

REPORT FORMAT: V-L4 (RKA - Medium) | Version: 1410-2022 | DL2014PTC272484

CASE NO.: VIS(2024-25)-PL258-220-286

DATED: 02/08/2024

VALUATION REPORT

OF

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

SITUATED AT

M/S KOHINOOR FOODS LIMITED, 50-51 MILESTONE, G.T. ROAD, VILLAGE:
MURTHAL, DISTRICT: SONIPAT, HARYANA

OWNER/S

M/S KOHINOOR FOODS LIMITED

REPORT PREPARED FOR

PUNJAB NATIONAL BANK, ZONAL SASTRA, DELHI

- 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

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valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.

NOTE: 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 for reference.

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PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



SITUATED AT
M/S KOHINOOR FOODS LIMITED, 50-51 MILESTONE, G.T. ROAD, VILLAGE:
MURTHAL, DISTRICT: SONIPAT, HARYANA



PART B

SUMMARY OF THE VALUATION REPORT

S.NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
i.	Report prepared for	Punjab National Bank, Zonal Sastra, Delhi		
ii.	Work Order No. & Date	Verbally by Ms. Neha Shukla dated: 31-07-2024 in the branch		
iii.	Name of Borrower unit	M/s. Kohinoor Foods Limited		
iv.	Name of Property Owner	M/s. Kohinoor Foods Limited		
v.	Address & Phone Number of the owner	Address: Registered Office: Pinnacle Business Tower 10th Floor, Surajkund Delhi-NCR-121001		
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	1 August 2024		
x.	Date of Valuation Assessment	2 August 2024		
xi.	Date of Valuation Report	2 August 2024		
xii.	Property Shown By	Name	Relationship with Owner	Contact Number
		Mr. Anil Sapra	Company's Employee	+91 98967 07500
xiii.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property		
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	Documents Requested	Documents Provided	Documents Reference No.
		Total 04 Documents requested.	Total 01 Document provided.	Total 01 Document provided.
		Copy of FAR	Copy of FAR	Dated 30-06-2024
		Capacity Utilization	---	---
		Copy of Invoices	---	---
		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. 50,40,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs. 40,32,00,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs. 35,28,00,000/-

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	Valuation Annexure
i.	Enclosure-IV	Valuer's Important Remarks



PART C

CHARACTERISTICS DESCRIPTION OF THE ASSET

1. BRIEF DESCRIPTION OF THE PROPERTY/ASSETS UNDER VALUATION

The valuation report is prepared for the Plant & Machinery and its ancillary equipment of Rice Mill of M/s. Kohinoor Foods Limited situated at the aforesaid address.

As per information collected during site inspection, the plant was commissioned in year 1988 and subsequent modification & changes were made. The installed & storage capacity of the plant is 2,50,000 MTPA & 1,20,000 MT respectively. Plant comprises 14 nos. Rice to Rice & Paddy to Rice plants. Plant boundary demarcation and accessibility is as follows: -



The subject Plant is located in the midst of well-developed area of Murthal, Sonipat. The plant is located on Jammu-Delhi Highway and is about 11 km from Sonipat. Nearest railway station is Sonipat Junction which is about 10.5 km and IGI Airport is about 68 km from the subject property. All other basic civic amenities are 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.


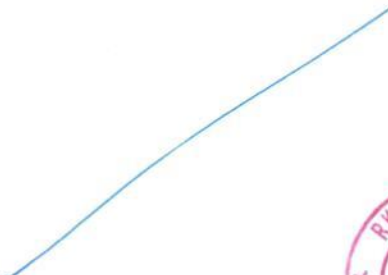
2. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	Leela Grand Resort & Banquet		
ii.	Postal Address of the Property	M/s Kohinoor Ltd. 50-51 Milestone, G.T. Road, Village: Murthal, District: Sonipat, Haryana		
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		
v.	Description of adjoining property	Commercial & Industrial		
vi.	Plot No/ Survey No.	NA		
vii.	Village/ Zone	Murthal		
viii.	Sub registrar	---		
ix.	District	Sonipat		
x.	City Categorization	Village		Village
xi.	Characteristics of the locality	Good		Within urban developing zone
xii.	Property location classification	Road Facing	On Wide Road	Good location within locality
xiii.	Property Facing	West Facing		
xiv.	Details of the roads abutting the property			
	a) Main Road Name & Width	G T Road		G T Road
	b)Front Road Name & width	~150 ft.		~150 ft.
	c) Type of Approach Road	Bituminous Road		
	d)Distance from the Main Road	On main road		
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	Yes		
		Divided into 2 parts, refer map attached above.		



