

REPORT FORMAT: CL-1 | Version: 1.0_2018

FILE No.: VIS(2024-25)-PL788-710-976

Date: 27-02-2025

- **REPORT NAME:** Cost Verification Report for machines which are proposed to be installed at Kothari Compound 3, 27 Acres, Near Tiku-Jini Wadi, Manpada, Thane, Maharashtra-400607, India
- **PREPARED FOR ORGANIZATION:** State Bank of India, SME Wagle Branch, Wagle Estate, Thane (West)
- **BORROWER COMPANY'S NAME:** M/s Uniqtainerr Biotech Pvt. Ltd.
- **ASSET TYPE:** Machineries for manufacture of Plastic bags and blood bags
- **CURRENT LOCATION OF THE MACHINES:** Proposed to be installed at Kothari Compound 3, 27 Acres, Near Tiku-Jini Wadi, Manpada, Thane, Maharashtra 400607, India
- **TO WHOM IT MAY CONCERN**

S. NO.	PARTICULARS	DESCRIPTION
1.	Date of Survey	Not Applicable
2.	Date of Report	27-02-2025
3.	Documents provided for perusal	Quotations of the machines
4.	Current Location of the Machines	Kothari Compound 3, 27 Acres, Near Tiku-Jini Wadi, Manpada, Thane, Maharashtra-400607, India
5.	Borrowing Company	M/s Uniqtainerr Biotech Pvt. Ltd
6.	Type of Asset	Plastic Bag manufacturing company
7.	Type of Assessment	Cost Verification
8.	Scope of Assessment	Cost Verification of the new equipment which are proposed to be purchased and installed by the company
9.	Year of Manufacturing	Yet to be purchased



10.	Total Project Cost	Rs. 2,66,98,347/- (Total project cost includes only the purchase cost as per the quotations / invoices / purchase orders provided by the company). Including G.S.T.
11.	Current Estimated Market Value	<p>The range of current market rates of such type of machinery & equipment is verified from various suppliers and also from the public domain for the new machinery and equipment's.</p> <p>As per quotes received from market and online references, we are of the view that rate range for establishing the machinery of similar kind of machinery are available around Rs. 2.5 crore to Rs. 2.6 crore</p> <p>According to our observation, the rate as per the list of machinery and their total purchase price provided to us by the company/ bank are quite reasonable when compared to the rates of similar machines currently prevailing in the market.</p>
12.	Condition of Machines	The machines are yet to be purchased / installed.

OBSERVATIONS:

1. We have been provided with the copy of quotation mentioning cost of machines/ equipment by the borrower company.
2. As per the information provided by the company officials these machines are proposed to be installed at *Kothari Compound 3, 27 Acres, Near Tiku-Jini Wadi, Manpada, Thane, Maharashtra-400607, India.*
3. We have contacted several suppliers for similar items and also did research on the public domain. Accordingly, we have got the quotation from the suppliers and found that the price given in the list of quotations provided to us is well within the price range of similar items available in the market and seems to be reasonable.
4. In this report, there can be some difference in the cost of some of the machines due to the cost of some of the auxiliary equipment and accessories.
5. Also, the installation cost of any equipment like labour cost varies according to the scope of work and it is not possible to calculate exact amount for any fabrication work. So, we have considered the same as mentioned in the quotations provided by the company.
6. Enquiries made by us in the open market and references found on the public domain for similar machines/equipment, it is certified that the total market cost for the procurement

of similar type of machines of similar specifications should be around **Rs. 2.5 crore to Rs. 2.6 crore** and therefore the total purchase price of **Rs. 2,66,98,347/- (Including. GST)** (as per the quotations provided to us by the company) appears to be in line.

