

**Valuation of Industrial Plant And Machinery
Khata No-11,17,99,203,81,56, Khasra No-
400,405,406,407,408,409 & 410, Village-
Mundyaki, Pargana Mangalore, Tehsil-
Roorkee, District-Haridwar.**

Name of Account:

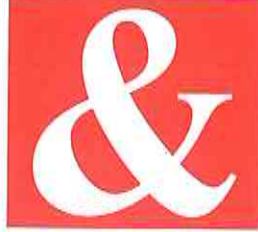
M/S MIRC Electronics Limited.

Prepared By: R.K. Patel (SBI Panel Valuer)



R. K. PATEL

M. E. (MECH.) FCMA
M. Sc. (RE Valuation)
Dip. in Business Valuation
FIV. MICA, MIE
Chartered Engineer (I)
Insolvency Professional (IBBI)

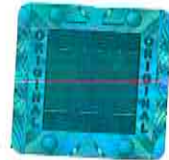
R. K. PATEL

Insurance Surveyors
Loss Assessors
Govt. Regd. Valuers-
Real Estate, Plant & Machinery Shares, Stocks, Business Assets etc.
Cost & Management Accountants
Certified Energy Auditors
Insolvency Professional

Ref: RKP/SBI/MUM/MIRC/2021-22/09/15

Date: 18.09.2021

To,
The Assistant General Manager
State Bank of India,
Backbay Reclamation, Mumbai.

**VALUATION REPORT**

Name of Owner	:	M/S MIRC Electronics Limited
Address of Property	:	Khata No-11,17,99,203,81,56, Khasra No-400,405,406,407,408,409 & 410, Village-Mundyaki, Pargana Mangalore, Tehsil-Roorkee, District-Haridwar.
Type of Property	:	INDUSTRIAL PLANT AND MACHINERY
Present Market Value	:	Rs. 12, 18, 83, 000.00 (Rs. Twelve Crores Eighteen Lakhs Eighty Three Thousands Only).
Realizable Market Value	:	Rs. 10, 36, 00, 000.00 (Rs. Ten Crores Thirty Six Lakhs Only)
Distress Sale Value	:	Rs. 8, 53, 18, 000.00 (Rs. Eight Crores Fifty Three Lakhs Eighteen Thousands Only).



IBBI REGISTRATION
Land & Building : IBBI/RV/02/2018/10303
Plant & Machinery : IBBI/RV/02/2018/10304
Securities or Financial Assets : IBBI/RV/05/2019/11668

Office :

314, Phoenix Complex, Nr. Suraj Plaza, Sayajigunj, Vadodara-390020, India.

M.: 9825038407, 7600022094 E-mail : rajupatel18@hotmail.com

Ref: RKP/SBI/MUM/MIRC/2021-22/09/15

Date: 18.09.2021

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VALUATION REPORT IN RESPECT OF PLANT & MACHINERY

S. No.	Particulars	Content
1.	Date of making valuation	18.09.2021
2.	Purpose for which valuation is made	To know the fair market value for Bank purpose
3.	a) Name of the owner(s) of the plant & machinery	M/S MIRC Electronics Limited
	b) If the asset is under joint ownership/co-ownership, share of each owner	Single Ownership
4.	Location of factory/ works/ premises	Khata No-11,17,99,203,81,56, Khasra No-400,405,406,407,408,409 & 410, Village-Mundyaki, Pargana Mangalore, Tehsil-Roorkee, District-Haridwar.
5.	Date of visit/inspection	16.09.2021
	Extent to which plant was inspected	Complete
	Brief about the company	MIRC Electronics Ltd was incorporated in 1981 as a private limited company by Gulu Mirchandani Vijay Mansukhani and Sonu Mirchandani of the Onida group. Later it transformed as a public limited company in 1992. MIRC is a market leader in consumer electronics goods it manufactures the well known Onida brand of colour televisions (CTVs) Air Conditioners Washing Machines TV-Components & Spares and Electronic Tuners. The company has two subsidiary companies Akasaka Electronics Ltd. and Imercius Technologies (India) Ltd.
6.	Description of the plant & machinery (Separate for each major P&M)	
	Name of the manufacturing company	Detail in P&M Valuation Annexure
	Year of making/fabrication	As per Annexure
	Country of origin	Indian/Imported
	Exchange rate at the time of purchase	Purchase Rates INR
	What generation of technology is involved in the machinery inspected?	All the machines are from reputed manufacturer and of latest Technology.
	Whether inspection carried out to see the machinery in operation?	Yes
	Whether dry run of the machinery or any other tests were carried out to ascertain its condition?	As per Previous Valuation report all the machines were in operational condition
	Date since when the machinery is not in Operation/steps taken to keep the machinery in good condition (to protect it from corrosion)	NA
	General condition of the machinery	Normal
	Details of refurbishing/reconditioning required to be carried out to make the machinery operational	As informed Regular Maintenance were taking place with in-house technician. Company person also available on call in case of any problem.
	Estimated life of new machinery	Useful life has been taken from 15 Yrs. for this plant & machinery valuations



VALUATION REPORT (IN RESPECT OF PLANT AND MACHINERY)