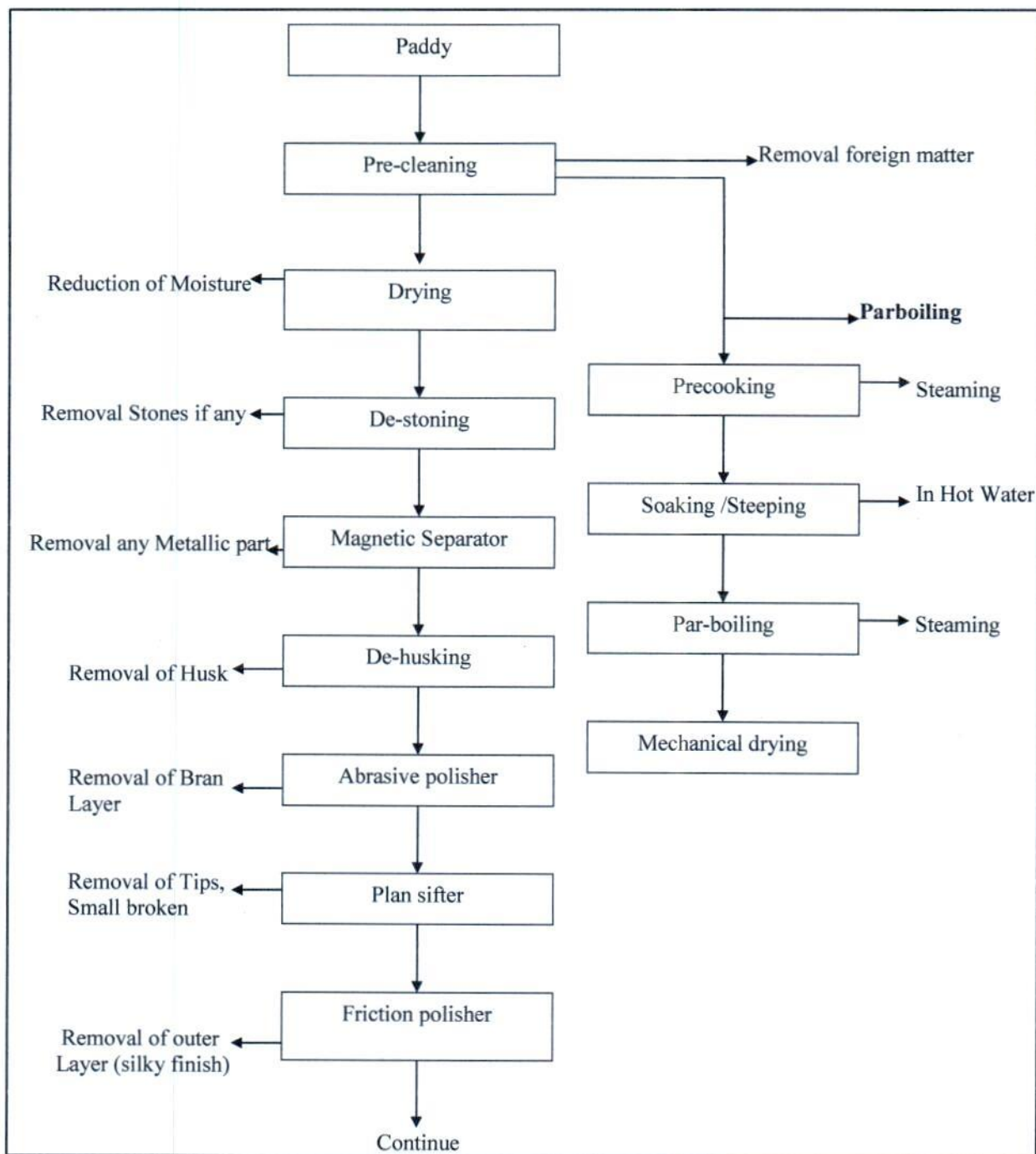
PART D

CHARACTERISTICS DESCRIPTION OF PLANT/ MACHINERY

S.NO.	CONTENTS	DESCRIPTION				
1.	TECHNICAL DESCRIPTION OF THE PLANT/ MACHINERY					
a.	Nature of Plant & Machinery	FMCG, Rice Mill				
b.	Size of the Plant	Large scale Plant				
c.	Type of the Plant	Semi Automatic				
d.	Year of Installation/ Commissioning/ COD (Commercial Operation Date)	1988				
e.	Production Capacity	Installed capacity of 2,50,000 MTPA Storage capacity of 1,20,000 MT				
f.	Capacity at which Plant was running at the time of Survey	Plant was not operational during site survey				
g.	Number of Production Lines	• 14 nos. plants				
h.	Condition of Machines	Average.				
i.	Status of the Plant	Plant was not operational during site survey				
j.	Products Manufactured in this Plant	Rice				
k.	Recent maintenance carried out on	Details not shared with us. As per information received during site survey, company is carrying regular maintenance of plant to upkeep the machinery.				
l.	Recent upgradation, improvements if done any	No				
m.	Total Gross Block & Net Block of Assets	<table><tr><th>Gross Block</th><th>Net Block</th></tr><tr><td>Rs. 101,19,54,224/-</td><td>Rs. 3,60,73,801/-</td></tr></table>	Gross Block	Net Block	Rs. 101,19,54,224/-	Rs. 3,60,73,801/-
Gross Block	Net Block					
Rs. 101,19,54,224/-	Rs. 3,60,73,801/-					
n.	Any other Details if any	<p>The subject Plant is divided into 2 parts and divided from the road in between. Plant comprises of 14 nos. Rice to Rice & Paddy to Rice plants. The total operational capacity is 2,50,000 MTPA and storage 1,20,000 MT as per information provided to us. As on date of site visit, the plant was not operational. As per visual observation, the condition of machines was fair and can be made operational with regular maintenance.</p> <p>Copy of latest FAR dated 30-06-2024 is shared with us. As per scope of work defined by the bank, our scope is only limited to Plant & Machinery. Thus, only Plant & Machinery Valuation is done.</p> <div></div>				
2.	MANUFACTURING PROCESS					

