067/3	LIQUID NITROGEN	Liquified	19.38	17.0	13951
Total Water capacity			54.63		

June 15, 2017

For Chief Controller of Explosives

HQ, Nagpur

कृते मुख्य विस्फोटक नियंत्रक

नागपुर

1). Amendment dated - 26/04/2019

**DESCRIPTION AND LOCATION OF THE LICENSED PREMISES/अनुज्ञप्त परिसर का विवरण और अवस्थिति**

The licensed premises, the layout boundaries and other particulars of which are shown in the attached approved plan No. S/HO/UP/03/731 dated 25/06/2024 are situated at Gautam Buddha Nagar Greater Noida and consists of 2 Number(s) vessele(s) for storage of /अनुज्ञप्त परिसर, प्रदर्शित सीमा और अन्य विवरण जो संलग्न अनुमोदित रेखाचित्र क्र. S/HO/UP/03/731 दिनांक 25/06/2024 में दर्शाए गए हैं Gautam Buddha Nagar Greater Noida पर स्थित हैं और इसमें 2 वैसल सम्मिलित हैं।

a) Flammable/Corrosive/Toxic Gases /ज्वलनशील / संक्षारक / विषैली गैसों

b) Non-Toxic Gases /अविषैली गैसों : LIQUID NITROGEN

and is situated at Plot No. : TZ-13A, Village/Town : Gautam Buddha Nagar Greater Noida, Police Station : Eco Tech 1, District : GAUTAM BUDDHA NAGAR, State : Uttar Pradesh, Pin : 201308.

/प्लॉट संख्या Plot No : TZ-13A, गाँव या नगर : Gautam Buddha Nagar Greater Noida, पुलिस थाना : Eco Tech 1, जिला : GAUTAM BUDDHA NAGAR, राज्य : Uttar Pradesh, Pin : 201308 में स्थित है।

**SPACE FOR ENDORSEMENT OF RENEWALS/नवीकरण के पुष्टिकरण के लिए स्थान**

Date of Renewal/नवीकरण की तारीख	Date of Expiry/अनुज्ञप्ति की समाप्ति की तारीख	Signature and stamp of the licensing authority/अनुज्ञापन प्राधिकारी के हस्ताक्षर और कार्यालय की मुद्रा
This licence shall be		



*Handwritten signature*



## LEASE DEED

### LEASE DEED

This Lease Deed is made at Noida on this 19th day of April, 2024.

### BETWEEN

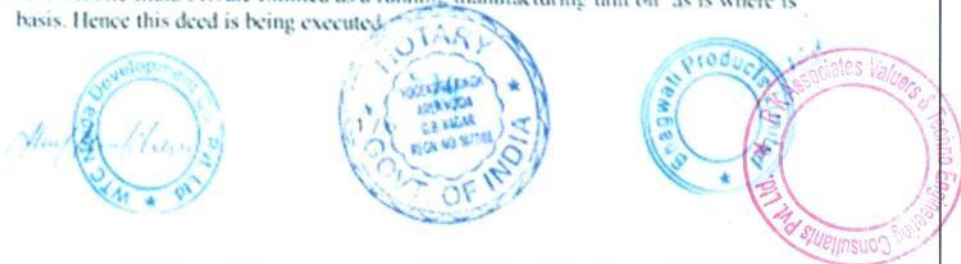
**WTC Noida Development Company Private Limited** a company incorporated under the provisions of Companies Act, 1956 having its office at GF-09, Plaza M-6, District Centre, Jasola, New Delhi - 110 025 [represented by its Director Shri Sherif Khan, hereinafter referred to as "**Lessor**" which expression unless it be repugnant to the context or meaning thereof, shall include its successors and assigns;

### AND

**M/s Bhagwati Products Limited**, a Company registered under the Companies Act, 1956 and having its registered office at 21/14 Block-A, Naraina Industrial Area, New Delhi [acting through its Director Shri Sumet Kumar hereinafter referred to as "**Lessee**" which expression unless it be repugnant to the context or meaning thereof, shall include its successors and assigns;