Sr. No.	GENERAL	
1.	Location of factory/ works/ premises	M/S MIRC Electronics Limited Khata No-11,17,99,203,81,56, Khasra No 400,405,406,407,408,409 & 410, Village-Mundyaki, Pargana Mangalore, Tehsil-Roorkee, District-Haridwar.
2.	Purpose for which the valuation is made	To know the present Market value
3.	Date of inspection	16.09.2021
4.	Basis of valuation/ assumptions made	The basis of valuation exercise has been chosen by IVS 104
	a) Indigenous machines	All Machines are Indigenous
	b) Imported machines	N.A.
5.	Details of the charges created on the assets	No Charges as per our knowledge

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Sr. No.	DESCRIPTION	VALUE (RS.)
1.	Fair Market Value (Rs.)	Rs. 12, 18, 83, 000.00 (Rs. Twelve Crores Eighteen Lakhs Eighty Three Thousands Only).
2.	Realizable Value (Rs.)	Rs. 10, 36, 00, 000.00 (Rs. Ten Crores Thirty Six Lakhs Only)
3.	Distress Sale Value (Rs.)	Rs. 8, 53, 18, 000.00 (Rs. Eight Crores Fifty Three Lakhs Eighteen Thousands Only).

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 12, 18, 83, 000.00 (Rs. Twelve Crores Eighteen Lakhs Eighty Three Thousands Only).** The Realizable value of the above property is **Rs. 10, 36, 00, 000.00 (Rs. Ten Crores Thirty Six Lakhs Only)** and the Distress Sale value **Rs. 8, 53, 18, 000.00 (Rs. Eight Crores Fifty Three Lakhs Eighteen Thousands Only).**

DATE: 18.09.2021

SIGNATURE OF VALUER



Certificate

It is hereby certified that in my opinion

I). The Fair market value of the property discussed in the report (above) by adopting prevailing market Value of the Machinery is **Rs. 12, 18, 83, 000.00 (Rs. Twelve Crores Eighteen Lakhs Eighty Three Thousands Only)**. The forced Sale value of the property is estimated as 30% less than the present market value.

If this property is offered as collateral security, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the latest legal opinion.

Value varies with the purpose and date of valuation. This report is not to be referred if the purpose is different other than mentioned in (1).

II). The Property was not inspected at all.

III). The Legal Aspects were not considered in this valuation.

IV). This valuation work was/has been undertaken by the Valuer based upon the request from the Manager, State Bank of India, SAMB, Ahmedabad.

PLACE: Vadodara.

DATE: 18.09.2021



The undersigned has inspected the property detailed in the Valuation Report dated 18.09.2021. We hereby opine that the fair and reasonable market value of the property is **Rs. 12, 18, 83, 000.00 (Rs. Twelve Crores Eighteen Lakhs Eighty Three Thousands Only)**.

DATE: 18.09.2021

SIGNATURE
(NAME OF BRANCH MANAGER WITH SEAL)

M/S MIRC Electronics Limited

Plant & Machinery Available at site

Sr. No.	Asset description	Quantity	Fair Market Value (Rs.)
1	DESKTOP COMPUTER	1	15719
2	DELL DESKTOP I3 PROCESSOR DVD WRT 4GB	1	16800
3	COMPUTER - CPU INTEL 3.06GHZ, LG MONITOR	1	4200
4	COMPUTER - INTEL 3.6GHZ, 2GB,250GB-LG MONITOR	1	4200
5	ASSEMBLED CPU FOR ONIDA HOUSE	1	3300
6	ASSEMBLED CPU FOR ONIDA HOUSE	1	3300
7	ASSEMBLED CPU FOR ONIDA HOUSE	1	3300
8	ASSEMBLED CPU FOR ONIDA HOUSE	1	3300
9	ASSEMBLED CPU FOR ONIDA HOUSE	1	3300
10	ASSEMBLED CPU FOR ONIDA HOUSE	1	3300
11	ASSEMBLED CPU FOR ONIDA HOUSE	1	3300
12	ASSEMBLED CPU FOR ONIDA HOUSE	1	3300
13	ASSEMBLED CPU FOR ONIDA HOUSE	1	3300
14	ASSEMBLED CPU FOR ONIDA HOUSE	1	3300
15	ASSEMBLED CPU FOR ONIDA HOUSE	1	3300
16	ASSEMBLED CPU FOR ONIDA HOUSE	1	3300
17	ASSEMBLED CPU FOR ONIDA HOUSE	1	3300
18	ASSEMBLED CPU FOR ONIDA HOUSE	1	3300
19	ASSEMBLED CPU FOR ONIDA HOUSE	1	3300
20	HP 250G7 Laptop for k P SINGH	1	10050
21	LENOVA V130 LAPTOP I3 4GB/1TB 15.06" ARPANA	1	7335
22	LAPTOP LENOVO - 2CORE,2GB,500GB,LED MONITOR	1	6750
23	LAPTOP LENOVO - 2CORE,2GB,500GB,LED MONITOR	1	6750
24	EXIT LIGHT BATTERY EXHAUST FAN	5	11900
25	INSTALLATION OF LED LIGHT STREET & BUINDIGN ROAD	41	96280
26	LED LIGHT WITH RECTIFIER	56	295680
27	ELECTRICAL MATERIAL - INSTALLATION + TESTING & COM	1	262835
28	ELECTRICAL CABLING & TERMINATION	1	2438036
29	33KV LINE MATERIAL CUBIC METER 75/5A	1	57100
30	ELECTRICAL LINE CONNECTION	1	202892
31	ELECTRICITY-OVERHEAD LINE CHARGES	1	2175428
32	ELECTRICITY-TERMINAL EQUIPMENT CHARGES	1	510403