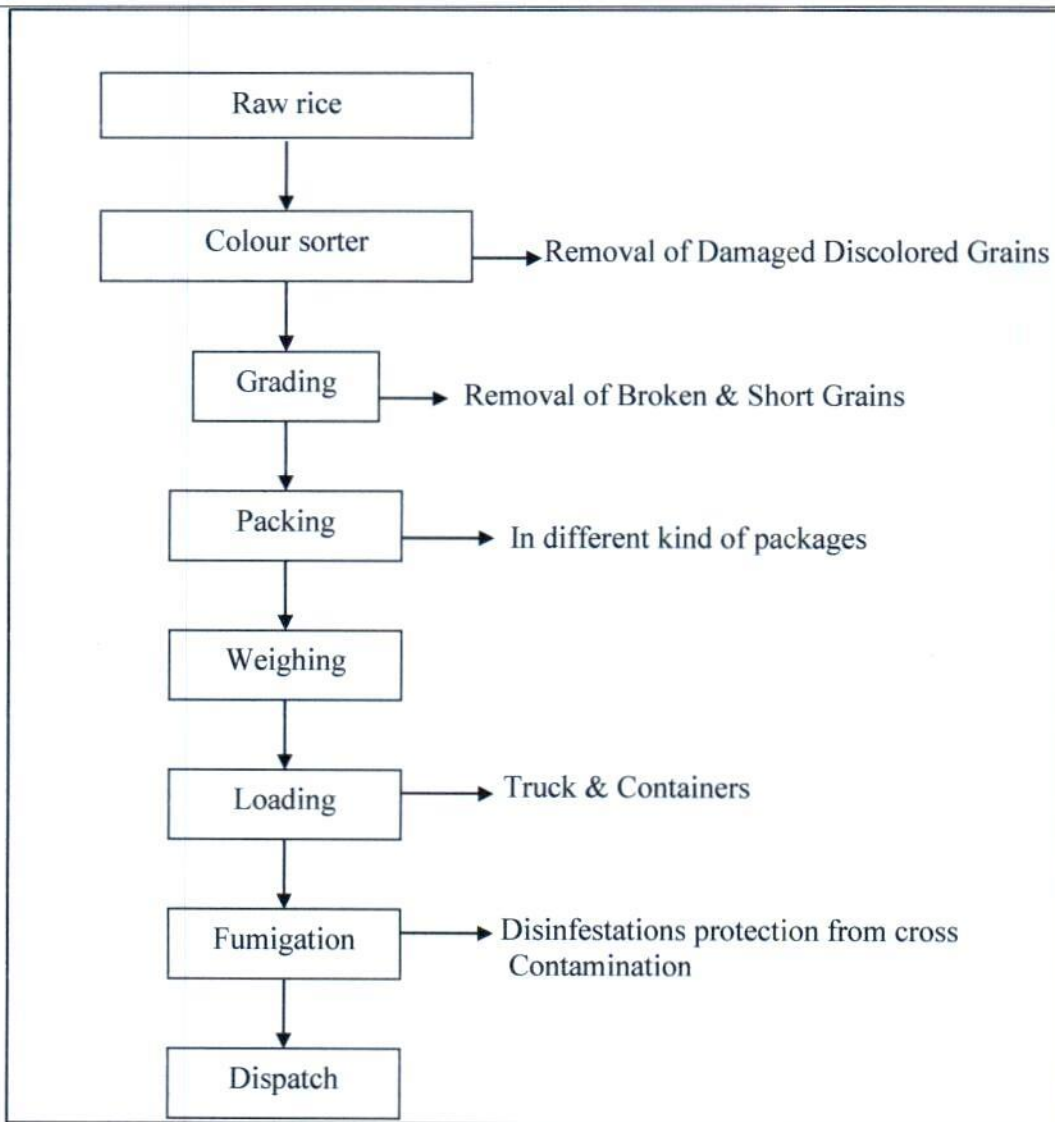


PADDY TO RICE



RICE TO RICE



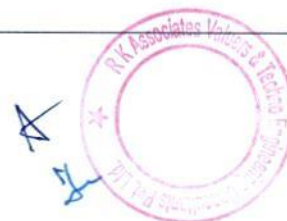


3.	TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY	
a.	Technology Type/ Generation Used in this Plant	Semi-automatic Magnetic Separator
b.	Technological Collaborations If Any	None
c.	Current Technology used for this Industry in Market	Automatic Magnetic Separator

4.	RAW MATERIALS REQUIRED & AVAILABILITY	
	Type of Raw Material	Paddy or Rice
	Availability	Seasonally available
5.	AVAILABILITY & STATUS OF UTILITIES	
	Power/ Electricity	From Uttar Haryana Bijli Vitran Nigam Limited (UHBVNL)
	Water	From under-ground
	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	~15 (due to low operation in plant)
7.	SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY	
	Strategic Sale as part of the ongoing concern company.	
	Reason: 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 for fetching maximum value 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 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 01/08/2024	
b.	Site inspection was done in the presence of Company's Employee Mr. Anil Sapra who were available from the company to furnish any specific detail about the tangible assets.	
c.	Our team examined & verified the machines and utilities from the FAR provided by the Company. Only major machinery, process line & equipment has been verified.	
d.	Photographs have also been taken of all the Machines and its accessories installed there.	
e.	As per information got from the site, Plant was not operational from last 8-10 months at the time of survey.	
f.	Details have been cross checked as per the documents provided to us by the company and what was observed at the site.	
g.	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.	
h.	As per visual observation, the condition of machines was fair and can be made operational with regular maintenance.	



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
		1 August 2024		2 August 2024	2 August 2024
ii.	Client	Punjab National Bank, Zonal Sastra, Delhi			
iii.	Intended User	Punjab National Bank, Zonal Sastra, Delhi			
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 Periodic Re-valuation of the mortgaged property			
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 company's 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 Distress State			
		Reason: Asset under Financial encumbrance 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	Good			
vii.	Any New Development in surrounding area	Multiple group housing & Commercial projects are in-progress			

viii.	Any specific advantage/ drawback in the plant and machines	As per visual observation, machines appeared to be maintained. However Plant is not operational from last 8-10 months.	
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 Reproduction 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		
	Main Basis: a. Basic Methodology: For arriving at fair market value of P&M & other fixed assets our engineering team has rationally applied the ' cost approach (depreciated replacement cost) '. The fair market value of Plant & Machinery on the date of valuation is its cost of reproduction & commissioning on that date less the depreciation & 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. b. Core P&M Asset Valuation is done keeping in mind various factors like technology used, machines availability, its condition, average age, maintenance & service and parts replacement availability of the machines and more importantly demand in the market. c. Main Machinery of this Plant are specific purpose machines such as Cyclone, Husker, Sortex, Blower, Grader etc. along with auxiliary machines such as DG Set, ETP, conveyers, Boiler, Transformers etc. d. The main data point for the Valuation of Plant & Machinery is the Fixed Asset Register maintained by the company. Plant & Machinery FAR has been provided by the company which has been relied upon in good faith. Provided FAR included assets in different heads like Land, Building, Plant & Machinery, Electrical equipment's, Furniture & fittings, Office equipment, etc. Assets under different heads are segregated and are evaluated separately. 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 & Machinery valuation. e. Provided Capitalization cost include soft cost incurred during the Project establishment like Pre-operative, IDC & Finance cost expenses also. On our request we have not got break-up of hard & soft cost separately hence we have to go by the given figure. f. For calculating Replacement Cost of the machines as on date, Whole Sale Price Index (WPI) is taken into consideration issued by economic advisor of India official website https://eaindustry.nic.in/ g. For evaluating depreciation, Chart of Companies Act-2013 for ascertaining useful life of different types of machines are followed. Useful life of Primary machines of the Plant is taken as 15-20 years. For other auxiliary machinery & equipment average life varies from 5 – 12 years. h. On the Depreciated Replacement Cost (DRC) deduction for obsolescence/ deterioration or addition for good		

maintenance has been taken to arrive at the estimated Prospective Fair Market Value of the machines.

