

PROFORMA INVOICE

Vastukala Consultants (I) Pvt Ltd B1-001,U/B FLOOR, BOOMERANG,CHANDIVALI FARM ROAD, ANDHERI-EAST 400072 GSTIN/UIN: 27AADCV4303R1ZX State Name : Maharashtra, Code : 27 E-Mail : accounts@vastukala.org	Invoice No.	Dated
	PG-2517/23-24	16-Sep-23
	Delivery Note	Mode/Terms of Payment
	Reference No. & Date.	Other References
	Buyer's Order No.	Dated
	Dispatch Doc No.	Delivery Note Date
Buyer (Bill to) BANK OF BARODA - VILEPARLE WEST VILEPARLE BRANCH 4,5,6, M.L. Spaces. D.J. Road, Vile Parle West, Mumbai-400056 GSTIN/UIN : 27AAACB1534F2Z5 State Name : Maharashtra, Code : 27	Dispatched through	Destination
	Terms of Delivery	

SI No.	Particulars	HSN/SAC	GST Rate	Amount
1	VALUATION FEE <i>(Technical Inspection and Certification Services)</i>	997224	18 %	15,000.00
	CGST			1,350.00
	SGST			1,350.00
Total				₹ 17,700.00

Amount Chargeable (in words)

E. & O.E

Indian Rupee Seventeen Thousand Seven Hundred Only

HSN/SAC	Taxable Value	Central Tax		State Tax		Total Tax Amount
		Rate	Amount	Rate	Amount	
997224	15,000.00	9%	1,350.00	9%	1,350.00	2,700.00
Total			1,350.00		1,350.00	2,700.00

Tax Amount (in words) : **Indian Rupee Two Thousand Seven Hundred Only**

Company's Bank Details

Bank Name : **ICICI BANK LTD**

A/c No. : **123105000319**

Branch & IFS Code: **MIG Colony, Bandra (E.), Mumbai & ICIC0001231**

Remarks:

Sonal Plasrub Industries Pvt. Ltd. Plant & Machinery located at Plot No. E - 25/13, E-25/14 & E-26/1/1 Mahad Industrial Area, M.I.D.C., Village - Khaire, Taluka - Mahad, District - Raigad, Pin Code- 402 309, State - Maharashtra, Country - India

Company's PAN : **AADCV4303R**

Declaration

NOTE - AS PER MSME RULES INVOICE NEED TO BE CLEARED WITHIN 45 DAYS OR INTEREST CHARGES APPLICABLE AS PER THE RULE.

MSME Registration No. - 27222201137

UPI Virtual ID : vastukala@icici



for Vastukala Consultants (I) Pvt Ltd

Gitanjali

Kulaye

Authorized Signatory

This is a Computer Generated Invoice



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VALUATION REPORT OF PLANT & MACHINERY

Proposed Purchaser/ Borrower: **M/s. Sonal Plasrub Industries Pvt. Ltd.**

Details of the property under consideration:

Plant & Machinery located at Plot No. E – 25/13, E-25/14 & E-26/1/1 Mahad Industrial Area, M.I.D.C., Village - Khaire, Taluka – Mahad, District – Raigad, Pin Code – 402 309, State - Maharashtra, Country - India.



Report Prepared For

Bank of Baroda

MMWR, Vile Parle (West)

Sharda Bhavan, Opp. Mithibai Collage, V.M. Road, JVPD Scheme,
Vile Parle (West), Mumbai - 400 056, State - Maharashtra, Country - India

Vastukala Consultants (I) Pvt. Ltd.

121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (East), Mumbai - 400 093, M.S., India



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1. VALUATION OPINION REPORT

This is to certify that the Plant & Machinery located at Plot No. E – 25/13, E-25/14 & E-26/1/1 Mahad Industrial Area, M.I.D.C., Village - Khaire, Taluka – Mahad, District – Raigad, Pin Code- 402 309, State - Maharashtra, Country – India. **M/s. Sonal Plasrub Industries Pvt. Ltd.** is Proposed Purchaser/ Borrower.