33	LCLZE040B6K6 - LED CEILING LIGHT	30	49158
34	ALUMINIUM LADDER	1	6560
35	LONG SAPN RACKS WITH SHELVING - RII	1	1212346
36	ZEN DINNING TABLE (5NO)	5	23906
37	CANTEEN TABLE -15NOS	15	54875
38	AM-104 REVOLVING CHAIRS	20	19936
39	FULLY MOULDED MONOBLOC CHAIR , MODEL - CH 17	77	13490
40	CANTEEN CHAIRS(RED/YELLOW)-90NO	90	51363
41	STEEL CUPBOARD	1	1560
42	STEEL CUPBOARD	1	1560
43	STEEL CUPBOARD	1	1560
44	STEEL CUPBOARD	1	1560
45	STEEL CUPBOARD	1	1560
46	CHAIRS PLASTIC(6 NO),TABLE(1NO)	6	1598
47	WMMOULD - 160004534 WASH AND SPIN LID FRAME GL TOP	1	2080103
48	WMMOULD - 160004535 CONTROL LID FRAME GL TOP	1	436639
49	WMMOULD - 160004536 CONTROL PANEL GL TOP	1	1058245
50	WMMOULD - 160004537 KNOB SET GL TOP	1	166772
51	WMMOULD - 160004538 HING SET GL TOP	1	212255
52	WMMOULD - 160004539 WATER INLET NOZZLE GL TOP	1	109160
53	16004540 WM MOULD HR HOLDER	1	460898
54	SAMRT CARE MOULD -CAVITY 2738	1	480000
55	MOULD INSERT - LILIPUT - WHEEL ASM AREA	1	172699
56	4 CAVITY INJ MOULDING MOULD DV CAP	1	401625
57	MOULD CUSHION BOTTOM SA62	1	40860
58	16004148 WMOULD INSERT FOR KNOB SMARTCARE	2	39676
59	16004147 - WMOULD SCRUBBER/MAGIC FILTER SMARTCARE	1	322360
60	MOULD - SCREW CAP BIG A 8 CAVITY 11048227	1	26131
61	16003870 - MOULD FOR DRAIN LEVER ARM	1	160492
62	MOULD FOR BRAKCTET DRAIN LEVER ARM	1	174249
63	16003863 - WMOULD ROLLER CAP PULSATOR	1	100881
64	16003862 - WMOULD ROLLER FOR PULSATOR	1	100881
65	16003861 - WMOULD PULSATOR SMALL CAP	1	100881
66	16003850 - WMOULD PULSATOR BIG CAP	1	91710
67	16003849 - WMOULD PULSATOR	1	298057
68	16003846 - WM MOULD BASKET HANDLE SMART CARE	1	495650



69	16003845 - WM MOULD FAN JET AIR SMARTCARE	1	360473
70	16003844 - WM MOULD SPIN LID JET AIR SMARTCARE	1	878653
71	16003843 - WM MOULD WASH LID BASKET SMARTCARE	1	1365291
72	MOULD BRACKET DUAL SHAFT TIMER SA 65/70	1	117016
73	MOULD KNOB DECO SA 62	1	58671
74	MOULD KNOB SA 62	1	97786
75	MOULD WATER SELECTOR BASE SA 62	1	78229
76	MOULD BASE LEGS SA 65	1	136900
77	MOULD DAMPER SUPPORT SA 62	1	117343
78	MOULD BRACKET TIMERS & SEL SW SA 62	1	117343
79	MOULD NOZZLE COVER SA 62	1	78229
80	MOULD WATER CHANNEL COVER SA 62	1	172103
81	MOULD PULSATOR SA 62	1	312914
82	MOULD MAGIC FILTER & BRUSH HOLDER SA 62	1	219040
83	MOULD MAGIC FILTER & BACK SA 62	1	258154
84	MOULD LID SAFETY SA 62	1	93874
85	MOULD DV CASE DRAIN PIPE SA 62	1	93874
86	MOULD DRAIN ELBOW SA 62	1	117343
87	MOULD LID IS SA 62	1	176014
88	MOULD BACK CABINET SA 62	1	328560
89	MOULD BALANCER RING SA 62	1	125166
90	MOULD WATER SELECTOR GUIDE SA75	1	120026
91	MOULD BASE WATER SELECTOR SA 75	1	102879
92	MOULD WATER SELECTOR KNOB SA 75	1	102879
93	MOULD DRAIN LEVER ARM SA 75	1	102879
94	MOULD FOOT L AND R SA 75	1	188612
95	MOULD WATER CHANNEL COVER,ROLLER SA 75	1	120026
96	MOULD BRACKET DRAIN LEVER SA 75	1	85733
97	MOULD BRACKET WASH,SPIN TIMER SA 75	1	85733
98	MOULD DECO WASH ,SPIN LID SA 75	1	241925
99	WM-MOULD DV ROD FOR SPARKLE	2	27000
100	WM-MOULD DV LINK FOR SPARKLE	2	36000
101	MOULD COVER FOR HANDLE -T11PL7R01C051-109	1	73813
102	MOULD PLASTIC LID FRONT -T11PL7R01A052-109	1	138203
103	MOULD PLASTIC LID 7R01A051-T11PL7R01A051-109	1	254420
104	MOULD BACK PANEL 7R01A004-T11PL7R01A004-109	1	87948