- i. 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.*
- j. 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.*
- k. 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 doesn't 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, taxes, insurance, etc.*

Other Basis:

- l. 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.*
- m. 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.*
- n. 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.*
- o. 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.*
- p. 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.*
- q. 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.*
- r. 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-ongoing 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

- s. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.*
- t. 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.*
- u. 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.*
- v. Payment condition during transaction in the Valuation has been considered on all cash basis which includes both formal & informal payment components as per market trend.*
- w. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.*

xvii.	SPECIAL ASSUMPTIONS
	<ol style="list-style-type: none"> Valuation to be considered on ongoing concern basis. As per visual observation made during site survey, condition of plant & machinery seems to be fair and can be made operation. Some of the machines such as Boiler, ETP, Sortex Machine, Dryer, Paddy Silos have consumed its useful economic life but still from the condition of the machines it appears that it can still work for more than 5 years easily with some refurbishment. Thus, for such machines we have assumed higher 20% salvage value.
xviii.	LIMITATIONS
	<ol style="list-style-type: none"> This is just Fixed Asset Valuation and not an Enterprise Valuation. This report doesn't cover any prospective sale value of the Rice Plant as a whole which is based on the cash flows of the business.

As Per KFL FAR dated 30-06-2024			As per RKA dated 02-08-2024	
Asset Type	Gross Block (In Rs.)	Net Block (In Rs.)	Gross Current Replacement Cost (In Rs.)	Estimated Fair Value (In Rs.)
Plant and Machinery	1,01,19,54,224	3,60,73,801	1,55,58,10,178	50,38,16,468
Total	1,01,19,54,224	3,60,73,801	1,55,58,10,178	50,38,16,468

Notes:

- Assets under owned by M/s. Kohinoor Foods Limited located at G.T. Road, Village: Murthal, District: Sonipat, Haryana, are only considered in this report.
- Asset items of different classes are grouped together and summarized separately. Detailed valuation sheet with calculation can be referred in annexures.
- The Company has provided us the Fixed Asset Register (FAR) dated 30-06-2024, for the purpose of Valuation.
- For calculating Replacement Cost of the machines as on date, Whole Sale Price Index (WPI) is taken into consideration issued by economic advisor of India official website <https://eaindustry.nic.in/>. As per general enquiry in market also it came to knowledge that such size of Plant will cost around Rs.190 – 200 crore.
- For evaluating depreciation, Chart of Companies Act-2013 for ascertaining useful life of different types of machines are followed. Useful life of Primary machines of the Plant is taken as 15-20 years. For other auxiliary machinery & equipment average life varies from 5 – 12 years. Economic Life of the machine is also adjusted as per the Price of the machine too.
- Salvage value of machines is considered from 5% to 20% depending upon usability, type, condition & residual life of machine.
- As per information received during the site visit, the plant was commissioned in year 1988 and subsequently expended later. Some of the machinery was purchased in year 2012-13. From visual observation, condition of machinery looked satisfactory and is expected to have balance economic life of 8-12 year subject to proper repair & maintenance depending upon nature of machinery.
- As per visual observation made during site survey, condition of plant & machinery seems to be fair and can be made operation. Some of the machines such as Boiler, ETP, Sortex Machine, Dryer, Paddy Silos have consumed its useful economic life but still from the condition of the machines it appears that it can still work for more than 5 years easily with some refurbishment. Thus, for such machines we have assumed higher 20% salvage value.
- In the shared FAR, description of some of the machines are not given. Thus, fair value of these considered as Nil.
- Our engineering team visited all the sections and manually inspected the machines and equipment on the basis of their physical existence.
- Final valuation includes Design, erection, procurement, installation & commissioning charges as well.
- As per copy of shared FAR, some of the asset descriptions are not mentioned having Gross & Net Block of Rs. 7,89,07,941/- & Rs. 17,557/- respectively. Thus, the same is not considered for valuation purpose.

3. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET			
S. No.	Particulars	Gross Block as on 30-06-2024	Indicative & Estimated Prospective Fair Market Value
a.	Plant & Machinery Value	Rs. 101,19,54,224/-	Rs. 50,38,16,468/-
b.	Additional Premium if any	---	---
	Details/ Justification	---	---
c.	Deductions charged if any	---	---
	Details/ Justification	---	---
d.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs. 50,38,16,468/-
e.	Rounded Off	---	Rs. 50,40,00,000/-
f.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Fifty Crore and Forty Lakhs Only
g.	Expected Realizable Value (@ ~20% less)	---	Rs. 40,32,00,000/-
h.	Expected Distress Sale Value (@ ~30% less)	---	Rs. 35,28,00,000/-
i.	Percentage difference between Book Value and Fair Market Value	---	
j.	Concluding Comments/ Disclosures if any		
	<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 & 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 & 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 & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.</p> <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.</p>		
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.

k. Enclosures with the Report:

- Enclosure: I- Google Map
- Enclosure: II- Photographs of the property
- Enclosure: III- Valuation Annexure
- 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. 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 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.



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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.

