

File No.: VRP/SBI/865/01/2024

Dated: 11.01.2024

ASSESSMENT REPORT

OF

PLANT & MACHINERY

SITUATED AT

VILLAGE PIPALIYA, PLOT NO. F-21, INDUSTRIAL AREA, SITE -1, SIDCUL,
TEHSIL – BAZPUR, DISTRICT – U.S. NAGAR (U.K)

OWNERS/ PROMOTERS

M/S- LEAP THREE MATERIALS LLP

MC: M/S- LEAP THREE MATERIALS LLP-39796064786

REPORT PREPARED FOR

OPINION BASED ON DEEDS/DOCUMENTS & IDENTIFICATION PROVIDED BY BM/FO STATE
BANK OF INDIA SME HALDWANI BRANCH NAINITAL (U.K)

YOU/BANK VERIFY THE LOCATION/FIGURES AND THEN ASK
ANY QUERY OR DOUBT UP TO 2 TO 3 MONTH OF FROM ISSUE DATE
In case of any query/issue or escalation you may please contact Incident Manager:
valuers_son1@gmail.com. We would appreciate your feedback in order to improve our services
and ask for any review/advice up to six month only after no record no liability maintained job

■ Valuers

■ Chartered Engineers

■ Lender's Independent Engineer (LIE)

■ Techno Engineering Consultants

■ Business Valuations

■ Project Reports & Consultants

■ Industry / Trade Rehabilitation Consultants

■ NPA Management

■ Account Monitoring

■ Panel Valuer Consultant for 20 Nationalized Banks/PSUs

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CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301

Ph - +91-0120-4110117, 4324647, +91 - 9958632707

E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

OPINION BASED ON PAPERS PROVIDED BY OWNER

PART A

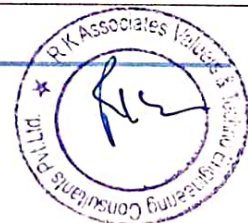
PLANT & MACHINERY VALUATION PROCEDURE

Name & Address of Branch	State Bank Of India Sme Haldwani Branch Nainital (U.K)
Name of Customer (s)/ Borrower Unit	M/s : - Leap Three Material LLP

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
1.	Date of Valuation Report	11 January 2024
2.	Purpose for which Valuation is made	For Distress Sale of mortgaged assets under NPA a/c
3.	a)Name of the Owner (s) of the Plant & Machinery	M/s : - Leap Three Material LLP
	b) if the asset is Under Joint ownership/co-ownership, share of each owner	Company Ownership
4.	Location of factory/works/premises	Vill. Pipaliya,, Plot No. F-21, Industrial Area, Site-1 Sidcul Tehsil – Bazpur District-U.S. Nagar (U.K)
5.	Date of Visit/inspection	11 January 2024.
	Extent to which plant was inspected	

2.	TECHNICAL DESCRIPTION OF THE PLANT/ MACHINERY	
	Name of the Firm	M/s : - Leap Three Material LLP
	Year of Making /Fabrication	NA
	Date of Purchase	2021
	Name of Vendor / Supplier	Please See Invoice
	Original Price	Please See Page No.4
	Country of Origin	India.
	Import Duties at the time of Purchase	NA
	Import Duties at the time of Valuation	NA
	Exchange Rate at the time of Purchase	NA
	Exchange rate as on the date of Valuation	NA
	Price to the Owner where he is not the first Owner	NA
a.	Detailed List of Machinery specifying major sections, their components and makes stc.	Please See Page No.4
b.	Rated capacity/Speed of Machinery by the original manufacture	Na
c.	What Generation of technology is involved in the machinery in operation	Normal type
d.	Whether inspection carried out to see the Machinery is operation	Condition of the machines is not checked. Machinery is Not Operation Since Last some months. No technical/ mechanical/ operational testing has been carried out to ascertain the condition and efficiency of machines.

