

Bank of India

ARMB, 1st Floor, E-52B,
Sector-9, Noida-201301,
Distt.G.B.Nagar (U.P.)

Valuation Report

Plant and Machinery

Lying at

Nasirpur, Sadabad, Distt. Hathras, U.P.

Belonging To

M/s. N.N. Agri Foods Pvt. Ltd.

Prepared By

M/s HSBD Techserv Pvt. Ltd.
B- 1/26 Sector – 18, Noida, G.B. Nagar ,U.P.
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HSBD Techserv Pvt. Ltd.

(Engineers, Valuers & Technical Consultants)

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To,
The Chief Manager
Bank of India,
ARMB, 1st Floor, E-52B, Sector-9,
Noida-201301,
Distt.G.B.Nagar (U.P.)

Dated: 08.05.2024

VALUATION REPORT OF PLANT AND MACHINERY

Owned by

: M/s. N.N. Agri Foods Pvt. Ltd.

Location at

: Nasirpur, Sadabad, Distt. Hathras, U.P.

GENERAL:		
1.	Location of factory/works/premises	: Nasirpur, Sadabad, Distt. Hathras, U.P.
2.	Name of owner	: M/s. N.N. Agri Foods Pvt. Ltd.
2	a)Date of inspection	: 06.05.2024
	b)Date on which the valuation is made.	: 11.05.2024
3.	Purpose for which the valuation is made	: To find the fair market value for Bank of India, ARMB, 1 st Floor, E-52B, Sector-9, Noida-201301, Distt.G.B.Nagar, U.P.
4.	Basis of valuation/assumptions made	: Market value basis
a.	Indigenous machine	: Yes
b.	Imported machine	: No
5.	Details of the charges created on the assets	: Hypothecated to Bank of India, ARMB, 1 st Floor, E-52B, Sector-9, Noida and other consortium members
6.	Person present at site	: Mr Nagendra Pratap Singh , owner
7.	Case type	: Term Loan
8.	Description of the plant & machinery	: It is 4Ton/Lot capacity paraboil rice plant The plant and machines are Rice Plant, Chimney, Pre cleaner, Para boil, Paddy Dryer, Boiler husk fired, Paddy separator, Sikly polisher, Rice Tank, Screw compressor etc. Details are enclosed at Annexure-I
9.	Present condition of plant	: Machines closed since 28.11.2019. The condition of machine is bad
10.	Regular maintenance being done/not done	: Regular maintenance not done/in operative.
11.	Nature of plant and machinery at the time of installation (New/Second hand/ imported/ indigenous)	: The machines were purchased new and was installed in the year 2015 as per bank records
12.	Security arrangement	: By bank as under possession of the bank
13.	Basis of valuation of P & M	: Market value/DRC method, as is where is basis & as closed concern
14.	Whether valuation is on the basis of going concern?	: As is where is basis

15.	Present market value of Plant & Machinery	:	Rs.71.40 Lacs
16.	Realizable value of the P&M (80%)	:	Rs. 57.10 Lacs
17.	Distress sale value	:	Rs. 53.55 Lacs
18.	Expected future life of plant & machinery and expected future value.	:	As per Annexure -I
19.	Any other important factor worth mentioning and having impact on value of plant & machinery		The condition of machine is very bad. Some machines are in the shed, which could not be verified, and the valuation has been done on the basis of the age
20.	Remarks, if any/Assumptions	:	1. The machines lying at the site has been considered as fully paid and owned by the company. 2. The bills for Plant & Machines are not available, & has been taken from the data provided by the bank 3. The plant is closed since 2019 due to heavy storm, which damaged the plant & now under possession of the bank. The certain items were in open area and certain items were in the locked shed which has been valued as per the age, as the condition of the machines could not be seen. 4. The condition of the machines is not good, some machines could not be seen and hence valued accordingly. 5. Purchase Cost has been as provided by bank, no bills are available).

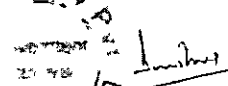
Undertakings:

1. This is to certify that the fair market value of the assets (Plant & machinery) of unit of M/s. N.N. Agri Foods Pvt. Ltd., Nasirpur, Sadabad, Distt Hathras, U.P. As per our detailed appraisal and analysis is amounting to Rs 71.40 Lacs. This should be considered as true and fair.
2. The information given in this report is correct & true and I have no direct or indirect interest in the assets valued.
3. The machines as per Annexure-I are partly verified at the unit and partly are inside locked shed, which could not be verified. I have exercised due diligence in furnishing the above information.

Dated: 08.05.2024

Place: Noida

For HSB Techserv Pvt. Ltd.


(S.N. Mishra)

* Registered Valuer

Annexure-I

M/s. N.N. Agri Foods Pvt. Ltd. Location-Nasirpur, Sadabad, Distt. Hathras, U.P.