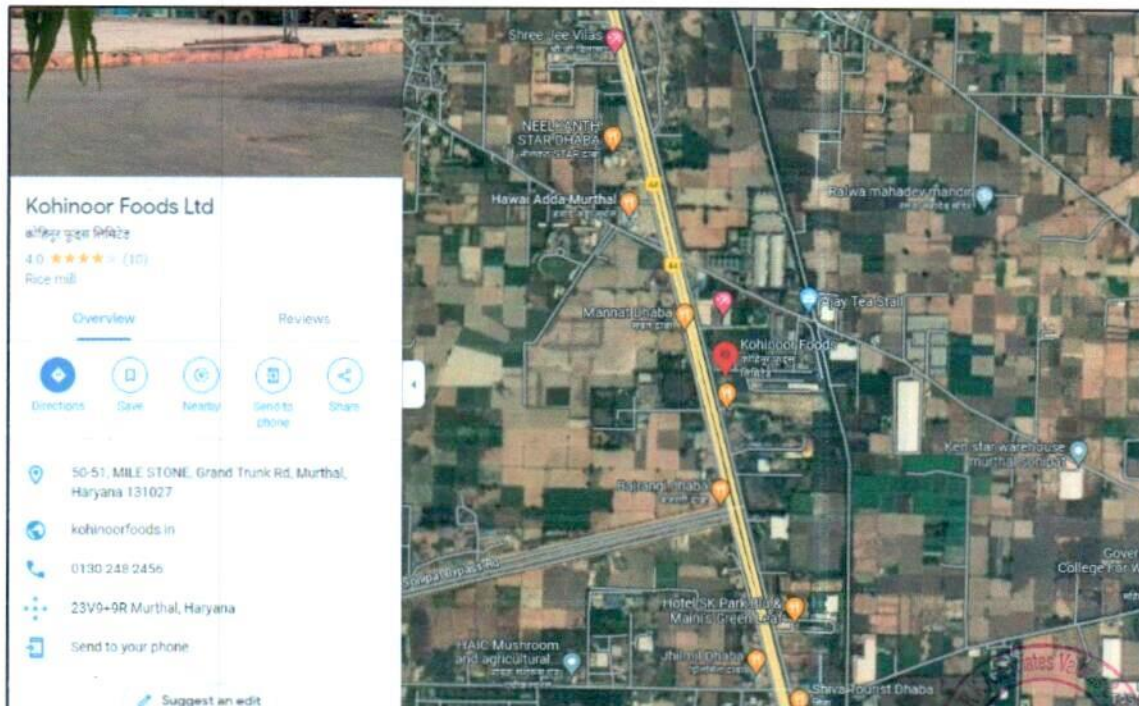
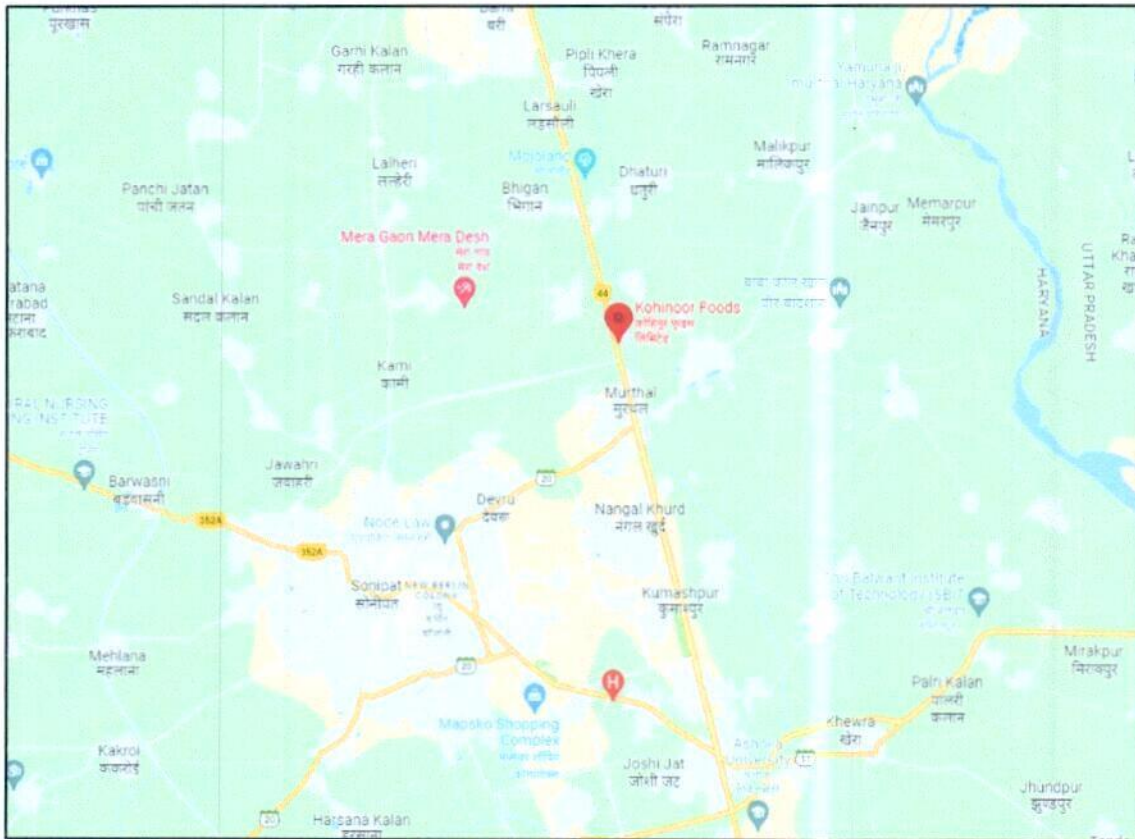
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

Valuation Terms of Services & Valuer's Important Remarks are available at www.rkassociates.org for reference.