### WHEREAS:

- A. Vide Lease Deed dated 18th April 2007 registered in Bahi No 1 Jild no. 4535 at page no. 303 To 348 on 05.05.2009 at Serial no. 5320 in the Office of Sub-Registrar, Gautam Budh Nagar, Greater Noida Industrial Development Authority granted lease of Plot measuring 85,029.64 SQM (21.004 Acres) bearing No.TZ-13A, Sector Techzone, I.T. Park, Greater Noida, Uttar Pradesh (hereinafter referred to as the "Plot") to Sundaram IT Parks Private Limited, which vide order dated 12.09.2019 passed by Hon'ble National Company Law Tribunal, Principal Bench, New Delhi in Company Petition No. 64(PB) of 2019, has been amalgamated with WTC Noida Development Company Private Limited ("WTCN").
- B. WTCN has setup an IT Park on Plot, wherein several buildings (including buildings/towers named Tec 1, Tec 2 and WTC One C) have been constructed.
- C. WTCN has allotted various Units in buildings/towers named Tec 1, Tec 2, WTC One C in favour of allottees and said towers were leased to vivo Mobile India Private Limited.
- D. vivo Mobile India Private Limited is transferring, terminating and vacating the said towers for the Lessee on 31<sup>st</sup> May 2024.
- E. Lessee has agreed to take over the lease of the entire area on the said three buildings i.e., Tec 1, Tec 2 and WTC One C (excluding fourth floor of WTC One C, which has also been taken on lease by Lessee vide separate lease deed) situated on the Plot from vivo Mobile India Private Limited as a running manufacturing unit on "as is where is" basis. Hence this deed is being executed.





- F. Lessor has further represented that the construction of Demised Premises carried out on the Plot confirms to the laws of State of Uttar Pradesh and all the necessary permissions have been obtained by the Lessor/WTCN from the Govt. of Uttar Pradesh/District Administration/ Municipality and all other competent authorities, as required under the law to construct the Demised Premises and use the same for IT/ITES purposes.

**THEREFORE IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES  
HERETO AS FOLLOWS:**

1. Lease of Demised Premises stands assigned to Lessee and Lessee shall take over the lease of Demised Premises [i.e., entire Tower Tec 1, entire Tower Tec 2 and entire Tower WTC One C (excluding 4<sup>th</sup> Floor, which has also been taken on lease by Lessee vide separate lease deed) situated at Plot No. TZ-13A, Sector Teczone, Greater Noida] as a running manufacturing unit on 'as is where is' basis from vivo Mobile India Limited on terms and conditions contained in this deed. Lessee shall have no right in any other building or area on the Plot.
2. Lessee shall be entitled to use the Demised Premises for running and operating a manufacturing/assembling unit for mobiles and other IT equipment as per its requirement.
3. During the term of lease, Lessee shall pay the rent for Demised Premises, as per details given in **Annexure I**. GST as applicable shall also be payable by Lessee. Lessee shall commence the payment of rent from the next day of vivo Mobile India Private Limited vacating the demised premises.
4. Lessee shall pay Rent in advance by 7<sup>th</sup> day of each calendar month, after deduction of Tax at source, in accordance with law. In case of delay in payment of rent, Lessee shall be liable to pay interest @ 15% per annum on defaulted amount for delayed period.
5. Lessee shall pay and always maintain with Lessor an Interest Free Refundable Security Deposit, as per details given in **Annexure II** attached hereto.
6. Aforesaid interest free refundable security shall be refunded by Lessor to Lessee within 15 days of handing over vacant physical possession Demised Premises by Lessee to Lessor on the expiration or earlier termination of this Lease after deducting dues of Lessee, if any and also after deducting cost of damages which Lessee might have caused to Demised Premises, normal wear and tear expected. In case of delay in refund of interest free security deposit, Lessor shall be liable to pay interest @ 15% per annum on defaulted amount for delayed period.
7. Lessee shall execute separate agreement with M/s Propbridge Services Private Limited (PSL) in respect of Common Services and Facilities to be provided by PSL.
8. This Lease Deed shall be valid for a period of eleven (11) months effective from 1<sup>st</sup> June, 2024 (i.e., from the next day of vivo Mobile India Private Limited vacating the Demised Premises) to 30<sup>th</sup> April, 2025. The entire period of eleven months shall be lock-in period.