Disclaimer:

1. *We can't comment about the current status of machines whether these are purchased, installed or in transit. This cost vetting is done only on the basis of quotations provided to us by the company and we don't recommend any sort of recommendation in our Report.*
2. *The estimated cost verification of item to item can't exactly match as per our vetting due to several market consideration. In some of the items it is lower while in some of the item's price comes to be higher but on an average the price as per list provided to us falls in the range as confirmed by us.*
3. *There can be variation in the estimated price if the specification & make of any items procured is different from the list provided to us during assessment.*
4. *The estimated cost verification is made based on the third-party information which has been replied upon in good faith.*
5. *The estimated price may vary at the time of actual procurement because of change in prices in the market for such kind of machinery/items for which we will not have any control. The cost vetting is only limited to the date of Report issued. We do not assume any responsibility in change of prices of the said machinery/items after this date.*
6. *This report doesn't include any work related to drawing, design, sketch plan, procurement of the machines.*
7. *Ownership and other legal point of view in respect of the asset is not considered in this report as same is out of scope of this report.*
8. *This report is made at the request of the Bank.*

**For R.K Associates Valuers & Techno
Engineering Consultants (P) Ltd.**



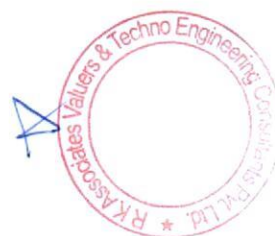
FOR INTERNAL USE

TYPED BY: Anuj Sharma

REVIEWED BY: Abhinav Chaturvedi

ANNEXURE: - I (COMPARISON LIST)

PLANT & MACHINERY				
SR #	VENDOR	ITEM	AMOUNT (Including GST 18%)	As per RKA findings (Including 18% GST)
MACHINERY				
1	M/S. Emerging Graphics (I) Pvt Ltd	Laser cutting machine	38,87,059	35,09,759
2	M/S. Veeyes Air System	Cleanroom	52,92,284	43,94,458
3	M/S. Vnest	2D bags sealing	28,73,000.00	24,09,434
4	M/S. Vnest	Compact	22,11,000.00	15,68,220
5	M/S. Vnest	Impulse Sealing	23,27,000.00	19,96,434
6	M/S. Vnest	Heat Sealing	31,00,000.00	40,61,434
7	M/S. VK Engineering Services	Mahindra 40 KVA 3 phase Generator	6,60,800.00	6,31,300
8	M/S. Tempo Instruments Pvt Ltd.	Freezer & Autoclave	4,80,288.00	5,02,444
PLANT MORDERNISATION WORK				
1	M/S. Veeyes Air System	Lab Furniture	407808	4,25,449
2	M/S. Veeyes Air System	Office furniture	1268386	11,27,761
3	M/S. Star Engineering Works	MS Shed for roof	884776	10,85,240
5	M/S. Shiv Shakti Fabrication	Flooring	538360	5,34,304
6	M/S. Shiv Shakti Fabrication	Old structure repair	586250	5,77,748
7	M/S. S.K.ALI	Cleanroom painting	451522	7,10,396
PLANT ELECTRIFICATION AND AIR CONDITIONING				
1	M/S. Okeanos Technologies Pvt Ltd	Electric works	1652000	16,52,000
2	OM SAI SERVICE CENTRE	Air Conditioning VRF SYSTEM TOSHIBA	664064	5,95,546
Total(Rs.)			2,66,98,347	2,57,81,926



ANNEXURE:- II (QUOTATIONS/ REFERENCES FROM MARKET)

Indiamart All India Search Get Best Price

Indiamart > Paper Work & Making Machine > Bag Making Machine > Side Seal Bag Making Machine

Side Sealing Bag Making Machine, 220-440 V

₹ 11,00,000/Unit [Get Latest Price](#)

Voltage	220-440 V
Application	Variety of bags like handle punch, pre sealer, bottom gusset, inside / outside lip former, lateral s
Material Can be print	PM, LDPE, HDPE, LLDPE, PP, BOPP
Model	ISS 800mm
Web Width	800mm
Production Speed	Up to 240 strokes/min
Bag Size	100mm - 700mm
Brand	ISHAN
Minimum Order Quantity	1 Unit

Salient Feature:

- Servo system for High Speed with accuracy
- Sense Alarm and cut off system
- AC Drives for Main and Unwind
- Photocell provided for printed material
- Static will be eliminated with cutting and sealing
- Key board setting for different bag lengths
- Servo Driven with PLC

Optional Accessories:

- Edge Guide System (EPC) at unwinder
- Perforated sealer
- Servo Stabilizer
- Sheet Folding Device
- Bottom Gusseting
- Sealing Tape attachment

[Product Video](#) [Product Brochure](#)

[Get Latest Price](#)

trade india. Search Products or Services Login Sign Up

TradeIndia > Sealing Machine > Bottom Sealing Machines

XI Plastics Bottom Seal Bag Making Machine Sealing Speed: 150 Strokes Per Min

Price: 900000.00 INR [Get Latest Price](#)

