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MSME Reg No: UDYAM-MH-18-0083617  
An ISO 9001 : 2015 Certified Company  
CIN: U74120MH2010PTC207869

## Vastukala Consultants (I) Pvt. Ltd.

### VALUATION REPORT OF THE PLANT & MACHINERY



#### Details of the property under consideration:

**Owner/Borrower: M/s. Asence Pharma Pvt. Ltd.**

**Located at:-** Sara Bhai Campus, Opp. Ranoli Railway Station, Vadodara-391 350, State-Gujarat, Country-India.

**Longitude Latitude: 22°23'58.9"N 73°06'49.4"E**

#### Valuation Done for:

**Siemens Financial Services Private Limited**

SFS COF E RU-IN RM AM

RspaceD Center, Thane Belapur Road

Thane-400 708, State - Maharashtra, Country – India

**Thane :** 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA  
Email :thane@vastukala.co.in| Tel : 80978 82976 / 90216 25621

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#### **Regd. Office**

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Vastu/Thane/04/2024/8341/2306045  
23/2-184- APU  
Date: 23.04.2024

## 1. VALUATION OPINION REPORT

This is to certify that the Plant and Machinery located at Sara Bhai Campus, Opp. Ranoli Railway Station, Vadodara-391 350, State-Gujarat, Country-India belongs to **M/s. Asence Pharma Pvt. Ltd.**

Boundaries of the property: -

North : Road  
South : Open Land  
East : Open Land  
West : Open Land

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:-

Particulars	Orderly Liquidation Value (₹)
<b>Plant and Machinery</b>	<b>7,83,00,000/-</b>

Hence certified.

For Vastukala Consultants (I) Pvt. Ltd.



**Umang Ashwin Patel**  
Regd. Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/04/2019/10803

**Thane :** 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) - 400601, (M.S),INDIA  
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## 2. VALUATION REPORT (IN RESPECT OF PLANT AND MACHINERY)

To,

**The Branch Manager,**

**Siemens Financial Services Private Limited**

**SFS COF E RU-IN RM AM**

RspaceD Center, Thane Belapur Road

Thane-400 708, State - Maharashtra, Country – India

S. No.	Particular	:	Descriptions
<b>A</b>	General Information		
1.	Name of the Borrower/ Owner	:	<b>M/s. Asence Pharma Pvt. Ltd.</b>
2.	Purpose for which valuation is made	:	To assess the Orderly Liquidation Value (OLV) of Plant & Machinery for loan purpose.
3.	Date of Visit	:	17.04.2024
4.	Date on which valuation is made	:	23.04.2024
5.	Valuation Report date	:	23.04.2024
6.	Particulars of the Machinery	:	As mentioned in Chapter-6 of Details of Plant and Machinery.
7.	Location of the Machinery.	:	Sara Bhai Campus, Opp. Ranoli Railway Station, Vadodara-391 350, State-Gujarat, Country-India
8.	Condition of the Machinery	:	The Machinery under valuation were in operation.
9.	Whether machinery is in order / out of order?	:	Machinery under valuation is in order at the time and date of our visit.
10.	Machinery complete/ incomplete	:	Machinery under valuation is complete at the time and date of our visit.
11.	Whether machinery is to be scrapped. Major repairs and replacement value.	:	Machinery under valuation is in good and working condition and has balance useful economic life, hence not to be scrapped.
12.	Residual life of the machinery	:	As per Annexure (Subjected to proper servicing,



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S. No.	Particular	:	Descriptions
			repair, maintenance, and replacement of parts as an when required)
<b>B</b>	<b>SALES AND MARKETABILITY</b>		
1.	Obtain instances of recent sale of the Machinery of same description size and enquire about the sale price with dealers of the machinery.	:	<p>The basis of the valuation is as under:</p> <ul style="list-style-type: none"> <li>• Invoice Value</li> <li>• Visual Observation</li> <li>• Specifications of Machinery</li> <li>• Manufacturer of Machinery</li> <li>• Condition of Machinery</li> <li>• Age of Machines</li> <li>• Estimated Balance Economic Life.</li> </ul> <p>We have assessed the Orderly Liquidation Value (OLV) of machines under valuation by applying appropriate depreciation to Purchase Value/ Replacement Cost. The complete working of OLV is as per enclosed.</p>
2.	Method adopted?	:	Cost Approach.
3.	If the above information is not available, the basis on which valuation is based.		Basis of Valuation is mentioned Above.