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the industrial development and method selected for valuation, we are of the opinion that, the assets can be assessed and valued for particular purpose at:

Company	Working Sheet No.	Fair Market Value (₹)	Realizable Value (₹)	Distress Value (₹)
Concept Enterprises at Plot No. E-25/14	1	86,06,500	73,15,525	60,24,550
Goods Warehouse at Plot E-25/13	2	6,55,000	5,56,750	4,58,500
Goods Warehouse at Plot E-26/1/1	3	13,30,000	11,30,500	9,31,000
	Total	1,05,91,500	90,02,775	74,14,050

Hence certified.

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UMANG
ASHWIN
PATEL

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Umang Ashwin Patel

Regd. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/04/2019/10803



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- mumbai@vastukala.org

2. VALUATION REPORT (IN RESPECT OF PLANT AND MACHINERY)

To,

Manager,

Bank of Baroda,

MMWR, Vile Parle (West)

Sharda Bhavan, Opp. Mithibai Collage, V.M. Road, JVPD Scheme,

Vile Parle (West), Mumbai - 400 056, State - Maharashtra, Country - India

I - General (Form- O - 7)		
1.	Proposed Purchaser/ Borrower	M/s. Sonal Plasrub Industries Pvt. Ltd.
2.	Owner	Concept Enterprises for Plant & Machinery at Plot No. E-25/14 Goods Warehouse for Plant & Machinery at Plot E-25/13 Goods Warehouse for Plant & Machinery at Plot E-26/1/1
3.	Location of factory/ works/ premises	Plant & Machinery located at Plot No. E – 25/13, E-25/14 & E-26/1/1 Mahad Industrial Area, M.I.D.C., Village - Khaire, Taluka – Mahad, District – Raigad, Pin Code – 402 309, State - Maharashtra, Country – India
4.	Purpose for which valuation is made	As per the request from Bank of Baroda, MMWR, Vile Parle (West) Branch to assess Fair Market value of the Plant & Machinery for Bank Loan purpose.
5.	a) Date of inspection	: 23.08.2023
	b) Date on which the valuation is made	: 16.09.2023
	c) Valuation report date	: 16.09.2023
6.	Basis of valuation / assumptions made of	: As mentioned below.

a)	Indigenous Machines	<p>For Valuation Cost Approach is used for calculation of Fair Market Value. Basis of Valuation is as under: -</p> <ul style="list-style-type: none"> • Purchase Value • Visual Observation • Specifications of Machinery • Manufacturer of Machinery
b)	Imported Machines	<ul style="list-style-type: none"> • Condition of Machinery • Present Maintenance • Age of Machines • Estimated Balance Economic Life • Depreciation calculated by straight line method <p>We have assessed the Fair Market Value (FMV) by applying appropriate depreciation considering the above parameters.</p>
7.	Details of the charges created on the assets	Information not available

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3. VALUATION RATIONALE

3.1 METHODOLOGIES

3.1.1 MARKET APPROACH

As per Ind AS 113: Appendix A, it is defined as a valuation technique that uses prices and other relevant information generated by market transactions involving identical or comparable (i.e. similar) assets, liabilities or a group of assets and liabilities.

In order to compare the subject of the valuation with the price of the other tangible asset interests, Valuers adopt generally accepted and appropriate units of comparison that are considered by participants, dependent upon the type of asset being valued.

As per IVS 400 differences that should be considered in valuing tangible asset interests include, but are not limited to:

- a) The type of interest providing the price evidence and the type of interest being valued,
- b) The respective locations,
- c) The respective configuration,
- d) The circumstances under which the price was determined, and the basis of value required,
- e) The effective date of the price evidence and the valuation date, and market conditions at the time of the relevant transactions and how they differ from conditions at the valuation date.