	MOULD HANDLE PLATE ,BACK HINGE PLATE-T11PL7R01D007	1	100511
106	MOULD DETERGENT CASE 7R01A002-T11PL7R01A002-109	1	94230
107	MOULD DETERGENT DRAWER 7R01B002-T11PL7R01B002-109	1	56538
108	MOULD DETERGENT SHOWER 7R01B001-T11PL7R01B001-109	1	34551
109	MOULD FRONT PANEL 7R01A006-T11PL7R01A006-109	1	128780
110	MOULD BODY B 7R01A021-T11PL7R01A021-109	1	574800
111	MOULD PULSATOR CAP 7R01B017-T11PL7R01B017-109	1	72243
112	MOULD MAGIC FILTER BACK ,MAGIC FILTER	1	116216
113	MOULD PULSATOR 7R01A018-T11PL7R01A018-109	1	238715
114	MOULD UPPER PIVOT 7R01C017-T11PL7R01C017-109	1	56538
115	MOULD DAMPER CAP 7R01B016-T11PL7R01B016-109	1	91089
116	MOULD MAGIC FILTER HOLDER 7R01A015-T11PL7R01A015-1	1	144485
117	MOULD WATERFALL A 7R01A014-T11PL7R01A014-109	1	166472
118	MOULD BALANCER UPPER 7R01A013-T11PL7R01A013-109	1	153908
119	MOULD BALANCER LOWER 7R01A012-T11PL7R01A012-109	1	235574
120	MOULD INLET FLAP HP60 NEW 30143-W01A 16002166	1	22114
121	MOULD KNOB HP60 NEW 30133-W01A 16002164	1	33171
122	MOULD DRAIN LEVER BRACKET HP60 NEW 30132-W01A	1	30407
123	MOULD DRAIN LEVER HP60 NEW 30131-W01A 16002162	1	44228
124	MOULD SPIN TIMER COVER HP60 NEW 30130-W01A	1	38699
125	MOULD WASH TIMER COVER 2 SHAFT HP60 NEW	1	63577
126	MOULD WASH TIMER COVER 1 SHAFT HP60 NEW	1	55285
127	MOULD WASH LID HP60 NEW 20107-W01A 16002154	1	243253
128	MOULD 21" ULTRA SLIM REAR COVER 16001893	1	1406452
129	EPS - TOP 7.2 NTT	1	33993
130	EPS - BOTTOM 6.8 NTT	1	33994
131	EPS - TOP 6.8 NTT	1	33992
132	BOTTOM DIE SET WITH WELDING RINGS NTT	1	10214
133	TOP DIE SET WITH WELDING RINGS NTT	1	19988
134	MOULD INDICATOR 7KG 30104-W01A906 16001662	1	37500
135	MOULD KNOB 7KG 30103-W01A906 16001661	1	57500
136	MOULD PIPE HOT /COLD 20031-W01A406 16001324	1	92500
137	6KG WASHING MACHINE SPIN CAP	1	25000
138	6KG WASHING MACHINE PULSATOR INSERT	1	25000
139	6KG WASHING MACHINE PULSATOR	1	30000



140	6KG WASHING MACHINE UPPER PIVOT	1	40000
141	6KG WASHING MACHINE SHOWER LOWER	1	37500
142	6KG WASHING MACHINE PACKING BASE	1	42500
143	6KG WASHING MACHINE LINK GUIDE	1	32500
144	3.5KG WASHING MACHINE PULSATOR INSERT	1	50000
145	3.5KG WASHING MACHINE PULSATOR	1	75000
146	3.5KG WASHING MACHINE SPIN TUB DRIVE	1	75000
147	3.5KG WASHING MACHINE PULLEY	1	75000
148	3.5KG WASHING MACHINE KNOB	1	75000
149	5.5KG WASHING MACHINE SPIN CAP	1	75000
150	5.5KG WASHING MACHINE PULSATOR INSERT	1	75000
151	5.5KG WASHING MACHINE PULSATOR	1	75000
152	5.5KG WASHING MACHINE ROTARY ARM BASE	1	70000
153	5.5KG WASHING MACHINE ROTARY ARM	1	50000
154	5.5KG WASHING MACHINE WATER GUIDE	1	50000
155	5.5KG WASHING MACHINE SCREW CAP	1	75000
156	5.5KG WASHING MACHINE LINT FILTER SUPPORT & COVE	1	70000
157	5.5KG WASHING MACHINE LINT FILTER COVER	1	50000
158	5.5KG WASHING MACHINE LINT FILTER ASSEMBLY	1	62500
159	5.5KG WASHING MACHINE KNOB WATER SHELTER	1	50000
160	5.5KG WASHING MACHINE KNOB TIMER	1	50000
161	5.5KG WASHING MACHINE KNOB DRAIN SELECTOR	1	85000
162	5.5KG WASHING MACHINE INNER CUFF	1	62500
163	5.5KG WASHING MACHINE GUIDE PIPE	1	60000
164	5.5KG WASHING MACHINE FUNNEL GUIDE	1	62500
165	5.5KG WASHING MACHINE FUNNEL	1	75000
166	AUTOMATIC WASHING MACHINE SILENT BASE	1	150000
167	AUTOMATIC WASHING MACHINE LEG BOSS	1	300000
168	AUTOMATIC WASHING MACHINE HUB DRIVE	1	250000
169	AUTOMATIC WASHING MACHINE DRAIN MOTOR HOLDER	1	100000
170	AUTOMATIC WASHING MACHINE DAMPER SPINNING CAP	1	300000
171	AUTOMATIC WASHING MACHINE BACK COVER	1	200000
172	MOULD DRAIN LEVER SELECTOR 20100-W01A606 16001513	1	40000
173	MOULD-W/M-6.5 LENSE STRIP 40131 / 16001434	1	29000
174	MOULD-W/M-6.5 KNOB RING 40133/16001433	1	35000
175	MOULD-W/M-6.5 KNOB 30065/16001432	1	55000