(900000.00 INR + 0% GST)
1 Pack Contains : 1
Minimum Pack Size : 1

[In Stock](#)

[BUY NOW](#) [SEND INQUIRY](#)

Product Specifications

Sealing Length	800 mm
Sealing Speed	150 strokes per min
Application	high speed bottom seal plastic carry bag making servo machin e
Payment Terms	Cheque

Seller Details

S **Somani Plastic Industries**

[GST - 36ADDF59984M1Z2](#)

[Mahabub Nagar, Telangana](#)

Md
Mr Abhishek Somani

Address
Sy no 133,134,142,
Mothighanpur, Balanagar,
Mahabub Nagar, Telangana,
509202, India

Bottom Sealing Machines in Mahabub Nagar

[VIEW NUMBER](#)

[CONTACT SELLER](#)

[Report incorrect details](#)

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AAJJO Enter product / service

Home » Paper Work & Making Machine » Non Woven Bag Making Machine » Fully Automatic Side Sealing Bag Making Machine

Fully Automatic Side Sealing Bag Making Machine

★★★★★ Add Review | FAQs

₹ 2,500,000 [Get Latest Price](#)

Brand	Others
Minimum Order Quantity	1
Voltage	110-440 V
Machine Type	Bag Making Machine
Type Of Bag	Sealing Bag

[More Specification\(s\)](#)

Siempre Technology Private Limited

✓ GST No. - 19ABACS1754P1ZT
 ♣ GROUND FLOOR, 16, GOLAGHATA ROAD, KOLKATA, North Twenty Four Pk
 700048

[Contact Supplier](#)

Looking for the latest Fully Automatic Side Sealing Bag Making Machine price in Kol

indiamart All India Search Get Best Price

indiamart » Generators, Turbines & Power Plant » Generator » Tata Generator

40kVA Dg Generator, 3 Phase

₹ 5,35,000/Piece [Get Latest Price](#)


Power	40 kVA
Engine Make	TATA
Phase	3 Phase
Model Number	497SPTC
AMC	Available
On-site Service	Available
Frequency	50 Hz
Warranty	2 Years
Country of Origin	Made in India
Fuel Tank Capacity	110 L
Power Rating	40 kVA
Rated Current	55.7 Amp
Electric Power	32 kW
Length	2150 mm
Width	950 mm
Height	1325 mm
Displacement	2956 L
Brand	TATA

[Product Brochure](#)

Advantage:
 Designed For Constant Heavy Duty Operating Cycles
 GI Acoustic With 7 Year Body Warranty
 Best in Class Fuel Economy
 Designed For Block Load Capacity
 Highest Backup Torques in its Class
 Lower Cool Off Period
 Best in Class Bio Life Of Engine
 Low Maintenance And Service Cost
 Trusted Tata Brand With Stamford Alternator
 Largest Service Network
 Robust Design For Durability

Handwritten signature and stamp:
 R.K. Associates Valuers & Techno Engineers

ANNEXURE: - III (DOCUMENTS PROVIDED BY CLIENT)



• The details of the product as follows:

Configuration for Uniqtainerr Biotech Pvt. Ltd. IECHO TK45-2516			
Sr. No.	Item Description	Qty	Price
1	IECHO TK45-2516 Digital Cutting System	1	
2	Universal Module	2	
3	Laser Pointer	1	
4	Crease Tool CFI	1	
5	Pen Tool	1	
6	1 Bright Cut Software	1	
7	Cutter Server Software	1	
8	Universal Cutting Tool	1	
9	Pneumatic Dislodging Tool	1	
10	Conveyor System	1	
11	Roll Loading Device	1	
12	Sound Absorber Box	1	
Price (INR) Basic			₹32,94,118.00

Terms & Conditions:

- The Price is local INR Ex Mumbai Sea Port. Local transportation from port to customer site is payable at actuals, GST Extra as applicable. Unloading of machine to be managed by customer.
- Installation pre-requisites to be arranged by customer (PC, Flooring, Electrical arrangements, Compressed Air, Air Conditioning, UPS, etc.)