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OPINION BASED ON PAPERS PROVIDED BY OWNER

PART C CONSOLIDATED VALUATION ASSESSMENT OF PLANT & MACHINERY

S.No.	Particulars	Book Value	Prospective Fair Market Value
1.	Plant & Machinery Value	No information available	Rs. 1,26,04,311/-
2.	Additional Premium if any	----	----
	Details/ Justification	----	----
3.	Deductions charged if any	----	----
	Details/ Justification	----	----
4.	Total Prospective Fair Market Value [#]	----	Rs. 1,26,04,311/-
5.	Rounded Off	----	Rs. 1,26,00,000/-
6.	Expected Realizable Value [^] (@ ~10% less)	----	Rs. 1,13,40,000/-
7.	Expected Forced Distress Sale Value [*] (@ ~15% less)	----	Rs. 1,07,10,000/-
8.	Valuation for Insurance purpose	NA	NA

9.	Concluding Comments & Disclosures if any	<p>i. This Valuation report is prepared based on 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.</p> <p>ii. Legal aspects for eg Investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals, etc. has to be taken care by legal experts/ Advocates.</p> <p>iii. This report only contains opinion based on technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations.</p> <p>iv. This valuation assessment doesn't cover any Value addition or Enterprise/ Company Valuation factors of the Project/ Industry which may have additional premium or discounting impact on the overall Project/ Industry Value due to various other financial conditions of the Project.</p> <p>v. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.</p>
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OPINION BASED ON PAPERS PROVIDED BY OWNER

S. No.	Item	Quantity	Installation year	Cost as per list provided by bank	Depreciation	Depreciated value (FMV)
1.	Hitachi SAX 2 T 3100 X RMRG324HEEA 3 CMRG324HEEA-210D0002 EMR G324HEEA- SE210D07941 Invoice No. 21-22/MR-349	1 No's	2021	48,500.0	10%	43,650.0
2	Hitachi SAX 2 T 3100 X RMRG324HEEA 3 CMRG324HEEA-210D0002 EMR G324HEEA- SE210D07941 Invoice No. 21-22/MR-348	1 No's	2021	48,500.0	10%	43650.0
3.	RRMB 50/26 (600MM) PP Melt Blown Fabric Plant Invoice No. 894/20-21	1 Set	2021	1,23,97,390.0	10%	1,11,57,651.0
4.	Electric Transformer Oil Cooled 200 KVA (Cu) With Accessories Invoice No. 292	1 No's	2021	4,18,900.0	10%	3,77,010.0
5.	Jakson Make Generating Set – SDS SDSILMP 160.00 KVA Diesel 3 PH LHP CPCS II 128 KW Silent Type as per Chhalan Invoice No.IP0320103801	1 No's	2021	10,91,500.0	10%	9,82,350.0
	TOTAL VALUE			1,40,04,790		1,26,04,311.0



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PART C CONSOLIDATED VALUATION ASSESSMENT OF PLANT & MACHINERY

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1.	Plant & Machinery Value	No information available	Rs. 1,26,04,311/-
2.	Additional Premium if any	----	----
	Details/ Justification	----	----
3.	Deductions charged if any	----	----
	Details/ Justification	----	----
4.	Total Prospective Fair Market Value[#]	----	Rs. 1,26,04,311/-
5.	Rounded Off	----	Rs. 1,26,00,000/-
6.	Expected Realizable Value[^] (@ ~15% less)	----	Rs. 1,13,40,000/-
7.	Expected Forced Distress Sale Value* (@ ~20% less)	----	Rs. 1,07,10,000/-
8.	Valuation for Insurance purpose	NA	NA

9.	Concluding Comments & Disclosures if any	<p>i. This Valuation report is prepared based on 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.</p> <p>ii. Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals, etc. has to be taken care by legal experts/ Advocates.</p> <p>iii. This report only contains opinion based on technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations.</p> <p>iv. This valuation assessment doesn't cover any Value addition or Enterprise/ Company Valuation factors of the Project/ Industry which may have additional premium or discounting impact on the overall Project/ Industry Value due to various other financial conditions of the Project.</p> <p>v. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.</p>
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OPINION BASED ON PAPERS PROVIDED BY OWNER