## Annexure I

Annexure A									
Particular	Particular	Particular	Description	Capitalization date	Life Balance of the Assets	Purchase Value Unindexed	Present Depreciated Value	Total Depreciation	Sale Value to BPL
SMT	IFA-00220	L14	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*4)	2019-09-04	15	1,98,10,896	1,43,84,190	54,26,706	1,18,86,537
SMT	IFA-00221	L14	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*4)	2019-09-04	15	1,98,10,896	1,43,84,190	54,26,706	1,18,86,537
SMT	IFA-00222	L14	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*4)	2019-09-04	15	1,98,10,896	1,43,84,190	54,26,706	1,18,86,537
SMT	IFA-01230	L11	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*4)	2019-10-20	15	1,96,08,523	1,43,93,335	52,15,189	1,17,65,114
SMT	IFA-01230	L15	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*4)	2019-10-20	15	1,96,08,523	1,43,93,335	52,15,189	1,17,65,114
SMT	IFA-01231	L15	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*4)	2019-10-20	15	1,96,08,523	1,43,93,335	52,15,189	1,17,65,114
SMT	IFA-01232	L15	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*4)	2019-10-20	15	1,96,08,523	1,43,93,335	52,15,189	1,17,65,114
SMT	IFA-01233	L15	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*4)	2019-10-20	15	1,96,08,523	1,43,93,335	52,15,189	1,17,65,114
SMT	IFA-01234	L15	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*4)	2019-10-20	15	1,96,08,523	1,43,93,335	52,15,189	1,17,65,114
SMT	IFA-19007	L14	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*4)	2022-11-18	15	1,66,39,189	1,54,60,508	11,78,681	90,12,894
SMT	ITG160197	L14	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*4)	2018-03-24	15	1,59,86,706	1,01,41,306	58,45,400	79,93,153
SMT	IFA-00223	L10	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*2)	2019-09-04	15	1,56,59,968	1,13,70,307	42,89,661	93,95,981
SMT	IFA-00224	L11	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*2)	2019-09-04	15	1,56,59,968	1,13,70,307	42,89,661	93,95,981
SMT	IFA-17770	L10	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*4)	2022-07-30	15	1,53,96,035	1,40,08,884	13,87,151	83,39,519
SMT	IFA-17771	L10	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*4)	2022-07-30	15	1,52,84,907	1,39,15,725	13,69,182	83,39,519
SMT	IFA-18030	L10	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*4)	2022-08-02	15	1,52,84,907	1,39,15,725	13,69,182	83,39,519
SMT	IFA-18031	L10	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*4)	2022-08-02	15	1,52,84,907	1,39,15,725	13,69,182	83,39,519
SMT	IFA-18032	L10	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*4)	2022-08-02	15	1,52,76,856	1,39,08,395	13,68,461	82,79,324
SMT	IFA-18034	L11	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*4)	2022-08-02	15	1,52,76,856	1,39,08,395	13,68,461	82,79,324
SMT	IFA-18035	L11	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*4)	2022-08-02	15	1,52,76,856	1,39,08,395	13,68,461	82,79,324
SMT	IFA-18117	L11	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*4)	2022-08-06	15	1,52,76,856	1,39,18,998	13,57,858	82,79,324