Direct Sales Comparison Method is the most common method under the Market Approach for Plant and Machinery Valuation. The basic fundamental for this method is on the assumption that an informed purchaser would not pay more for an item than the cost of acquiring an existing one with the same utility. This method is preferred when valuing plant and machinery for which there is a known and active secondary market. In applying it under the 'in-situ' premise, an allowance then is made to reflect the cost of delivery, installation taxes, fees and duties known as indirect or additional costs.

Comparable Match Method is other method under market approach for plant and machinery valuation. This technique establishes values based on the analysis of similar (but not identical) assets using some measure of utility (size, capacity, year manufactured, etc.) as the basis of comparison. The main difference from direct sales comparison method is that the comparisons may not be similar in terms of model and year built, but has other similarities such as capacity;

brand acceptance or same country of origin. Hence, appropriate adjustments have to be made on the comparable before the value of asset can be derived.

3.1.2 INCOME APPROACH

It is defined as valuation technique that convert future amounts (e.g., cash flows or income and expenses) to a single current (i.e., discounted) amount. The fair value measurement is determined on the basis of the value indicated by current market expectations about future amounts.

The income approach is defined in the International Glossary of Business Valuation Terms as “A general way of determining a value indication of a business, business ownership interest, security or intangible asset using one or more methods that converts anticipated economic benefits into a present single amount.”

The development of a yield or discount rate should be influenced by the objective of the valuation. For example:

- a) If the objective of the valuation is to establish the value to a particular owner or potential owner based on their own investment criteria, the rate used may reflect their required rate of return or their weighted average cost of capital, and
- b) If the objective of the valuation is to establish the market value, the discount rate may be derived from observation of the returns implicit in the price paid for tangible asset interests traded in the market between participants or from hypothetical participant's required rates or return. When a discount rate is based on an analysis of market transactions, Valuers should also follow the guidance contained in IVS 105 Valuation Approaches and Methods.

Two methods are typically used to value machinery and equipment using the income approach, Direct Capitalization Method and Discounted Cash Flow Method.

Direct Capitalization Method involves capitalizing a ‘normalized’ single year net income estimated by an appropriate market-based yield. It capitalizes a projected cash flow into perpetuity and the capitalization rate that is calculated has no changes.

Discounted Cash Flow Method is a multiple period model. Using this method, future cash flows from the asset are forecasted using market stated assumptions as well as future capital and



3.2 OTHER TERMINOLOGIES USED

3.2.1 DEPRECIATED REPLACEMENT COST

In regard to the Appraisal and Guidance Notes issued by the International Valuation Standards Council (IVSC) in which the Depreciated Replacement Cost is defined as:

“The current cost of replacing an asset with its modern equivalent asset less deductions for physical deterioration and all relevant forms of obsolescence and optimization.”

Under Cost Approach, the fair value of the Plant & Machinery component will be assessed through 'Depreciated Replacement Cost' (DRC) Method. In this approach, the Current Replacement Cost of the assets (given the current condition of the asset) is evaluated after giving regards to parameters such as Make, Model, Capacity, Technical specification, Types of process, construction specifications, age of the Machinery, Country of origin, etc. and the same has been depreciated based on parameters such as age, physical condition of the components, remaining useful life, technical obsolescence, etc. of individual components.

3.2.2 TOTAL ECONOMIC/ PHYSICAL LIFE

The total economic life of the assets has been considered on the basis of economic life prescribed for various categories under Schedule II, Part C of Indian Companies Act, 2013 and Useful life of machines catalogue published by American Society of Appraisers (ASA). Wherever the age of machineries had exceeded the prescribed total economic life, typically future/ balance physical life will be adopted on the basis of physical/ working condition of the assets. It is to be noted that estimated future physical life of the machineries is based on the visual/ physical observation of the valuer as of date of inspection and no technical evaluation regarding the durability of machineries has been undertaken.

3.2.3 SCRAP & SALVAGE VALUE

Salvage value is the estimated amount that an asset is worth at the end of its useful life. It is also known as scrap value or residual value and is used while determining the depreciation of an asset.