ART E – AS IVS/GOVT.BANK INSTRUCTS

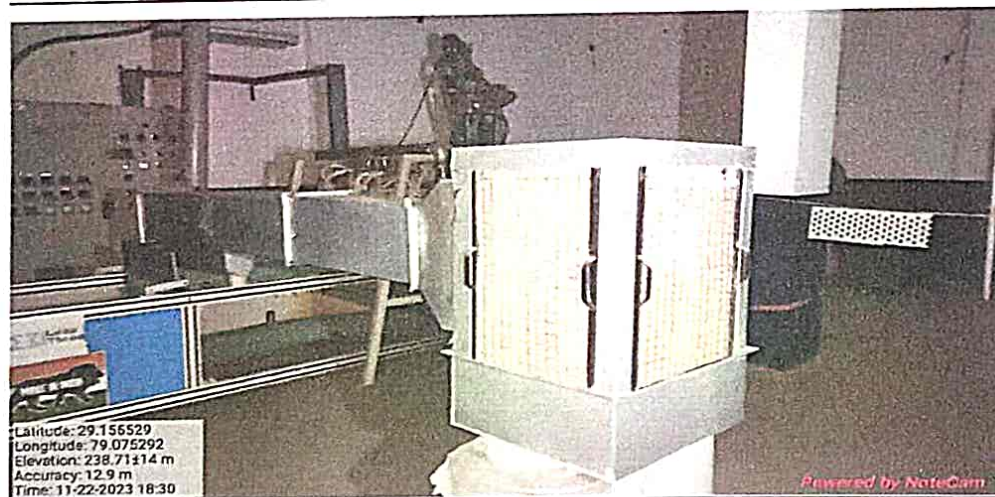
1. No employee or member of R.K Associates has any direct/ indirect interest in the property.
2. This report is prepared based on the copies of the documents/ information provided to us by the interested organization or customer and we assume that all such information is true and correct. If at any time it's found that misrepresentation of facts have been provided to us then this report should be considered cancelled.
3. If this property is offered as collateral security, the concerned financial institution is requested to verify the credentials of land shown in this valuation report with respect to the latest legal opinion and all other measures taken for legal land.
4. Legal aspects are not considered in this report. It's taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before moving for getting the assessment opinion report.
5. Value varies with the purpose/ date/ condition of the market. This report should not to be referred if any of these points are different from the one mentioned aforesaid in this Report.
6. Analysis and conclusions adopted in the report are limited to the reported assumptions and conditions the information came to knowledge during the course of the work.
7. This report is prepared on format as per the bank requirement and has limited scope as per its fields. Any extra information or work over and above the fields mentioned in this report will have an extra cost which has to be borne by the customer.
8. Corrections only related to typographical, calculation or any relevant information found, spelling mistakes will be entertained within the defect liability period. No request for value revision, date change or any other correction will be entertained other than the one mentioned above.
9. The property was inspected by our authorized representative on 22.11.2023 in front of the owner's and his representative and Bank instructions.
10. This valuation work is undertaken by our Engineer on the request from Sbi Sme Haldwani (UK).