176	6.5 W/M-MOULD CASTOR 16001327 / 40069	1	42500
177	6.5 W/M-MOULD PIPE HOLDER 16001322 / 30091	1	42500
178	W/M-6KG NOZZLE COVER 16001285 (10078)	1	67500
179	W/M-6KG DETERGENT BOX-16001284 (20030)	1	42500
180	W/M-6KG BRAKE SHOE-16001283 (40127)	1	67500
181	W/M-6KG DAMPER SUPPORT LOWER/UPPER-16001282	1	125000
182	MOULD-DRAIN LEVER SELECTOR 16001227	1	55000
183	W/M-6KG WATER FALL FRONT-16001198 20039/40	1	381111
184	W/M-6KG WATER FALL BACK-16001197 20037/41	1	238196
185	W/M-6KG WATER FALL FRONT-16001196 20029/38	1	381114
186	W/M-6KG LID SAFETY-16001195 10085	1	104346
187	W/M-6KG LINT FILTER HOLDER-16001193 30038	1	65216
188	W/M-6KG LID IS-16001192 20033	1	158798
189	W/M-6KG DV PLUG-16001190 20024	1	47640
190	W/M-6KG DV ELBOW DRAIN-16001189 20023	1	95279
191	W/M-6KG DV ROD-16001188 30058	1	79399
192	W/M-6KG DV CAP-16001187 30057	1	47640
193	W/M-6KG DV CASE-16001186 10075	1	206437
194	W/M-6KG LEVEL SELECTOR KNOB-16001185 20021	1	79399
195	W/M-6KG PULSATOR COVER-16001184 30046	1	79399
196	W/M-6KG PULSATOR MOULD-16001183 20014	1	333476
197	W/M-BALANCER LOWER 16001182 30043	1	120000
198	W/M-BALANCER UPPER 16001181 30042	1	70000
199	14XS-REAR COVER-SCART CORE INSERT & CAVITY INSERT	1	37205
200	REAR COVER CMM 10057-UE 20	1	1773044
201	ARGOX CP2140 THERMAL PRINTER	1	12600
202	INV18SGC-N - INDOOR UNIT	1	4434
203	TSC 384MT EXTERNAL 8" AUTO REWINDER	1	14800
204	CP PLUS 8 CHANNEL DVR & 2MP OUTDOOR CAMERA	1	12400
205	WIFI DEVICES WITH ROUTER	1	5200
206	SPLIT AC 1.5TR SMART 2STAR	1	12418
207	SPLIT AC 2.4TR SUPER GLOSSY 3 STAR INDOOR/ODU	1	18712
208	MOBILE OINDA I502 + UPS 1400 VA DSP SINE WAVE	2	7027
209	BARCODE SCANNER	1	5800
210	BARCODE SCANNER	1	5800
211	BARCODE SCANNER	1	5800



212	TSC TTP-384MT 8" THERMAL TRANSFER BARCODE PRINTER	1	112000
213	ALUMINIUM LADDER	1	11067
214	SG18TRD SPLIT 1.5 TR TREDNDY	1	8233
215	W18FLT2 WINDOW 1.5TR POWER FLAT 2 STAR	1	8443
216	LASER MULTIFUNCTION PRINTER LBP 4820D	1	8280
217	LCD 32" M SERIES ONIDA	1	7789
218	DIGITAL TEST PANNEL	1	44064
219	SALT SPRAY CHAMBER - SIZE 450X450X450	1	61777
220	1.5 TON AC - SZ18GRL2	1	5427
221	1.5 TON AC - SZ18GLS	1	9937
222	1.5 TON AC - SZ18FLT	1	9098
223	1.5 TON AC - SM18FLT	1	9000
224	1.5 TON AC - SM18FLT	1	9000
225	INSTALLATION OF AIRCEL LINKS WITH INSTRUMENT	1	14831
226	TW-6SD IMPCAT SCREW DRIVER	5	23681
227	VARIOUS TOOLS AND ACESSORIES AS PER LIST ATTACHED	1	80279
228	PNEUMATIC GREASE PUMP 25KG ELGI	1	16830
229	DIGITAL WEIGHING MACHINE 10 KG	2	13884
230	DIGITAL WEIGHING MACHINE 100KG TROLLEY TYPE	1	9096
231	TORQUE WRENCH 600 KNF IR	1	23339
232	DIGITAL VERNIR CALLEPR 300MM, 0.01LC MITUTOYO	1	10986
233	DIGITAL VERNIER CALLIPER 150MM 0.01LC MITUTOYO	1	3474
234	BENCH VICE OPENIGN 12" APEX	1	4658
235	VACCUM CLEANER MACHINE -AS59M	1	25459
236	WATER PURIFIER R.O. SYTEM	2	15732
237	ALMONARD OSCILLATING FAN -24"	7	29988
238	ALMONARD OSCILLATING FAN -18"	1	3886
239	1 KVA ONLINE UPS WITH RACK	1	13630
240	BARCODE SCANNER	1	15759
241	BARCODE SCANNER	1	15759
242	BARCODE PRINTER	1	15759
243	HP LASERJET 1020 PRINTER - CNCH141724	1	4532
244	EPSON LQ1150 PRINTER - G8CY120129	1	8946
245	ROUTER TECHROUTES TR 1705 - RL 151804	1	6450
246	RO SYSTEM -ROORKEE II CANTEEN	1	11813
247	AIR CONDITIONER -W072SMS1Y(4QNTY)	5	2547