SMT	IFA-10251	L14	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*2)	2020-09-21	15	1,48,43,442	1,17,62,415	30,81,027	89,06,065
SMT	IFA-10252	L15	Fuji Pick and Place machine With Standard Accessories NKT-01 (4M Base-M3 Module*2)	2020-09-21	15	1,48,43,442	1,17,62,415	30,81,027	89,06,065
IT 数	IFA-02687	Ground Floor	2000 Kyk DG	2019-12-23	15	1,39,75,000	1,04,12,902	35,62,098	97,82,500
IT 数	IFA-02688	Ground Floor	2000 Kyk DG	2019-12-23	15	1,39,75,000	1,04,12,902	35,62,098	97,82,500
IT 数	IFA-02689	Ground Floor	2000 Kyk DG	2019-12-23	15	1,39,75,000	1,04,12,902	35,62,098	97,82,500
SMT	IFA-17767	L11	Fuji Pick and Place machine With Standard Accessories NKT-01 (2M Base-M3 Module*2)	2022-07-30	15	1,05,88,789	96,34,761	9,54,028	57,35,594
SMT	IFA-17768	L14	Fuji Pick and Place machine With Standard Accessories NKT-01 (2M Base-M3 Module*2)	2022-07-30	15	1,05,88,789	96,34,761	9,54,028	57,35,594
SMT	IFA-17769	L15	Fuji Pick and Place machine With Standard Accessories NKT-01 (2M Base-M3 Module*2)	2022-07-30	15	1,04,88,344	95,41,548	9,46,796	56,81,294
SMT	IFA-04855	POC X-ray Room	DAGE X-ray Inspector KD7500VR	2020-02-03	15	98,63,070	74,21,048	24,42,021	40,31,735
SMT	ITG33734	POC X-ray Room	DAGE X-ray Inspector KD7500VR	2019-08-22	15	95,89,872	69,41,391	26,48,481	47,84,936
SMT	IFA-00219	L11	Fuji Pick and Place machine With Standard Accessories NKT-01 (2M Base-M3 Module*2)	2019-09-04	15	72,86,332	52,80,421	19,95,911	43,71,799
SMT	IFA-13237	L14	3D Automatic Optical Inspection Machine Kered Dual	2021-03-16	15	65,81,683	54,16,512	11,65,171	35,65,078
SMT	IFA-13091	L14	Nitrogen reflow oven With Standard Accessories. 无中文品牌/Heim VKC-734/With Standard Accessories	2021-09-06	15	63,51,557	52,16,523	11,35,034	34,40,427
SMT	ITG337141	L11	Nitrogen reflow oven With Standard Accessories. 无中文品牌/Heim VKC-734/With Standard Accessories	2019-08-22	15	63,51,557	52,16,523	11,35,034	34,40,427
SMT	ITG337142	L15	Nitrogen reflow oven With Standard Accessories. 无中文品牌/Heim VKC-734/With Standard Accessories	2019-08-22	15	63,51,557	52,16,523	11,35,034	34,40,427
SMT	IFA-02833	L10	3D Automatic Optical Inspection Machine Kered Dual	2019-12-27	15	55,78,855	41,60,718	14,18,137	33,47,313
SMT	ITG3H-0070	L11	Auto Optical Inspection V1-8K	2017-04-15	15	53,20,407	30,58,397	22,62,010	29,26,224
IT 数	IFA-02660	Basement	490 TB Chiller	2019-12-19	15	53,00,000	39,45,411	13,54,589	18,80,000
IT 数	IFA-02661	Basement	490 TB Chiller	2019-12-19	15	53,00,000	39,45,411	13,54,589	18,80,000
SMT	IFA-02821	L15	MPM Momentum BTB Screen Printer Momentum BTB	2019-12-27	15	50,20,969	37,44,646	12,76,323	32,63,630
SMT	IFA-02822	L15	MPM Momentum BTB Screen Printer Momentum BTB	2019-12-27	15	50,20,969	37,44,646	12,76,323	32,63,630
SMT	IFA-02824	L14	MPM Momentum BTB Screen Printer Momentum BTB	2019-12-27	15	50,20,969	37,44,646	12,76,323	32,63,630
SMT	IFA-02825	L14	MPM Momentum BTB Screen Printer Momentum BTB	2019-12-27	15	50,20,969	37,44,646	12,76,323	32,63,630
SMT	IFA-13232	L14	Solder Paste Inspector Parnis Signmat Dual	2021-03-16	15	50,01,910	41,19,716	8,86,193	27,11,534