### 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 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



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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 must 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 based on 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 operational expenditures projected by the company. This method allows for the explicit modelling of income and expense associated with the assets. These future financial benefits are then discounted to a present-day value at an appropriate discount rate considering return on investment and risk.

### 3.1.3 COST APPROACH

The cost approach is commonly adopted method for plant and equipment, particularly in the case of individual assets that are specialised or special-use facilities. In cost approach appraisal, the market price for the asset is equal to the cost, less depreciation. It yields the most accurate market value when the asset is new.

**Replacement Cost New** is the cost of obtaining an alternative asset of equivalent utility; this can either be a modern equivalent providing the same functionality or the cost of reproducing an exact replica of the subject asset. After concluding on a replacement cost, the value should be adjusted to reflect the impact on value of physical, functional, technological, and economic obsolescence on value. In any event, adjustments made to any replacement cost should be designed to produce the same cost as the modern equivalent asset from an output and utility point of view. In addition, other applicable direct & indirect cost applicable in the current market conditions will be factored to arrive at current RCN for the machineries.

Reproduction Cost New Method is appropriate in circumstances where the cost of a modern equivalent asset is greater than the cost of recreating a replica of the subject asset or the utility offered by the subject asset could only be provided by a replica rather than a modern equivalent.

Under **Indexing Method**, a ratio multiplier based on applicable index of a particular category of assets in comparison to the similar index at the time of procurement/ acquisition of asset is computed. The ratio multiplier is computed from Wholesale Price Index (WPI) published by Reserve Bank of India for various categories of assets. This multiplier is then applied to



historical cost to estimate the current replacement cost of the assets. Under this scenario, capitalized values in the fixed register would typically involve all direct and indirect costs and thus, no extra costs will be factored to estimate current replacement cost.

## 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 based on 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 based on 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.



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### 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 on 'going concern' basis. In this scenario, the prospective buyer for the unit would comprehend the requirement of necessary industrial infrastructure (including other indirect costs that are typically allowed for capitalization) that is required for the operations of the industry.

Under **Ex-situ** value, the assets will be removed from their existing location following the completion of sale and this typically utilized in the case of assessment of Liquidation Value or Forced Sale Value. In this scenario, adjustments are required to exclude necessary costs & charges such as foundation costs, decommissioning costs, etc.

### 3.3 FACTORS AFFECTING THE VALUE

#### 3.3.1 GENERAL FACTORS

The value of P&E starts with the inspection. This is done to ascertain the condition of the plant and also to determine if the information provided to them is usable and related to the subject assets being valued. The factors generally considered during inspection are:

#### ASSET RELATED

- The asset's technical specification
- The remaining useful, economic or effective life, considering both preventive and predictive maintenance
- The asset's condition including maintenance history
- Any functional, physical or technological obsolescence
- Additional costs associated with additional equipment, transport, installation and commissioning etc.

#### ENVIRONMENT RELATED

- The location in relation to the source of raw material and market for the product
- The impact of any environmental or other legislation that either restricts utilization or imposes additional operation or decommissioning costs

- Licenses to operate machineries which produce or utilize radioactive substances or toxic wastes and that may be restricted in certain countries.

### ECONOMY RELATED

- The actual or potential profitability of the asset based on comparison of operating costs with earnings or potential earnings
- 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 ORDERLY LIQUIDATION VALUE

An orderly liquidation describes the value of a group of assets that could be realised in a liquidation sale, given a reasonable period to find a purchaser (or purchasers), with the seller being compelled to sell on an as-is, where-is basis.

The reasonable period to find a purchaser (or purchasers) may vary by asset type and market conditions.

#### 4. DOCUMENTS REFERRED

Client has provided the Copy of following documents/ Information.

- List of Machinery under Valuation.
- Purchase Order.
- Proforma Invoice.
- Tax Invoices.

#### 5. OBSERVATION

- **M/s. Asence Pharma Private Limited** is a Private Limited Company incorporated on 14<sup>th</sup> December 2004. It is classified as Non-govt company and is registered at Registrar of Companies, Ahmedabad.
- M/s. Asence Pharma Private Limited's Corporate Identification Number is (CIN) U24230GJ2004PTC045141 and its registration number is 45141. Its registered address is Asence House, Gorwa Road, Vadodara, Gujarat-390 023.
- Asence Pharma Private Limited is a subsidiary company of Asence Inc. USA - a New York based pharmaceutical company. Asence specializes in the supply of quality pharmaceutical preparations (Bulk Drugs and Formulations) to domestic and international markets. Asence through its operations in India, markets and distributes pharmaceutical preparations worldwide and has more than 100 registered products internationally with an impressive pipeline and capability for development of new medicines.
- The Machinery under Valuation are as under: -