248	AIR CONDITIONER -SG12FLT	4	29147
249	AIR CONDITIONER -SG18TRD	1	7944
250	WALL MOUNTING FAN	2	3366
251	PUPPY DIAL 50 MM 10 MICRON	1	2617
252	DIGITAL STOP WATCH CASIO	1	1918
253	DOWER PULLER M3 TO M16 BOLT SIZE	1	689
254	MICRO METER 0.25 MM, 0.001LC MITUTOYO	1	1228
255	ELECTRICAL HAND DRIL MACHINE	1	1767
256	BENCH GRINDER 0.5 HP 2800RPM G.W. 200MM	1	1766
257	ELECTRICAL GRINDER GWS 6-1400 DIA 100 MM BOSCH	1	1104
258	UPS 600V OFFLINE UPS	25	27000
259	CEILING FAN CROMPTON 4.8"	2	2020
260	DLINK 2100 AP WIFI ACCESS POINT PVB1C9000080	1	1766
261	DLINK 2100 AP WIFI ACCESS POINT PVB1C9000081	1	1766
262	DLINK 2100 AP WIFI ACCESS POINT PVB1C9000349	1	1766
263	DLINK 16 PORT NETWORK SWITCH -	1	1295
264	DLINK 16 PORT NETWORK SWITCH - QBAN1C4004480/79	1	1295
265	JUISER MIXER(1NO)&BLOWER SUMMER COOL DLX(4NO)	5	3253
266	GYSER 25LTR COPPER TANK (4NO)	4	8836
267	STABILIZER-FOR GUEST HOUSE	1	2194
268	INVERTOR BATTERIES FOR ROORKEE - GUEST HOUSE	4	7084
269	AIR DRYER GD 300 CFM	1	219200
270	PP STRIP SEALING MACHINE (DV ASSEMBLY)	1	46410
271	SEWERAGE TREATMENT PLANT (STP)	1	462772
272	JIG - EAOT - TWIN TUN SINGLE CAVITY	1	67559
273	JIG - EAOT - SPIN WASHER	1	38460
274	JIG - EAOT FRAME - SINGLE CAVITY	1	31880
275	PIN GUAGE SET INSTEP 0.02MM - 10MM TO 12MM	1	4560
276	PIN GUAGE SET INSTEP 0.02MM - 7MM TO 10MM	1	5640
277	PIN GUAGE SET INSTEP 0.02MM 5MM TO 7MM	1	3840
278	PIN GUAGE SET INSTEP 0.01MM 3.01MM TO 5.00MM	1	6240
279	PIN GUAGE SET INSTEP 0.01MM 1.51MM TO 3.00MM	1	4920
280	PIN GUAGE SET INSTEP 0.01MM 0.5-1.5MM	1	4560
281	DIGITAL TACHOMETER LINE SEKIE	2	9120
282	COOLANT PROOF DIGITAL VERNIER CALIPER	1	10320
283	COOLANT PROOF DIGIMATIC MICROMETER	1	5190



284	ELECTRONIC GSM TESTER	1	12502
285	MOISTURE TESTING MACHIN 30001910 066228	1	12501
286	BS TESTER WITH 2 PRESSURE GAUGES	1	31253
287	DRILL MACHINE WITH DRILL	1	3688
288	DIGITAL WEIGHING SCALE	1	5865
289	DIGITAL MULTIMETER FLUKE -117	2	21392
290	DIGITAL MICROMETER	1	3536
291	TOOL KIT SET STANLEY	1	6931
292	CALIPER CHINA 40"/1000M	1	3473
293	PUSH PULL GAUGE	1	11840
294	TORQUE WRENCH 10-120 KG	1	9568
295	TORQUE WRENCH 3-30 KG	1	9567
296	ELECTRIC TAPE DISPENSAR M-1000 ELM	1	16800
297	Tools & Tackles - for Roorkee plant II	1	117268
298	TROLLEY FOR TUBE	50	398451
299	SUCTION HOPPER LAODER HORSE	1	15727
300	WIRE ROPE SLING 4D SHAKE (10 TON)	1	9914
301	WIRE ROPE SLING WITH 4D SHAKE(25 TON)	1	15790
302	DRAIN HOUSE TROLLEY	2	7763
303	FRAME TROLLEY	6	45079
304	BACK COVER TROLLEY	8	46832
305	CONTROL TROLLEY	2	16228
306	MAIN TUB TROLLEY	20	178389
307	BASE TROLLEY	8	44778
308	BOTOM TRAY TROLLEY	4	22540
309	RC-6 WIRE TWISTER TOOL	3	84000
310	MR- 30A CRIMPING TOOL	2	31610
311	TW-6S IMPACT WRENCH	3	13718
312	PNEUMATIC SCREW DRIVER 1RPNS/WI	25	170614
313	PNEUMATIC TOOLS - 41SA17PSQ-4/WI	6	50123
314	CARTON BOX TROLLY	3	22473
315	MOTOR GEAR TROLLY	9	98064
316	HAND PALLET TRUCK	6	72168
317	WATER AND AIR DISTRIBUTION SYSTEM	1	327952
318	FIRE PROTECTION SYSTEM PLANT ROORKEE - II	1	2967104
319	PIMCO" Plastic Scrap Granulator Model PCH-800	1	863532