Payment Terms

Payment Terms & Schedule				
Sr. No.	Payment Head	Timelines	% of Value	Net Payable
1	Advance with Confirmed PO	ASAP	30%	₹9,88,235.00
2	Before Shipment from China	8 weeks After Advance	60% + GST	₹25,69,412.00
3	One week After Installation	Within one week of Installation	10%	₹3,29,412.00
Total Value Inclusive of Taxes				₹38,87,059.00

• Warranty support for 12 months from the date of installation.
• Installation & on-site training included.

www.emergingindia.com

Emerging Graphics India Pvt Ltd
Q379, TTC Industrial Area, MIDC, Aundha, Navi Mumbai 400 703, India





SHIV SHAKTI FABRICATION

• ALL TYPES OF FABRICATION •

M.: 9930174727
9324585285

Shiv Shilp Laghu Udyog, Shop No. 37, 6th, Opp. Lok Upvan Building, Vasant Vihar, Thane (W) 400 610

ITEMS				
SR	DESC	QTY(SFT)	RATE	AMOUNT
1	Soft T angle framing on quota ladi fixing and Koba Pcc	2139	240	513360.00
2	Removal of chekker plate on ply	1	25000	25000.00
TOTAL				538360.00

Shiv Shakti Fabrication

Anish
Proprietor



112
 (New Office)

VEEYES AIR SYSTEM <small>7/8/104 EXTA OPS LIMITED, MHADA COLONY, CHANDIVALI, SAKINAKA, MUMBAI - 400 072 CONTACT NO: 91 982177752, 982177752 & 982177752, 982177752</small>							
TO: UNIQTAINERR BIOTECH PVT LTD PLANT: D/5/1 KOTHARI COMPOUND KIND ATTN:							
S.No.	Item Description	Unit	Qty	Supply Rate	Supply Amount	Installation rate	Installation Amount
VEEYES AIR SYSTEM (SPLIT & INDOOR UNIT)							
A	GLASS PARTITION						
1	Providing and fixing glass partition with aluminum frame, 2" x 2" module framing with 8 mm glass	SQ.FT	851	495	421245	28	23828
B	FALSE CEILING PANELS						
1	2' x 2' armstrong grid false ceiling	SQ.FT	1090	150	163500	28	30570
C	DOOR						
1	Providing and fixing glass door with patch fixtures and 12 mm toughened glass frame with floor spring fixtures	NOS	7	28000	196000	30	210
D	PU FLOORING						
1	3 mm Providing and application of PU flooring	SQ.FT	1090	130	141700	30	32700
E	PLUSH VIEW PANEL						
1	4 mm thick toughened glass Plush view panel with 61 powder coated GI framing, black vinyl tape application at border, black or white RTV silicon filling in grooves	NOS	3	6500	19500	800	2400
F	SLIDING WINDOW						
1	Aluminum powder coated sliding window with 5 mm glass	NOS	4	9800	39200	800	3200
				TOTAL	982045		
				FINAL TOTAL	1074903		92858
				18% GST	193483		
				GRAND TOTAL	1268386		
AMOUNT: SEVEN LAKH THIRTY NINE THOUSAND SIX HUNDRED SEVENTEEN ONLY NOTE: FINAL BILL WILL BE RAISED AFTER ACTUAL MEASUREMENT 12 MONTH MANUFACTURING WARRANTY 10 DTHC POWER, FRESH WATER, SPACE ALLOCATION FOR MATERIAL STORAGE, ALL CIVIL, ELECTRICAL, PLUMBING, PAINT, STRUCTURE AND SUPPORT OF ROOFED WILL BE IN CLIENTS SCOPE							
TERMS & CONDITIONS							
TAXES: 18% GST ON ALL ITEMS AND 30% GST ON CONDENSER UNIT PAYMENT: 40% ADVANCE, 40% AFTER MATERIAL DELIVERY AND 20% AFTER INSTALLATION AND COMMISSIONING FREIGHT: EXTRA AT ACTUAL VALIDITY: THIS OFFER IS VALID FOR 30 DAYS OUR DETAILS GST NO: 27ALTPA1337A1ZL PAN NO: ALTPA1337A BANK DETAILS Branch: R.K. Associates Pvt. Ltd. Branch BRANCH: MIRANWADI, POWAI ACNO: 2811501223 IFSC: RKAS0000000 MICR CODE: 982177752							
Preparing By: SHARTESH YASHWAKARNI 982177752 / 982177752							