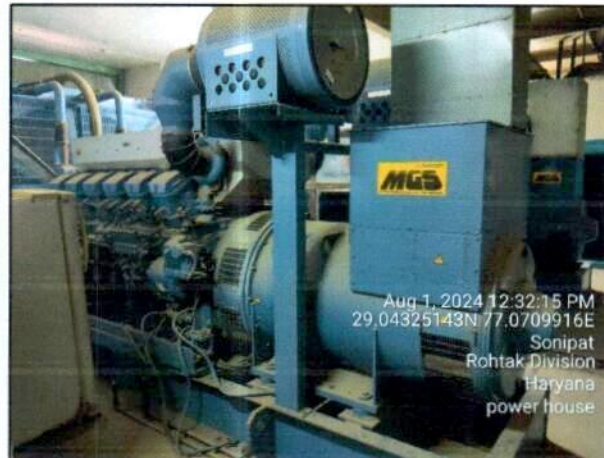
SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Yash Bhatnagar	Abhinav Chaturvedi	Sr. V.P. Projects
		



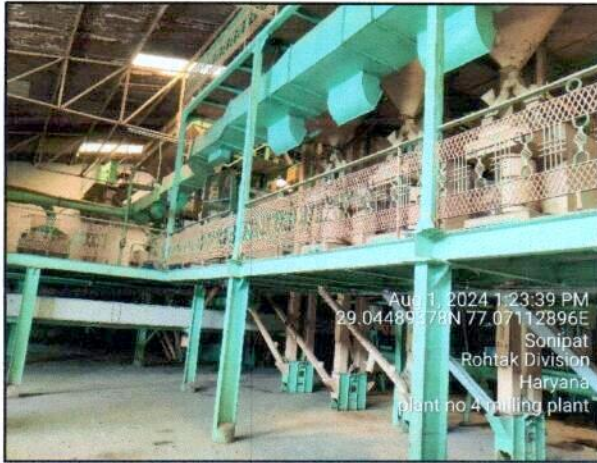
ENCLOSURE: I – GOOGLE MAP LOCATION

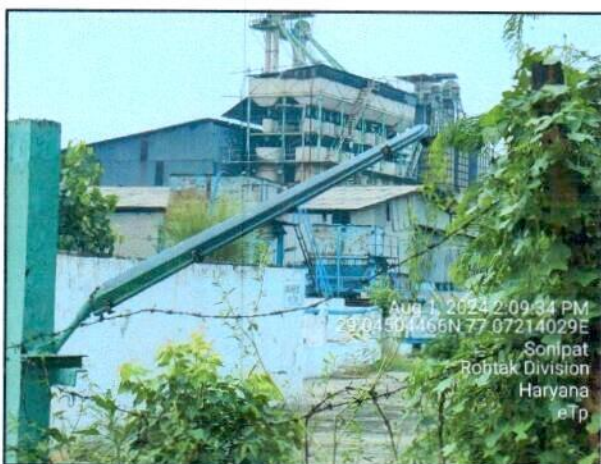


ENCLOSURE: II- PHOTOGRAPHS OF THE PROPERTY





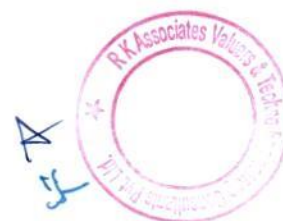




ENCLOSURE: III – VALUATION ANNEXURE

Sr. No.	Item Description	Date of Put to Use	Gross Block (Rs.)	Net Index	Estimated Economic life of the Assets (Years)	Salvage Value	Replacement Cost New (Rs.)	Estimated Fair Value (Rs.)
1	Plant & Machinery	01-04-2001	18,09,81,145	2.13	20	20%	38,60,77,585	7,72,15,517
2	Paddy cello	31-01-2013	11,98,67,376	0.99	20	20%	11,86,54,367	7,08,48,695
3	PLANT NO. 13 (MWIP)	31-03-2012	7,67,26,860	1.22	20	10%	9,32,92,887	4,79,64,712
4		31-03-2003	6,44,37,761	2.09	20	20%	13,44,09,330	-
5	Cello 1,2 labour colony, dryer No 3, New office, Plinth shed, STP Ro Plant	31-03-2008	4,99,86,911	1.58	20	10%	7,90,12,430	2,82,55,532
6	Machinery (Kandla)	31-03-2011	4,95,04,482	1.26	20	10%	6,25,79,980	2,97,25,491
7	PLANT NO. 12	30-04-2011	2,72,93,877	1.26	20	10%	3,45,02,942	1,65,01,407
8	Plant & Machinery - Dryer no. 1, Plant no. 3, Dryer no. 2, Boiler no. 2, Plant no. 7, Plant no. 6, Plant no. 1A, Plant no. 1B, Plant no. 03, Plant no. 4	31-03-2010	2,54,68,976	1.40	20	10%	3,56,86,887	1,55,54,828
9	T/f from Hamidpur	01-04-2003	2,34,86,745	2.07	20	15%	4,86,18,224	1,02,87,334
10	DRYER NO.4	31-07-2011	2,23,55,397	1.26	20	10%	2,82,60,073	1,37,92,145
11	PLANT NO. 2 (MWIP)	29-02-2012	2,13,13,357	1.26	20	10%	2,69,42,802	1,37,64,258
12	BOILER NO.2 (MWIP)	31-03-2012	2,03,51,742	1.04	15	10%	2,12,54,983	80,59,181
13	DRYER NO.3	30-04-2011	1,94,77,017	1.26	20	10%	2,46,21,434	1,17,75,468
14	New sortax machine	20-07-2006	1,92,96,545	1.76	20	10%	3,39,21,924	99,18,476
15	PLANT NO. 12A	30-04-2011	1,73,07,790	1.26	20	10%	2,18,79,254	1,04,63,991
16	New sortax machine	15-07-2006	1,63,31,013	1.76	20	10%	2,87,08,735	83,94,184
17	Boiler No 3	01-01-2014	1,61,82,351	0.93	15	10%	1,50,02,247	70,63,558
18	Boiler 3	30-Sep-05	1,43,19,830	1.51	15	15%	2,16,06,499	32,40,975
19	Interest capitalisation of loan on machinery	31-01-2013	1,22,95,979	1.19	20	10%	1,45,78,058	79,70,395
20	Sortax Machine and plant No 9	28-02-2004	1,16,57,861	2.04	20	15%	2,37,70,842	57,61,845
21	ETP, Plant No 5A and 5B	31-12-2003	1,13,70,941	1.73	20	15%	1,96,45,791	46,40,962
22	Dryer 3	31-03-2006	1,12,85,411	1.82	20	10%	2,05,56,914	57,42,529
23	T/f From Various Machinery WIP	01-01-2016	92,44,676	1.21	20	10%	1,11,67,090	74,16,404
24	Plant & Machinery Cello Plant No 3	31-03-2009	92,14,756	1.45	20	10%	1,33,85,598	53,10,590
25	Dryer 5	31-01-2013	91,05,602	1.19	20	10%	1,07,95,561	59,02,356
26	PLANT NO. 1A (MWIP)	31-03-2012	91,03,619	1.22	20	10%	1,10,69,173	56,90,999
27	GENERATOR NO. 1 (MWIP)	31-03-2012	84,60,547	1.32	12	10%	1,11,83,482	57,49,768
28		31-03-2003	78,75,725	2.09	20	20%	1,64,27,804	-
29	PLANT NO. 11A	31-05-2011	77,57,863	1.26	20	10%	98,06,928	47,22,249
30	PACKING PLANT NO. 1 (MWIP)	29-02-2012	75,21,285	1.26	20	10%	95,07,864	48,57,278
31	T/f From repair and maintenance in Dec	31-12-2008	67,12,105	1.41	20	10%	94,53,417	36,58,061
32	PLANT NO. 3	31-10-2011	66,11,299	1.26	20	10%	83,57,525	41,60,594
33	Machinery (Kandla)	01-04-2010	65,69,324	1.40	20	10%	92,04,874	40,42,140
34	Interest capitalisation of loan on machinery	30-04-2011	60,19,120	1.30	20	10%	78,52,961	37,55,764
35	DRYER NO.2	31-12-2011	55,02,184	1.26	20	10%	69,55,462	35,07,972
36	New sortax machine	31-03-2007	54,92,383	1.76	20	10%	96,55,211	30,74,975
37	Plant No 4	31-03-2005	52,95,750	1.91	20	10%	1,00,88,430	24,23,416
38	Plant No 6	31-03-2005	51,18,886	1.91	20	10%	97,51,503	23,42,481
39	New sortax machine	31-01-2007	45,24,570	1.76	20	10%	79,53,866	24,81,260
40	Plant 5 A	31-03-2013	40,64,121	1.18	20	10%	47,91,856	26,51,147
41	Plant & Machinery Cello Plant No 3	31-03-2009	33,34,552	1.45	20	10%	48,43,858	19,21,748
42	Plant No 2	31-03-2005	32,98,100	1.91	20	10%	62,82,897	15,09,261
43	Plant 5 B	31-03-2013	32,53,033	1.18	20	10%	38,35,532	21,22,050
44		31-03-2004	31,10,254	2.03	20	20%	63,18,285	-
45	Dryer 4	31-03-2005	26,02,601	1.91	20	10%	49,57,968	11,90,990
46	Generato 1	31-12-2012	25,10,284	1.35	12	10%	33,89,620	18,42,185
47	BOILER NO.2, DRYER NO.1, DRYER NO.4 ETP PALNT, PLANT NO.3, PLANT NO.6 (MWIP)	31-01-2017	25,06,292	1.04	15	10%	25,97,900	16,12,863
48	T/f From repair and maintenance in march	31-03-2009	24,14,622	1.41	20	10%	34,00,785	13,49,225
49	Plant 9	30-Sep-05	22,38,111	1.82	20	10%	40,76,826	10,59,088
50	Plant No 3	31-03-2005	21,52,200	1.91	20	10%	40,99,952	9,84,880