320	ITW CARTON STRPPING M/C MODEL MB1-1	1	221850
321	ITW CARTON STRPPING M/C MODEL MB1-1	1	221850
322	HOT AIR DRYER WITH HOPPER LOADER	1	185663
323	MB DOSING SYSETEM WITH HOPPER LOADER	1	144407
324	WM ASMBLY LINE CONVEYER - LIFTER & CONVEYER	1	7067034
325	MIXER NOZZEL TYOP SIB 40/06 INCL 2	1	312334
326	ENGEL INJECTION MOULDING MACHN - DUO 11050/1300PRO	1	23267743
327	FREIGHT ELEVATOR - GOODS LIFT -B	1	550800
328	FREIGHT ELEVATOR - GOODS LIFT-A	1	550800
329	DOUBLE GRIDER EOT CRANE INCL RAIL & BUSBAR	1	3300908
330	ABBIDO SEQUENTIAL TIMER - ACST 600 - PNEUMATIC	3	81830
331	ABIDO TEMP CONTROLLER ACTF -G16 - YUDO	8	141690
332	ABIDO TEMP. CONTROLLER ACTF- G16 -YUDO	3	134090
333	JIG - TUB FRAME COOLING, CUSHION	2	90566
334	JIG - CONTROL PANNEL HOLE CUTTING - MOULDING	2	210746
335	JIG - WSA FIXING - TUBE LINE	2	31147
336	COOLING FIXTURE FOR SA62 FRAME MOLDING	1	88740
337	PUNCHING TOOL-PUNCHING 0.8MM FLASH ON CONTROL PANE	2	211630
338	TW600 TIMER CONTROLLER	1	101019
339	Washing M/c body riveting fixture (top & bottom)	3	42840
340	DETUNED FILTER WITH 480VOLT POWER CAPACITY 100KVAR	3	26950
341	DETUNED FILTER WITH 480VOLT POWER CAPACITY 50KVAR	3	53749
342	PIPELINE FOR COOLING TOWER	1	78522
343	TEMPARATURE CONTROLLER -6 ZONE(CW 661-10)(2NO)	4	146633
344	BRICK SOILING & DIESEL TANK FOUNDATION	1	400545
345	WATER STORAGE TANK(CAPACITY 5000LTRS)(2NO)	2	35435
346	500KVA HE D.G SET WITH PCC 3100(W/O PANEL)	1	1460968
347	500KVA HE D.G SET WITH PCC 3100(W/O PANEL)	1	1460968
348	500KVA HE D.G SET WITH PCC 3100(W/O PANEL)	1	1460968
349	500KVA HE D.G SET WITH PCC 3100(W/O PANEL)	1	1460968
350	SPECIAL SYNCH & BREAKER / OUTGOING PANEL	1	813789
351	40KL DIESEL STORAGE TANK IF 803 STD	4	212926
352	36 KV HT PANNEL	1	1261761
353	ATLAS COPCO VERTICAL AIR RECEIVER 2.0M3	1	32153
354	GENERAL PURPOSE PRE-FILTER DDX190 403CFM	1	25360



355	HIGH EFFECY COALESCING FILTER PD190 403CFM	1	25127
356	ATLAS COPCO MAKE SCREW COMPRESSOR GA30	1	445108
357	ATLAS COPCO MAKE SCREW COMPRESSOR GA30	1	445108
358	TRANSFORMER WITH OLTC/RTCC 2MVA,33/0.433	1	831019
359	SEQUENTIAL CONTROLLER -SIT 50008 8 ZONE	1	65982
360	MOULD TEMPERATURE CONTROLLER	1	214064
361	PLASTIC STRAPPING MACHINE - JOINPACK MAKE	1	500000
362	2P BENDER - TWO POINT BENDING MACHINE-MODI	1	312600
363	REIKEN TEMPERATURE CONTROL UNIT-KCW-15FZ (8)	1	536392
364	REIKEN TEMPERATURE CONTROL UNIT-KCW-15FZ (7)	1	536392
365	REIKEN TEMPERATURE CONTROL UNIT-KCW-15FZ (6)	1	536392
366	TEMP.CONTROLLER FOR HOT RUNNER MOULDS-CGF50-12	1	103479
367	S.S.DAY BIN FOR REGRIND MATERIAL	1	5546
368	S.S.DAY BIN FOR VIRGIN MATERIAL	1	7924
369	REIKEN 2CIRCUIT TEMP.CONTROL UNIT-KCW20HEZ2 (9)	1	1441825
370	YUSHIN TAKE-OT ROBOT MODEL-RAII-1300S-E (7)	1	1121563
371	YUSHIN TAKE-OT ROBOT MODEL-RAII-1300S-E (7)	1	1121563
372	MOULDING MACHINE-J1600EIII8900HB(9)-SAFETY GUARD	1	23143
373	JSW-INJECT.MOULDING MACHINE MNO-J1600EIII8900HB(9)	1	13401538
374	S.STEEL DAY BIN FOR REGRIND MATERIAL-MOULD.1-8	8	43453
375	S.STEEL DAY BIN FOR VIRGIN MATERIAL-MOULD. 1-8	8	62076
376	HOPPER LOADER MODEL-138D,Z5,C/AB/1,PU HOSE (9)	1	31366
377	MOULDING MACHINE-J850E-III-3800HA(8)-SAFETY GUARD	1	23143
378	JSW INJECTION MOULDING MACHINE-J850E-III-3800HA(8)	1	5059702
379	MOULDING MACHINE-J850E-III-3800HA(7)-SAFETY GUARD	1	28929
380	JSW INJECTION MOULDING MACHINE-J850E-III-3800HA(7)	1	5068088
381	HOPPER LOADER MODEL-138D,Z5,C/AB/1,PU HOSE (7)	1	31366
382	HOPPER LOADER MODEL-138D,Z5,C/AB/1,PU HOSE (8)	1	31366
383	DOZING/MIXING SYSTEM MODEL-V25,K03,SV2,SL31 (9)	1	41259
384	HOT AIR DRYER SYSTEM-MODEL PHD400AT (9)	1	45119
385	HOPPER RATIO LOADER SYSTEM-MODEL-TM13D (9)	1	40294
386	DOZING/MIXING SYSTEM MODEL-V25,K03,SV2,SL31 (7)	1	43260
387	DOZING/MIXING SYSTEM MODEL-V25,K03,SV2,SL31 (8)	1	43260
388	HOT AIR DRYER SYSTEM-MODEL PHD400AT (7)	1	47307
389	HOT AIR DRYER SYSTEM-MODEL PHD400AT (8)	1	47307
390	HOPPER RATION LOADER SYSTEM-MODEL-TM13D (7)	1	42248