3.2.4 IN-SITU & EX-SITU VALUE

Under In-situ value, the assets will remain in their existing place and location (In-Situ) following the completion of sale. In-situ value is typically assessed in the case of assessment of Fair Value



- The demand for the product manufactured by the plant with regard to both macro and micro-economic factors could impact on demand
- The potential for the asset to be put to a more valuable use than the current use (i.e. HABU)

3.3.3 FACTORS RELATED TO IMPORTED ASSETS

For assessing Current Replacement Cost of imported Machineries (if any), I have adopted the current price (vide replacement cost method or index method using producer price index issued by central bank of respective country) of the machineries along with prevailing currency exchange rate, duties, freight charges, commissioning costs, etc.

3.3.4 FACTORS RELATED TO USED ASSETS

The methodologies and approaches specified above are equitably used in the case of transferred assets. Replacement cost of second-hand machineries/ transferred equipment is assessed after taking proper consideration to the actual year of manufacturing of the plant and machineries, country of origin, actual invoice or Historic cost, etc. It is to be noted that the details related to the same has been availed from the Client as well as based on my best effort basis.

3.4 METHODOLOGY ADOPTED

As stated earlier, the fair value of Plant and Machinery has been estimated through Depreciated Replacement Cost Method.

3.5 VALUATION

3.5.1 VALUATION APPROACH

Fair Value assessed is the 'in-situ' and on 'going concern' basis that assumes that the enterprise shall continue to operate and run its business and that specified fixed asset shall continue to have economic utility. Under this assessment, I have assumed that the prospective buyer for the unit would comprehend the requirement of necessary industrial infrastructure (including other indirect costs which are typically allowed for capitalization) that is required for the operations of the industry. Fair Value of the assets has been assessed on the basis of the afore-mentioned premise.



6. DETAILS OF PLANT AND MACHINERY: -

6.1 WORKING SHEET-1 FOR PLANT & MACHINERY OF CONCEPT ENTERPRISES AT PLOT NO. E-25/14

S. No.	Machine Description	Equipment Make	Capacity	Fair Market Value (Rs.)
A	1st Floor			
1	Stainless Steel Reactor-01	Local	2 KL	3,00,000
2	Stainless Steel Reactor-02	Local	2 KL	3,00,000
3	Stainless Steel Reactor-03	Local	1.5 LL	2,00,000
4	Stainless Steel Reactor-04	Local	2.5 KL	4,00,000
5	Stainless Steel Reactor-05	Local	3 KL	4,50,000
6	Stainless Steel Reactor-06	Local	3 KL	4,50,000
7	Stainless Steel Reactor-07	Local	2 KL	2,75,000
8	Stainless Steel Reactor-08	Local	4 KL	5,50,000
9	Glass Line Reactor-09	Swiss Glass Coat	3 KL	3,25,000
10	Glass Line Reactor-10	Swiss Glass Coat	3 KL	3,25,000
11	HDPE Mixing Vessel	-	5 KL	65,000
12	HDPE Mixing Vessel	-	7 KL	1,00,000
13	SS Addition Vessel-01	Local	0.5 KL	90,000
14	SS Addition Vessel-02	Local	0.5 KL	90,000
15	SS Addition Vessel-03	Local	0.5 KL	90,000
16	SS Addition Vessel-04	Local	0.5 KL	90,000
B	Ground Floor			
17	SS 316 Centrifuge-01	D Parekh	36 Inch	90,000
18	SS 316 Centrifuge-02	S. J. Engineering	36 Inch	90,000
19	SS 316 Centrifuge-03	S. J. Engineering	36 Inch	90,000
20	SS 316 Centrifuge-04	S. J. Engineering	36 Inch	90,000
21	SS 316 Centrifuge-05	S. J. Engineering	36 Inch	90,000
22	SS 316 Centrifuge-06	S. J. Engineering	36 Inch	90,000
23	SS 316 Centrifuge-07	S. J. Engineering	36 Inch	90,000
24	SS 316 Centrifuge-08	S. J. Engineering	36 Inch	90,000
25	SS Trey Dyer-01	Local	96 Trey	95,000