Sr. No.	Item Description	Date of Put to Use	Gross Block (Rs.)	Net Index	Estimated Economic life of the Assets (Years)	Salvage Value	Replacement Cost New (Rs.)	Estimated Fair Value (Rs.)
51		30-Sep-05	21,46,984	1.82	20	10%	39,10,834	-
52	Import of Sweeper machine bill no 1203 06	29-03-2016	20,37,677	1.20	20	10%	24,54,603	16,46,185
53	Dryer 5	31-03-2005	17,86,965	1.91	20	10%	34,04,177	8,17,743
54	COMPRESSURE	30-04-2011	17,00,147	1.13	15	10%	19,21,769	6,40,590
55	PLANT NO. 4	30-04-2011	13,04,367	1.26	20	10%	16,48,886	7,88,598
56	Plant 7	31-01-2013	10,42,278	1.19	20	10%	12,35,720	6,75,617
57	Plant No 5A	31-03-2005	10,36,130	1.91	20	10%	19,73,833	4,74,149
58	trf from store spares (Water Pump)	31-07-2016	9,23,806	1.20	12	10%	11,13,039	5,73,215
59	Plant No 7	31-03-2015	8,74,601	1.26	15	10%	10,99,890	5,82,025
60	DRY CLEANIG MACHINE, STACK TYPE WASHER, DRYER, VACCUM TABLE & HAND STEAMER	29-03-2012	8,16,299	1.22	15	10%	9,92,545	3,76,340
61	COMPRESSURE Air Compressor	30-04-2011	7,50,000	1.13	15	10%	8,47,766	2,82,589
62	PLANT NO. 11	31-01-2012	7,36,719	1.26	15	10%	9,31,307	3,45,360
63	Plant No 5A & 5B	19-02-2004	6,93,362	2.04	15	15%	14,13,793	2,12,069
64		31-12-2003	6,79,831	1.73	15	20%	11,74,557	-
65	Dryer 3	31-01-2014	6,53,084	1.18	15	10%	7,68,616	3,61,890
66	Processing charges and bal int on term loan	31-03-2004	6,29,296	1.71	15	15%	10,75,085	1,61,263
67	Dryer 2	31-03-2014	5,60,350	1.18	15	10%	6,62,513	3,17,454
68	Plant & Machinery - Boiler No. 2	27-06-2009	5,42,116	1.21	12	15%	6,56,874	98,531
69	trf from store spares (Water Pump)	30-04-2016	5,20,252	1.20	12	10%	6,25,739	3,12,869
70	BOILER NO.2 RO Plant 1	31-03-2012	4,50,000	1.04	8	15%	4,69,972	70,496
71	BOILER NO.2 RO Plant 2	31-03-2012	4,50,000	1.04	8	15%	4,69,972	70,496
72	PLANT NO. 1A X-ray Machine (X Ray Generator)	31-03-2012	4,25,000	1.22	12	15%	5,16,761	1,53,162
73		31-03-2005	4,18,515	1.60	12	20%	6,69,826	-
74	Dryer 2	31-03-2005	4,16,014	1.91	12	15%	7,92,509	1,18,876
75	NITROGEN PLANT (PLANT NO 7)	31-03-2015	4,00,000	1.19	12	10%	4,77,879	2,07,878
76	Plant & Machinery Plant No 7	31-03-2009	4,00,000	1.41	12	15%	5,63,365	84,505
77	New sortax machine	05-01-2007	3,91,175	1.76	12	15%	6,87,657	1,03,149
78	Plant No 5B	31-03-2005	3,74,633	1.91	12	15%	7,13,678	1,07,052
79	PLANT NO. 11A (EJECTOR RE CALIBRATION)	31-05-2011	3,50,000	1.26	12	15%	4,42,445	1,10,242
80	Plant 1	01-01-2014	3,32,360	1.18	12	10%	3,91,155	1,42,772
81	Plant 9	31-03-2014	3,26,400	1.18	12	10%	3,85,909	1,44,716
82	Dryer 2	31-01-2013	2,73,009	1.19	12	10%	3,23,678	98,722
83	Dryer 4	31-01-2013	2,73,009	1.19	12	10%	3,23,678	98,722
84	Laboratory euipment	10-02-2007	2,60,043	1.41	6	15%	3,66,701	55,005
85	Ink Jet Printer with Peltier Device	12-01-2006	2,50,413	1.55	12	15%	3,87,358	58,104
86	PLANT NO. 1B	31-08-2011	2,40,000	1.26	12	15%	3,03,391	79,893
87	New sortax machine	25-01-2007	2,37,216	1.76	12	15%	4,17,009	62,551
88	T/f Sep	30-09-2011	2,27,000	1.29	12	15%	2,93,085	78,563
89	PLANT NO. 10	31-10-2011	1,99,500	1.26	12	15%	2,52,193	68,793
90	Strapping Machine	29-01-2006	1,99,100	1.55	12	15%	3,07,983	46,197
91	AUTOMATIC STRAPING MACHINE	25-02-2022	1,95,000	1.07	12	10%	2,08,906	1,77,570
92	Plant 9	31-01-2013	1,92,770	1.19	12	10%	2,28,547	69,707
93	trf from store spares (Water Pump)	31-08-2016	1,62,607	1.21	8	5%	1,96,255	60,661
94	Plant 3	28-02-2014	1,56,672	1.16	12	10%	1,82,216	67,420
95	Boiler 2	31-01-2013	1,55,725	0.99	8	15%	1,53,641	23,046
96	PLANT NO. 9	30-06-2011	1,47,900	1.26	12	15%	1,86,964	47,468
97	Import of Sweeper machine bill no 1203 06	29-03-2016	1,40,056	1.20	12	10%	1,68,713	83,513
98		31-03-2012	1,40,000	1.28	12	20%	1,79,041	-
99	Drop Tester, Drop hight, Ubique Burstingf Board tester, CBB tester	29-01-2006	1,21,669	1.55	12	15%	1,88,207	28,231
100	PLANT NO. 11B	31-01-2012	1,21,193	1.26	12	15%	1,53,203	43,961