391	HOPPER RATION LOADER SYSTEM-MODEL-TM13D (8)	1	42248
392	STEEL V BLOCK 0.5-1.5MM	2	4020
393	HARDNESS TESTER SHORE 0-100MM	1	1194
394	THREAD PLUG GAUGE 3MM/4MM/5MM/6MM/8MM/10MM	12	7704
395	NOISE METER 30-120 DB	2	4740
396	RADIUS GAGES 15.5-25MM (30 PAIRS)	2	3888
397	RADIUS GAGES 7.5 - 15MM (32 PAIRS)	2	2136
398	RADIUS GAGES 1-7MM (34 PAIRS)	2	1680
399	RADIUS GAGES 0.4-6MM (18 PAIRS)	2	2382
400	DIGITAL THERMOMETER	1	1290
401	OPTICAL MAGNIFIER WITH LIGHT	1	2115
402	STOP WATCH	3	1042
403	DIGITAL CALIPER 150MM	2	5305
404	PUPPY DIAL 0.01MM	1	2305
405	FILEG GAUGE 184-304	3	3316
406	YUSHIN ROBOT(WEB LINER) RA II-1300S-E TYPE-L	1	1309542
			12, 18, 83, 418.00



DECLARATION- CUM- UNDERTAKING

I, R. K. Patel son of Sh. Kantilal J Patel does hereby solemnly affirm and state that:

- I am a citizen of India
- I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- The information furnished in my valuation report dated 19/09/2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- My representative inspected the property on 16-09-2021. The work is not subcontracted to any other valuer and carried out by myself.
- Valuation report is submitted in the format as prescribed by the Bank.
- I have not been de-empanelled/ delisted by any other bank and in case any such de-empanelled by other banks during my empanelment with you; I will inform you within 3 days of such de-empanelment.
- I have not been removed / dismissed from service/employment earlier.
- I have not been convicted of any offence and sentenced to a term of imprisonment
- I have not been found guilty of misconduct in professional capacity.
- I have not been declared to be unsound mind.
- I am not an un-discharged bankrupt, or has not applied to be adjudicated as a bankrupt;
- I am not an un-discharged insolvent.
- I have not been levied a penalty 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

- I have 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
- My PAN Card number/Service Tax number as applicable is **ACPPP2713A**
- I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer
- I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability
- I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable



- I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V-A signed copy of same to be taken and kept along with this declaration)
- I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- My CIBIL Score and credit worthiness is as per Bank's guidelines.
- I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- Further, I hereby provide the following information.

S. NO.	PARTICULARS	VALUER COMMENT
1	background information of the asset being valued;	Khata No-11,17,99,203,81,56, Khasra No-400,405,406,407,408,409 & 410, Village-Mundyaki, Pargana Mangalore, Tehsil-Roorkee, District-Haridwar.
2	purpose of valuation and appointing authority	For Bank Loan Purpose.
3	identity of the valuer and any other experts involved in the valuation;	Mr. R. K. Patel.
4	disclosure of valuer interest or conflict, if any;	Not any.
5	date of appointment, valuation date and date of report;	Valuation Date: 16/09/2021 Date of Report: 19/09/2021
6	inspections and/or investigations undertaken;	As per guidelines
7	nature and sources of the information used or relied upon;	Local enquiry from property vendors and neighbors.
8	procedures adopted in carrying out the valuation and valuation standards followed;	WDV
9	restrictions on use of the report, if any;	State bank of India, Backbay reclamation Branch, Mumbai.
10	major factors that were taken into account during the valuation;	No.
11	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.	State bank of India, Backbay reclamation Branch, Mumbai.



SBI Panel Valuer

DATE: 18/09/2021

PLACE: VADODARA

Ref: RKP/SBI/MUM/MIRC/2021-22/09/15

Date: 18.09.2021

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PHOTOGRAPHS





GOOGLE LOCATION