SMT	IFA-13233	L15	Solder Paste Inspector Parnis Signmat Dual	2021-03-16	15	50,01,910	41,19,716	8,86,193	27,11,534
SMT	ITGQY-0318	L10	MPM Momentum BTB Screen Printer Momentum BTB	2019-08-01	15	49,62,600	35,74,021	13,88,579	32,25,690
SMT	ITGQY-0319	L10	MPM Momentum BTB Screen Printer Momentum BTB	2019-08-01	15	49,62,600	35,74,021	13,88,579	32,25,690
SMT	ITGQY-0320	L11	MPM Momentum BTB Screen Printer Momentum BTB	2019-08-01	15	49,62,600	35,74,021	13,88,579	32,25,690
SMT	ITGQY-0321	L11	MPM Momentum BTB Screen Printer Momentum BTB	2019-08-01	15	49,62,600	35,74,021	13,88,579	32,25,690
SMT	ITG332798	L11	Solder Paste Inspector Parnis Signmat Dual	2017-03-28	15	48,72,839	27,85,897	20,86,942	26,86,062
SMT	ITG3H-0087	L11	自动光学检测机/ Jucor AGI U-6000D (标准配置) / 数	2018-05-29	15	48,18,010	31,24,430	17,13,579	26,86,905
装配	IFA-21716	F3303	Basen Front Camera bracket fitting equipment	2022-08-06	15	46,41,234	40,21,977	6,19,257	34,03,572
SMT	ITG336862	L10	Solder Paste Inspector Parnis Signmat Dual	2019-08-01	15	45,50,374	32,71,139	12,79,234	27,30,224
SMT	IFA-01226	L10	User Marking Machine ( 富士通 FJ/KINGMAN TECH M-9000H)	2019-10-18	15	43,07,788	31,60,374	11,47,413	25,84,673
SMT	IFA-02839	L14	Auto Optical Inspection V1-8K	2019-12-27	15	42,05,665	31,36,581	10,69,074	25,21,399
装配	ITG334090	F3301	AUTOMATIC MM TEST MACHINE (E-PULL)	2017-07-10	15	41,36,231	24,20,073	17,16,158	21,09,479
SMT	ITG3H-0181	L10	Auto Optical Inspection V1-8K	2019-08-22	15	40,99,909	29,67,818	11,32,091	24,59,846
SMT	IFA-12770	L14	User Marking Machine ( 富士通 FJ/KINGMAN TECH M-9000H)	2021-02-20	15	39,83,415	32,61,645	7,21,770	19,91,707
装配	IFA-18127	装配零件使用	Five-axis dispensing machine	2022-08-06	15	39,09,514	35,62,023	3,47,491	26,71,501
装配	IFA-18125	装配零件使用	Five-axis dispensing machine	2022-08-06	15	39,06,087	35,58,901	3,47,186	26,69,159
装配	IFA-18126	装配零件使用	Five-axis dispensing machine	2022-08-06	15	39,06,087	35,58,901	3,47,186	26,69,159
装配	IFA-17695	装配零件使用	Basen Front Camera bracket fitting equipment	2022-07-21	15	37,26,962	33,85,350	3,41,612	25,15,899
装配	IFA-17645	装配零件使用	Dispensing system ( Jet type)	2022-07-08	15	36,60,622	33,16,834	3,43,788	22,20,207
装配	IFA-17642	F3301	Dispensing system ( Jet type)	2022-07-08	15	36,60,622	33,16,834	3,43,788	22,20,207
装配	IFA-17644	F3301	Dispensing system ( Jet type)	2022-07-08	15	36,60,622	33,16,834	3,43,788	22,20,207
装配	IFA-17643	F3303	Dispensing system ( Jet type)	2022-07-08	15	36,60,622	33,16,834	3,43,788	22,20,207
装配	IFA-17641	F3303	Dispensing system ( Jet type)	2022-07-08	15	36,60,622	33,16,834	3,43,788	22,20,207
SMT	IFA-01402	L14	Basen Adhesive dispensing machine A177h-WV	2019-11-04	15	36,02,514	26,53,720	9,48,793	21,61,508
SMT	IFA-01403	L14	Basen Adhesive dispensing machine A177h-WV	2019-11-04	15	36,02,514	26,53,720	9,48,793	21,61,508
SMT	IFA-01404	L14	Basen Adhesive dispensing machine A177h-WV	2019-11-04	15	36,02,514	26,53,720	9,48,793	21,61,508
SMT	IFA-01405	L14	Basen Adhesive dispensing machine A177h-WV	2019-11-04	15	36,02,514	26,53,720	9,48,793	21,61,508