Place : Shahjahanpur U.P.
Date : 11.01.2024
Note : This report contains Pages



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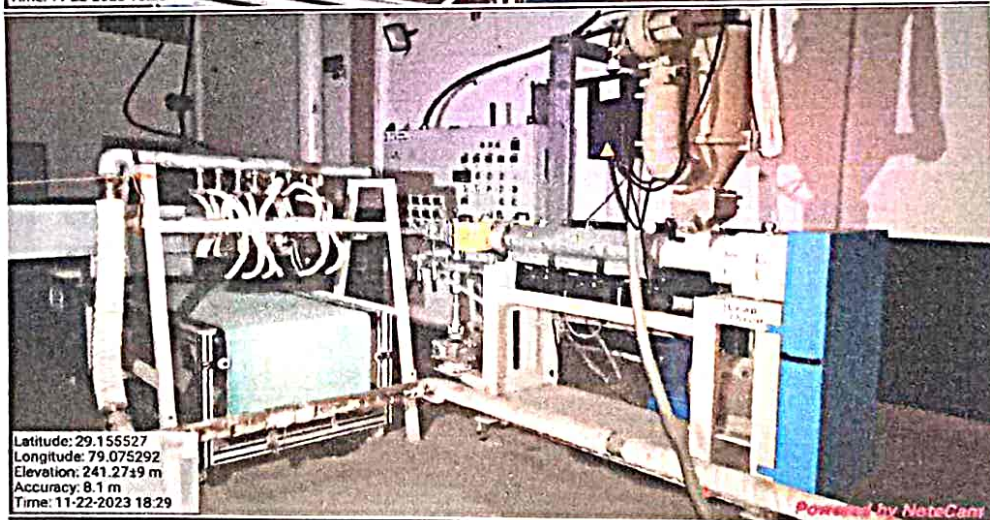
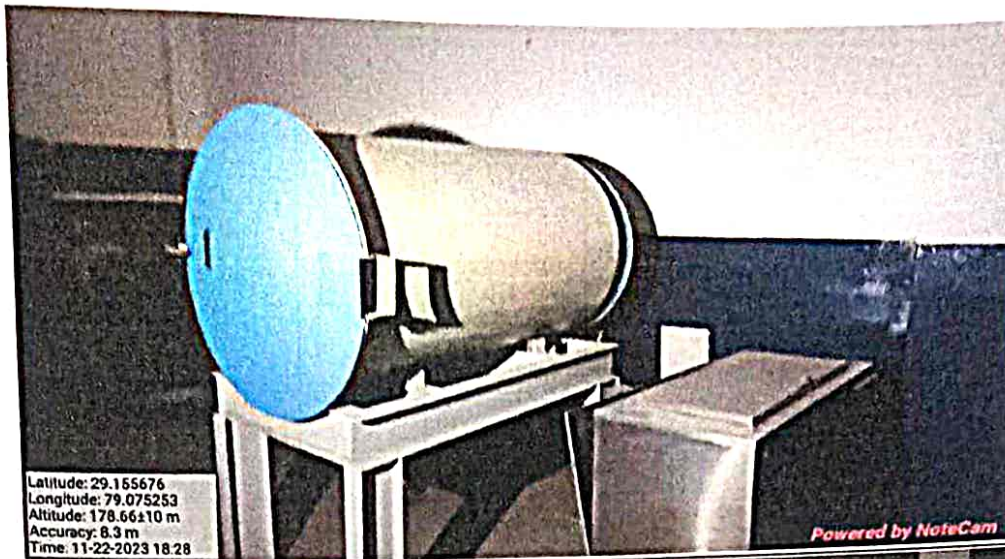
PHOTOGRAPHS OF PROPERTY