S. No.	Description of Assets	Name of Supplier	Qty.
1	HVAC System	Shinryo Suvidha Engineers India Pvt. Ltd.	Lot
2	System:- Stripper System, Three Effect Evaporation Plant, ATFD System-10 Sq. M., PLC, SCADA, 40 m <sup>3</sup> /Day Zero Liquid Discharge	Ketav Consultant	1 Set
3	Ecostat C -200D Solid Fuel Fired Steam Boiler with	Jay Engineering Works	Set

S. No.	Description of Assets	Name of Supplier	Qty.
	Seamless Steam Piping : ducting, pipeline and all accessories Chimney-1200 x 500 x 31 Mtrs Chimney-600 x 300 MM x 18 Fired Thermic Fluid Heating System and KDI Kirloskar Monobloc Make Pumps KDI 1537+15 HP 3 PH	Delight Electric Co.	
4	Purified Water Generation System - Ozonation with UV system	Permionics Membranes Pvt. Ltd.	1
5	SS-316 Reactor (Cap.-3 KL)	Meena Engineering	1
6	SS-316 Condenser-18 m2	Meena Engineering	3
7	SS-316 Condenser-10 m2 API	Meena Engineering	3
8	SS-316 Condenser-3 m2	Meena Engineering	3
9	SS-316 Reactor (Cap.-2 KL)	Meena Engineering	1
10	SS-316 Reactor (Cap.-5 KL)	Meena Engineering	1
11	SS-316 Condenser-18 m2	Meena Engineering	1
12	SS-316 Receiver (Cap.-500 Ltr.)	Meena Engineering	4
13	SS-316 Receiver (Cap.-250 Ltr.)	Meena Engineering	5
14	SS-316 Receiver (Cap.-200 Ltr.)	Meena Engineering	1
15	SS-316 Condenser-20 m2 API	Meena Engineering	2
16	MS Glass Line Reactor (1 KL)	Sachin Industries Ltd.	1
17	MS Glass Line Reactor (5 KL)	Sachin Industries Ltd.	1
18	SS-316 Nutch Filter (Cap.-100Ltr.)	Meena Engineering	3
19	SS-316 Trap with View Glass (Cap.-50 Ltr.)	Meena Engineering	1
20	SS-316 Reactor (Cap.-0.5 KL)	Meena Engineering	3
21	Zero Holdup Filter Press with SS 304 jacket, Size-14" X 10 "	V-Tech Engineering Works	2
22	Centrifuge Machine SS 316 bag lifting, Model-SS-B/L-4/PT GMP type, Dia. 36"	Vishwakarma Engineering Industries	3

- For Air Handling Unit, **M/s. Asence Pharma Pvt. Ltd.** has issued a purchase Order which includes supply of material, installation, testing and commissioning of HVAC work for API Area, Cytotoxic Area, and Plant Area to Shinryo Suvidha Engineers India Pvt. Ltd. vide Amendment PO No. API-015 dated 02.11.2022 for ₹ 5,74,91,005/- including GST.



➤ For Air Handling Unit (HVAC System), As per discussion and Information/ Documents provided by the Company Officials and Officer of Siemens Financial Services Private Limited, the said Project includes Supply and Installation of

- 17 Nos. of AHU along with ducting and accessories.
- 15 Nos. of Ventilation along with ducting and accessories.
- 180 TR Chiller.
- 2 Nos. Primary Chilled Water Pumps with VFD.
- VFD panel without bypass starter
- Condenser Water Pump.
- Cooling Tower
- Centrifugal Type Air Separator
- Closed Type Expansion Tank
- Make Up Water Pump
- 8.5 TR & 5.5 TR-2 Nos. of each Air-Cooled Condensing Unit along with the piping.