## Annexure II

220	3.607 (20%)	23.362
230	3.607 (20%)	23.362
240	3.607 (20%)	23.362
250	3.607 (20%)	23.362
260	3.607 (20%)	23.362
270	3.607 (20%)	23.362
280	3.607 (20%)	23.362
290	3.607 (20%)	23.362
300	3.607 (20%)	23.362



## FIRE NOC

7/18/22, 9:45 AM

**प्रारूप-झ (संलग्नक-9)**  
**अग्नि एवं जीवन सुरक्षाप्रमाण पत्र का नवीनीकरण**

पूजाईडी संख्या: UPPS/2022/56625/GBN/GAUTAM BUDDH NAGAR/16407/DD  
 दिनांक: 11-07-2022

प्रस्तुत किया जात है कि मेसर्स **Sundaram IT Park Pvt Ltd** (भवन/प्रतिष्ठान का नाम) प्लॉट No 13 A, Sector Techzone, Greater Noida गढ़ौली - **Sadar** विस्तार

ब्लॉक/टॉवर	तल्लों की संख्या	बेसमेंट की संख्या	ऊँचाई
WTC TOWER ONE A B C	9	1	37.00 mt.

तथा प्लॉट एरिया **85029.64 sq.mt** है। भवन का अधिभोग **Sundaram IT Park Pvt Ltd** (भवन स्वामी/ अधिभोगी जयका कमपनी का नाम) द्वारा किया जा रहा है। इनके द्वारा भवन में अग्नि निवारण एवं अग्नि सुरक्षा व्यवस्थाएँ एनओबीसीआर एवं ताल्लकपी भारतीय मानक क्यूटी के अडिप्टेशन के अनुसार भवन में स्थापित व्यवस्थाओं का अनुरक्षण किया जा रहा है। जिसका निर्देशन **अभिषेक अधिकारी** द्वारा दिनांक **14-07-2022** को भवन स्वामी के प्रतिनिधि श्री **Surendra Sharma** के साथ किया गया तथा भवन में अधिभोगित अग्नि एवं जीवन सुरक्षा व्यवस्थाओं को मानकों के अनुसार पथदर्शित 11 पन्ना साथ। अतः प्रस्ताव भवन को अग्नि एवं जीवन सुरक्षाप्रमाण पत्र का नवीनीकरण (Renewal of Fire & Life Safety Certificate) (एनओबीसीआर की अधिभोग कंपनी) **Business** के अंतर्गत वैधता तिथि **17-07-2022** से **16-07-2025** तक **3** वर्षों के लिये दस तल्लों के साथ दिया जा रहा है कि भवन में सभी सुवक्यों का अनुपालन किया जावेग तथा भवन के दस प्रमाण पत्र का नवीनीकरण निम्नलिखित समझौते के अंतर्गत पुनः कराया जावेग तथा नवीनीकरण से पूर्व भवन में स्थापित अधिभोग व्यवस्थाओं को निगरानी रखने की जिम्मेदारी जावकी होगी।

**Note :** In view of the recommendation reports of cfo and fso. The NOC is being issued

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हस्ताक्षर (निदेश अधिकारी)  
**(उप निदेशक)**

✓  
 Digitally Signed By  
**(AMAN SHARMA)**  
 (RP 3173A) / 202248601D36130CB4168B05E0405  
 17-07-2022