S. No.	Machine Description	Equipment Make	Capacity	Fair Market Value (Rs.)
48	Settling Tank HDPE Secondary	Local	5 KL	18,000
E	Storage Tank			
49	Sulphuric Acid Tank (MS)	Local	10 KL	1,00,000
50	HDPE Water Storage-03	Local	10 KL	35,000
51	MS Water Storage-01	Local	25 KL	1,50,000
52	MS Water Storage-02	Local	26 KL	1,55,000
53	Under Ground RCC Water Tank	Local	10 KL	70,000
54	Nilkamal Pallets	Nilkamal	100 Nos.	35,000
F	Lab Equipment			
55	Karl Fisher	KF-QC-01	Veego/Matic-D	25,000
56	Melting Point range Apparatus	MPA-QC-01	vEEGOmo/pm	30,000
57	pH Meter	PH-QC-01	Analab	2,500
58	UV Cabinet	UVC-QC-01	Kompakt Cabinet	8,000
59	Analytical Balance	AWB-QC-01	Weltronic	14,000
60	Lab Vacuum Pump	LVP-QC-01	High-speed Appliances	10,000
61	COD Apparatus		Local	8,000
62	Digital Hot Air Oven	TIC-OVEN-01	Skam	8,000
			Total	86,06,500

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6.2 WORKING SHEET-2 FOR PLANT & MACHINERY OF GOODS WAREHOUSE AT PLOT E-25/13:-

S. No.	Machine Description	Equipment Make	Capacity	Fair Market Value (Rs.)
A	Utility			
1	Air Compressor-01	Local	15 HP	45,000
2	Air Compressor-02	Local	15 HP	45,000
3	Diesel Generator	Voltas	160 KVA	1,25,000
B	Storage Tank			



S. No.	Machine Description	Equipment Make	Capacity	Fair Market Value (Rs.)
1	Nitric Acid Tank (Aluminium)	Local	3.5 KL	2,50,000
2	HDPE Water Storage-01	Local	20 KL	65,000
3	HDPE Water Storage-02	Local	20 KL	65,000
4	Under Ground MS Water Tank	Local	100 KL	60,000
			Total	6,55,000

6.3 WORKING SHEET-3 FOR PLANT & MACHINERY OF GOODS WAREHOUSE AT PLOT E-26/1/1:-

S. No.	Machine Description	Equipment Make	Capacity	Fair Market Value (Rs.)
A	ETP			
1	Collection Tank (RCC)	Local	50 KL	2,00,000
2	Neutralization Tank Brick line	Local	10 KL	1,15,000
3	Dosing tank	Local	10 KL	1,50,000
4	Bio Reactor (RCC)	Local	200 KL	6,00,000
5	Filter Press-01 (30 Plates)	Local	36 Inches	50,000
6	Filter Press-02 (30 Plates)	Local	30 Inches	45,000
7	Air Blower-01	Usha	20 HP	85,000
8	Air Blower-01	Usha	20 HP	85,000
			Total	13,30,000

SUMMARY

Company	Working Sheet No.	Fair Market Value (₹)	Realizable Value (₹)	Distress Value (₹)
Concept Enterprises at Plot No. E-25/14	1	86,06,500	73,15,525	60,24,550
Goods Warehouse at Plot E-25/13	2	6,55,000	5,56,750	4,58,500
Goods Warehouse at Plot E-26/1/1	3	13,30,000	11,30,500	9,31,000
	Total	1,05,91,500	90,02,775	74,14,050

- q) I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r) 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.
- s) 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. The valuation report is submitted in the prescribed format of the bank.
- t) 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)
- u) I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- v) My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w) I am Director of the company, who is competent to sign this valuation report.
- x) I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e., LLMS / LOS) only.