Sr. No.	Item Description	Date of Put to Use	Gross Block (Rs.)	Net Index	Estimated Economic life of the Assets (Years)	Salvage Value	Replacement Cost New (Rs.)	Estimated Fair Value (Rs.)
100	PLANT NO. 11B	31-01-2012	1,21,193	1.26	12	15%	1,53,203	43,961
101	trf from store spares (Water Pump)	31-05-2016	1,03,553	1.20	8	15%	1,24,442	45,110
102	Generato 2	31-12-2012	95,760	1.35	12	10%	1,29,304	38,791
103	Plant No 7	31-03-2005	94,828	1.91	12	15%	1,80,648	27,097
104	Frieght charges on machinery Import	31-03-2007	94,334	1.45	12	15%	1,36,762	20,514
105	Jar sealing machine	25-08-2006	93,600	1.47	12	15%	1,37,673	20,651
106	PLANT NO. 11A (WIPER)	31-05-2011	90,000	1.26	12	15%	1,13,771	28,348
107	Taping Machine	29-03-2006	88,400	1.54	12	15%	1,36,222	20,433
108		31-03-2012	80,000	1.28	12	20%	1,02,309	-
109	Strapping machine	16-01-2007	71,800	1.46	12	15%	1,04,751	15,713
110	Rice Milling Cleaning sorting grading and laboratory Machine	13-02-2007	49,490	1.45	8	15%	71,749	10,762
111	Plant & Machinery Modern Husker and Polisher	12-04-2006	44,512	1.82	8	15%	81,081	12,162
112	trf from store spares	31-05-2016	43,340	1.21	8	15%	52,596	19,066
113	Jar sealing Machine	15-10-2005	41,600	1.56	8	15%	64,909	9,736
114	Pneumatic Operatic Jar sealing Machjine	27-01-2006	41,600	1.55	8	15%	64,350	9,653
115	Food operated machine for foil packing	17-01-2007	39,442	1.46	8	15%	57,543	8,631
116	Automatic jar sealing machine	25-08-2006	35,000	1.47	8	15%	51,480	7,722
117	PLANT NO. 11A (TUBELIGHT)	31-05-2011	32,500	1.36	5	15%	44,215	6,632
118		30-06-2015	18,870	1.18	8	20%	22,199	-
119	Paddy Cello	30-06-2014	15,704	1.13	8	15%	17,787	3,813
120	trf from store spares (Water Pump)	31-07-2016	5,416	1.20	8	15%	6,525	2,450
Total			1,01,19,54,224				1,55,58,10,178	50,38,16,468



ENCLOSURE: IV – 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.	Defect Liability Period is 15 DAYS. 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 valuers@rkassociates.org 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 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.
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.