निर्गत किये जाने का दिनांक : 17-07-2022  
 स्थान : MEERUT

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**ENCLOSURE IV: ANNEXURE: DECLARATION-CUM-UNDERTAKING**

- a Persons worked on this report are citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c The information furnished in our valuation report dated 22/7/2024 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor Yash Bhatnagar & Mohit Yadav have personally inspected the property on 15/7/2024 the work is not subcontracted to any other valuation firm and is carried out by us.
- e We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- f We have not been removed/ dismissed from service/employment earlier.
- g We have not been convicted of any offence and sentenced to a term of imprisonment.
- h Company is not found guilty of misconduct in professional capacity.
- i Persons worked on this report are not declared to be unsound mind.
- j Company is not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- k Company is not an undischarged insolvent.
- l No penalty is levied under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- m Company is not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- n Our PAN Card number/ GST number as applicable is **AAHCR0845G/ 09AAHCR0845G1ZP**.
- o We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- p We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- q We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2009 of the IBA and has tried to apply the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability as much as practically possible in the limited time available.
- r We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class and has tried to apply the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable to the best of our ability as much as practically possible in the limited time available.
- s Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.
- t We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u The authorized Engineers of the company who has worked on the assignment has signed this valuation report.
- v The work is taken on the instructions of the Bank.
- w Further, we hereby provide the following information.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	The valuation report is prepared for the Plant & Machinery and Lease Hold Improvements of M/s. Bhagwati products Ltd. situated at the aforesaid address is considered for valuation as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site physically unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and



		informed verbally or in writing.	
2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.	
3.	Identity of the experts involved in the valuation	<b>Survey Analyst:</b> Er. Yash Bhatnagar & Er. Mohit Yadav <b>Valuation Engineer:</b> Er. Yash Bhatnagar <b>L1/ L2 Reviewer:</b> Er. Abhinav Chaturvedi	
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.	
5.	Date of appointment, valuation date and date of report	<b>Date of Appointment:</b>	<b>14/6/2024</b>
		<b>Date of Survey:</b>	<b>15/7/2024</b>
		<b>Valuation Date:</b>	<b>22/7/2024</b>
		<b>Date of Report:</b>	<b>22/7/2024</b>
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Mr. Yash Bhatnagar & Mr. Mohit Yadav on 15/7/2024. Property was shown and identified by <b>Mr. Vipin (+91-8171717124)</b>	
7.	Nature and sources of the information used or relied upon	Please refer to Part-D of the Report. Level 3 Input (Tertiary) has been relied upon.	
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-D of the Report.	
9.	Restrictions on use of the report, if any	<p>Value varies with the Purpose/ Date/ Market &amp; Asset Condition &amp; Situation prevailing in the market. We recommend not to refer the indicative &amp; estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in this report. I/we do not take any responsibility for the unauthorized use of this report. During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null &amp; void.</p> <p>This report only contains general assessment &amp; opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p> <p>This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.</p>	
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report.	



11.	Major factors that were not taken into account during the valuation	Please refer to Part A, B & C of the Report.
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.	Please refer to Part E of the Report and Valuer's Important Remarks enclosed herewith.

**Date: 22/7/2024**

**Place: Noida**

**Signature**

**(Authorized Person of R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.)**





## ENCLOSURE V: ANNEXURE: MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care

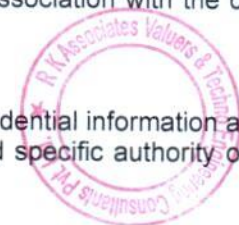
6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client in so far as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching or offering" convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.





### Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

### Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.  
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

### Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

### Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

### Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Signature of the Authorized Person: \_\_\_\_\_

Name of the Valuation company: R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.

Address of the Valuer: D-39, Sector-2, Noida-201301

Date: 22/7/2024

Place: Noida





## ENCLOSURE: VI – VALUER'S IMPORTANT REMARKS

1.	Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
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 eg. 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. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4.	In the course of the valuation, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment.
5.	Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services and same has not been done in this report unless otherwise stated.
6.	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.
7.	We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed.
8.	This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
9.	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.
10.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
11.	Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of the asset given in this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.
12.	Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report.
13.	We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
14.	This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
15.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
16.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.



17.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
18.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
19.	Documents, information, data including title deeds 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 owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
20.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
21.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
22.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
23.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
24.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
25.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
26.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
27.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
28.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
31.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.



32.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
33.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
35.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
36.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
37.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
38.	<b>Defect Liability Period is 15 DAYS.</b> We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	Our Data retention policy is of <b>ONE YEAR</b> . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
41.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
42.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
44.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.