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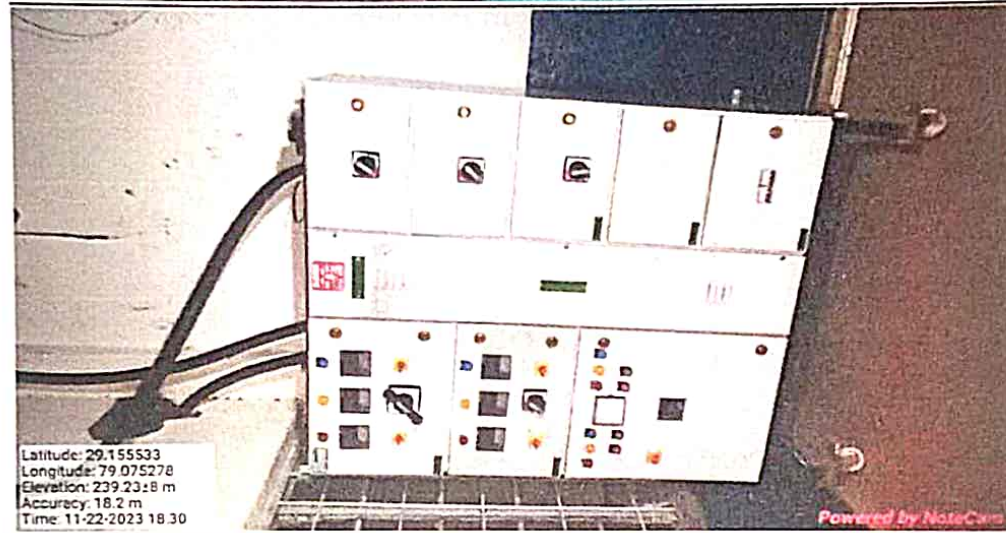
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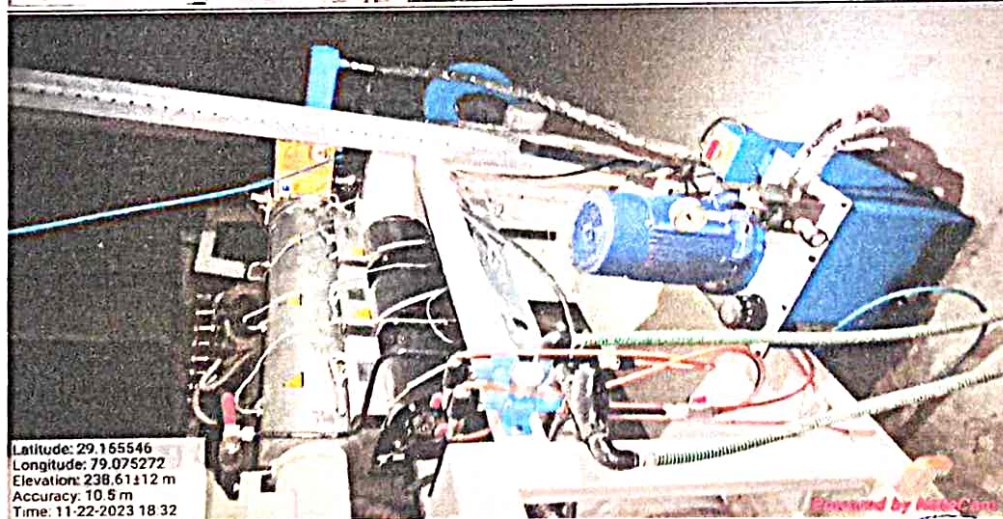
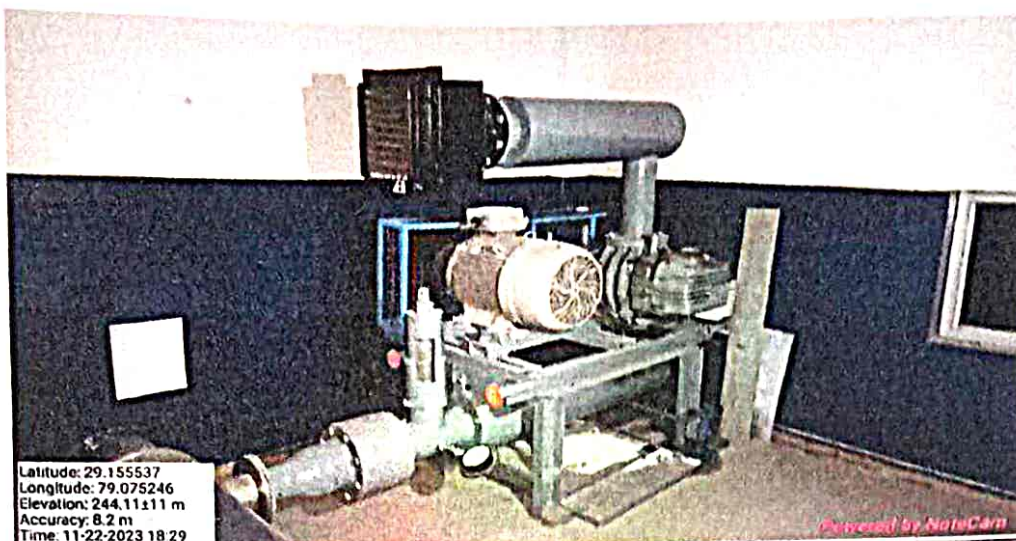
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GOOGLE MAP

← 29.155482,79.075159



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श्री कृष्णा
मंदिर



UT CH
ISP Pvt
उत्तरांचल
इस्पात पीवीटी

Uttranchal Ispat Limited
हिमालय इस्पात



FAUJI FILLING
STATION
फौजी फिलिंग
स्टेशन

Kotsons Pvt
कोटसन पीवीटी
एलटीडी

Sanu Hair Cutting Saloon

Nizam Telecom

Google

29°09'19.7"N 79°04'30.6"E

Directions

Start

Save



VRP/SBI/865/01/2024