For preparation of valuation report we have relied upon following information provided to us by the company / Bank and other various sources as well as our data bank:

1. The valuation of the machinery available at the said location is worked out by 'as is where is basis'. After considering its present replacement value, the residual life of the particular machinery.
2. The maintenance up-keep and the present condition of the said machinery is considered while estimating the present realizable value for the particular machinery.
3. Information available on internet on the subject matter.
4. Our engineer visited the company/plant on August 23rd, 2023 and has taken photographs of said Machinery which are attached to this report. Technical changes/obsolescence is not considered while preparing this report.
5. Further, I hereby provide the following information.

S. No.	Particulars	Valuer comment
1	Purpose of valuation and appointing authority	As per the request from Bank of Baroda, MMWR, Vile Parle (West) Branch, to assess Fair Market Value of the property for banking purpose.
2	Identity of the Valuer and any other experts involved in the valuation;	Umang Patel – Regd. Valuer Avinash Pandey- Valuation Engineer
3	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
4	Date of appointment, valuation date and date of report;	Date of Appointment – 23.08.2023 Valuation Date – 16.09.2023 Date of Report – 16.09.2023
5	Inspections and/or investigations undertaken;	Physical Inspection done on date 23.08.2023
6	Nature and sources of the information used or relied upon;	List of Machinery
7	Procedures adopted in carrying out the valuation and valuation standards followed;	Cost Approach (Replacement cost Method)
8	Restrictions on use of the report, if any;	This valuation is for the use of the party to whom it is addressed and for no other purpose. No responsibility is accepted to any third party who may use or rely on the whole or any part of this valuation. The

S. No.	Particulars	Valuer comment
		valuer has no pecuniary interest that would conflict with the proper valuation of the property.
9	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.	Attached

Date: 16.09.2023

Place: Mumbai

For Vastukala Consultants (I) Pvt. Ltd.

**UMANG
ASHWIN
PATEL**

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Umang Ashwin Patel

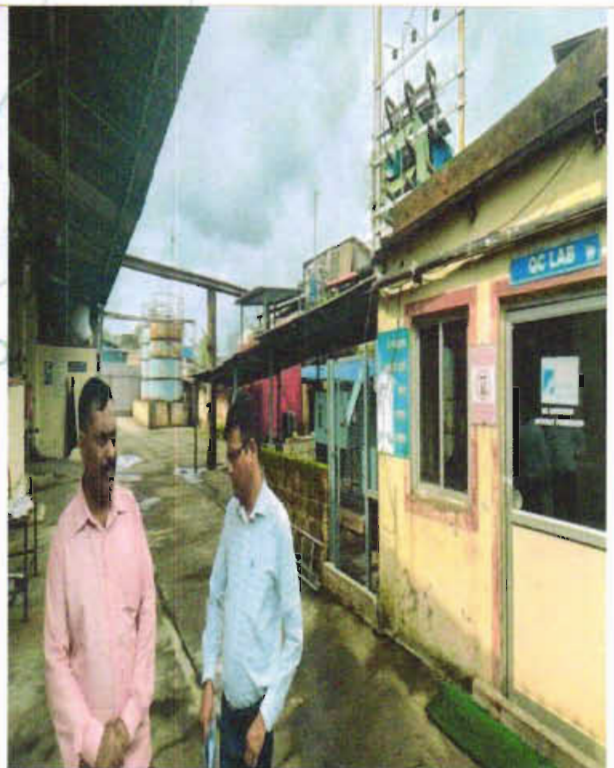
Regd. Valuer

Chartered Engineer (India)