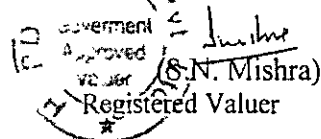
Details of Plant and Equipment installed at site;

S.N.	Description	Qty	Purchase Year	Purchase Cost (as provided by bank, no bills are available)	Fair Market Value (Rs in Lacs)	Remark
1	Submersible Pump	1	2014	7000	0	Damaged
2	Screw Air Compressor 25 HP 7 bar	1	2015	99580	0.50	Good
3	Air Receiver Tank	1	2015	31500	0.13	Good
4	Husk Fired Boiler 3T capacity	1	2015	3570000	10.00	Bad condition
5	Electronic Weigh Bridge	1	2015	705500	2.96	Inside shed, locked, could not see, valued as per papers & general age
6	Line Filter	1	2015	28560	0.07	Do
7	Paddy Processing M/c, precleaner cap 4 T, paddy dryer	Lot	2015	1621285	6.81	Good
8	Paddy Processing M/c	Lot	2015	112000	0.47	Good
9	Old Boiler	1	2015	209600	0.88	Bad
10	Paddy Processing M/cs- De husker SPN make, paddy separator 1 No Satnam Make, Whitner 4T/hr 3 Nos SPN make, Sortex Bhullar make 2.5 T/hr 1 No, Grader 12 Nos	Lot	2015	2592500	10.89	Inside shed, locked, could not see, valued as per papers & general age
11	Paddy Processing Paraboil 24 T/Lot capacity	Lot	2015	3950000	16.59	Do
12	Air Dryer	1	2015	115260	0.48	Do
13	Silky Polisher M/c with Accessories,	2	2015	477000	2.00	Do
14	Rice Processing Machine	Lot	2015	235750	0.99	Do
15	Rice tank/Process Tank 25 T each	5	2015	3856208	16.20	Good
16	Motors Valves and Fasteners, motors, welding machine and misc.	Lot	2015	493000	2.19	Inside shed, locked, could not see, valued as per papers & general age
17	Chimney broken	1	2015	75000	0.18	Bad, scrap
				18179743	71.33	
			Says		Rs 71.40 Lacs	

Dated: 08.05.2024

Place: Noida

For HSBD Techserv Pvt. Ltd.


Government Approved
Registered Valuer
(S.N. Mishra)

Annexure-II

DECLARATION:

I hereby declare that-

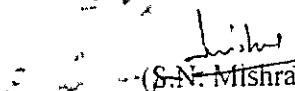
- The information furnished in my valuation report dated 08.05.2024 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property valued;
- My team personally inspected the property on 06.05.2024. The work is not subcontracted to any Other valuer and carried out by my team.
- I have not been convicted of any offence and sentenced to a term of Imprisonment;
- I have not been found guilty of misconduct in my professional capacity
- 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 III- A signed copy of same to be taken and kept along with this declaration).
- I am the authorized official of the Company, who is competent to sign this valuation report.
- I am the Director/ authorized official of the company, who is competent to sign this valuation report.
- Further, I hereby provide the following information.

Sl No.	Particulars	Valuer comment
1	Background information of the asset being valued;	M/s. N.N. Agri Foods Pvt. Ltd. is a Private Limited Company..unit was established in the year 2015 for manufacturing of the rice from paddy.. The operation of business at above closed down in 2019. The machines are not in operation and lying in bad condition.
2	Purpose of valuation and appointing authority	FMV for Bank
3	Identity of the valuer and any other experts involved in the valuation;	HSBD Techserv Pvt. Ltd
4	Disclosure of valuer interest or conflict, if any;	Nil
5	Date of appointment, valuation date and date of report;	04.05.2024, 06.05.2024 and 08.05.2024
6	Inspections and/or investigations undertaken	06.05.2024
7	Nature and sources of the information used or relied upon;	From the market Sources
8	Procedures adopted in carrying out the valuation and valuation standards followed;	The purchase price have been taken from the FAR for the period 2018-19 as per Bills provided by the Bank and suitable indexing had been done to reach the replacement cost. The discounting factor is suitable depreciation and obsolesce factor has been taken for achieving the DRC
9	Restrictions on use of the report, if any;	By Bank only
10	Major factors that were taken into account during the valuation;	Markets rate
11	Major factors that were taken into account during the valuation;	Do
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	1.The machines lying at the site has been considered as fully paid and owned by the company. 2.The bills for Plant & Machines are not available, & has been taken from the data provided by the bank 3. The plant is closed since 2019 due to heavy storm, which damaged the plant& now under possession of the bank. The certain items were in open area and certain items were in the locked shed which has been valued as per the age,as the condition of the machines could not be seen. 3.The condition of the machines is not good, some machines could not be seen and hence valued accordingly.

Dated: 08.05.2024

For HSBD Techserv Pvt. Ltd.

Place: Noida


(S.N. Mishra)
Registered Valuer

Encl: Valuation of plant & machinery-Annexure-I
Photograph of machine