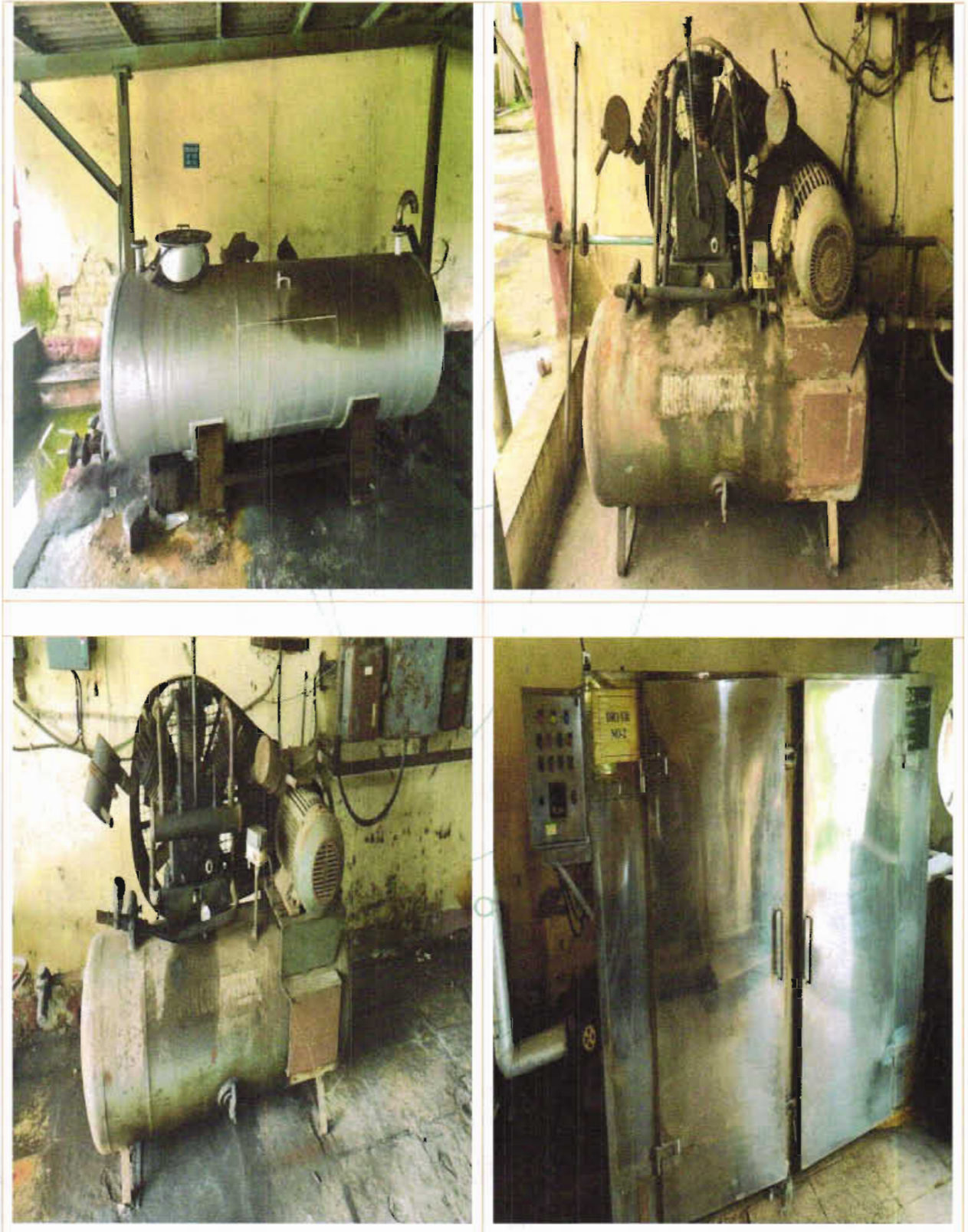
Reg. No. IBBI/RV/04/2019/10803

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ACTUAL SITE PHOTOGRAPHS OF CONCEPT ENTERPRISES



ACTUAL SITE PHOTOGRAPHS OF GOODS WAREHOUSE AT PLOT E-25/13



ACTUAL SITE PHOTOGRAPHS OF GOODS WAREHOUSE AT PLOT E-26/1/1



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10. ASSUMPTIONS, CAVEATS, LIMITATION AND DISCLAIMERS

- We assume no responsibility for matters of legal nature affecting the assets appraised or the title thereto, nor do we render our opinion as to the title, which is assumed to be good and marketable.
- The assets are valued as though under responsible ownership.
- It is assumed that the assets are free of liens and encumbrances.
- It is assumed that there are no hidden or unapparent conditions of the subsoil or structure that would render it more or less valuable. No responsibility is assumed for such conditions or for engineering that might be required to discover such factor1s.
- There is no direct/ indirect interest in the assets valued.
- The rates for valuation of the assets are in accordance with the Govt. Approved rates and prevailing market rates.
- The statements of fact presented in the report are correct to the best of the valuer's knowledge.
- The "valuer/ appraiser" word implies the valuer him/herself or any authorised representative of the valuer.
- The analysis & conclusions are limited only by the reported assumptions & conditions.
- It is hereby stated that the valuer has followed the professional requirements and standards in this document.
- The valuer has no interest in the subject assets.
- The value's fee is not contingent upon any aspect of the report.
- The valuation was performed in accordance with an ethical code and performance standards.
- The valuer has satisfied professional education requirements.
- The valuer has experience in the location and category of the assets being valued.
- Both legal description and dimension are taken from sources thought to be authoritative, however, no responsibility is assumed for either unless a survey, by a competent surveyor or engineer, is furnished to the appraiser.
- This report is valid only, subject to a legal search furnished by the Bank's lawyer or legal advisor, ascertaining the ownership & genuineness of the document and clear & marketable title in the name of the present owner/owner1s.
- No responsibility is to be assumed for matters legal in nature, nor is any opinion of title rendered by this report. Good title is assumed.
- In no events shall the valuer be held responsible or liable for special, direct or consequential damages, as the assignment has been completed with best efforts, available knowledge & in good intentions following professional ethics.
- I have upon the invoices provided to us by the Client for the technical specification as well as details of manufacturer for the machineries or equipment. I have assumed that no major

11. MODEL CODE OF CONDUCT FOR VALUERS (Annexure V)

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.



22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuer's organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his / its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
26. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
27. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs.

28. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
29. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

30. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
31. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.



12. DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **16th September 2023**.

The term **Fair Market Value** is defined as

"The most probable price, as of a specified date, in cash, terms equivalent to cash, or in other precisely revealed terms for which the specified property rights would sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently knowledgeably and for self-interest assuming that neither is under undue duress".

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR client demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.



13. VALUATION OF MOVABLE ASSETS

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the industrial development and method selected for valuation, we are of the opinion that, the assets can be assessed and valued for particular purpose at:

Company	Working Sheet No.	Fair Market Value (₹)	Realizable Value (₹)	Distress Value (₹)
Concept Enterprises at Plot No. E-25/14	1	86,06,500	73,15,525	60,24,550
Goods Warehouse at Plot E-25/13	2	6,55,000	5,56,750	4,58,500
Goods Warehouse at Plot E-26/1/1	3	13,30,000	11,30,500	9,31,000
	Total	1,05,91,500	90,02,775	74,14,050

Place: Mumbai
Date: 16.09.2023

For Vastukala Consultants (I) Pvt. Ltd.

**UMANG
ASHWIN
PATEL**

Digitally signed by UMANG ASHWIN PATEL,
DN: c=IN, o=VASTUKALA CONSULTANTS (I)
PRIVATE LIMITED, ou=ADMIN,
2.5.4.20=094f6bcfaaa5d2df381fb7849bf7798
2ef68198bca6b66f470a852d96e2c5ff,
postalCode=400069, st=Maharashtra,
serialNumber=05624861d25afbc61a89570
a25ca8f73e945bd0c508a180dc6647f0073
e, cn=UMANG ASHWIN PATEL
Date: 2023.09.18 16:06:38 +05'30'

Umang Ashwin Patel

Regd. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/04/2019/10803

Think.Innovate.Create