➤ For Air Handling Unit (HVAC System), Party has provided the Tax Invoice Copy for Machinery arrived at site of ₹ 4,69,92,047/- and are installed and are in Operation, therefore the same is considered for Valuation. The details for the same is as under: -

S. No.	Description	Number	Qty.	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Invoice Value (Rs.)
<b>I</b>	<b>AHU</b>								
<b>A</b>	<b>Cyto Toxic</b>								
1	AHU-01 GF Fan CFM:- 2000 CFM Static 75 mm - NON FLP & Panel For AHU - 01-GF - 1.5 KW motor	C-AHU-1	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/21- 22/177 & GJCS/22-23/56 and various invoices for ducting etc	04.02.2022 & 25.08.2022	2	10	5,39,457
2	AHU-02 GF& FF Fan CFM: - 11200 CFM Static 150 mm - FLP, 40.0 KW-AHU- 2 GF & FF and Electrical Panel For AHU - 02-GF & FF -7.5 KW motor VFD + 40	C-AHU-2	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22- 23/35, 56,83 & 101and various invoices for ducting etc	29.06.2022, 25.08.2022, 02.11.2022 & 24.11.2022	2	10	26,04,210

S. No.	Description	Number	Qty.	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Invoice Value (Rs.)
	KW HEATER Feeder								
3	AHU-04 FF Fan CFM: - 5000 CFM Static 75 mm - FLP & Electrical Panel For AHU - 04 - FF-3.7 KW motor VFD	C-AHU-3	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/2 & 56 and various invoices for ducting etc	13.04.2022 & 25.08.2022	2	10	16,68,862
<b>B</b>	<b>API</b>								
1	AHU-02 GF Fan CFM: - 1000 CFM Static 75 mm - FLP Motor -API AREA	A-AHU-1	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/98 and various invoices for ducting etc	23.11.2022	2	10	9,82,392
2	AHU-05 GF Fan CFM: - 1500 CFM Static 150 mm FLP Motor -API AREA	A-AHU-2	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/98 and various invoices for ducting etc	23.11.2022	2	10	10,26,695
3	AHU-06-GF Fan CFM:- 1500 CFM Static 150 mm FLP Motor-API AREA	A-AHU-3	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/98 and various invoices for ducting etc+G20	23.11.2022	2	10	10,26,698
4	AHU-11-GF &FF Fan CFM: - 5500 CFM Static 150 mm FLP Motor-API AREA	A-AHU-4	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/98 and various invoices for ducting etc	23.11.2022	2	10	18,11,039
5	AHU-12-GF Fan CFM: - 3500 CFM Static 150 mm FLP Motor-API AREA	A-AHU-5	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/98 and various invoices for ducting etc	23.11.2022	2	10	17,12,775
6	AHU-14-SF Fan CFM :- 13000 CFM Static 150 mm FLP Motor-API AREA	A-AHU-6	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/98 and various invoices for ducting etc	23.11.2022	2	10	31,44,815
7	AHU-17 SF Fan CFM :- 16000 CFM Static 75 mm FLP Motor & Electrical Panel For AHU - 17-SF-11 KW motor VFD	A-AHU-7	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/2 & 56 and various invoices for ducting etc	13.04.2022 & 25.08.2022	2	10	20,39,555
8	AHU-15-SF Fan CFM :- 1000 CFM Static 150 mm	A-AHU-8	1 Set	Shinryo Suidha	GJCS/22-23/98 and various	23.11.2022	2	10	9,82,392

S. No.	Description	Number	Qty.	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Invoice Value (Rs.)
	FLP Motor-API AREA			Engineers India Pvt. Ltd.	invoices for ducting etc				
9	AHU-18 SF Fan CFM :- 5000 CFM Static 75 mm FLP Motor & Electrical Panel For AHU - 18-SF-3.7 KW motor VFD	A-AHU-9	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/2 & 56 and various invoices for ducting etc	13.04.2022 & 25.08.2022	2	10	10,51,253
10	AHU-19-SF Fan CFM :- 2200 CFM Static 150 mm FLP Motor, 6 KW-AHU-19-SF-DUCT SIZE: 550 X 350 & Electrical Panel For AHU - 19-SF-3.7 KW motor VFD + 6 KW HEATER Feeder	A-AHU-10	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/2, 56 & 83 and various invoices for ducting etc	13.04.2022, 25.08.2022 & 02.11.2022	2	10	8,75,357
<b>C</b>	<b>Warehouse</b>								
1	AHU-02 WH-GF Fan CFM :- 1200 CFM Static 150 mm FLP Motor & 6 KW-AHU-2-WH-GF & Electrical Panel For AHU -2 GF-WH-3.7 KW motor VFD + 6 KW Heater Feeder+ DX Condensing Unit 5.5 TR X 1	W-AHU-1	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/35, 83 & 91 and various invoices for ducting etc	29.06.2022, 02.11.2022 & 22.11.2022	2	10	8,33,765
2	AHU-03 WH-GF Fan CFM:- 1200 CFM Static 150 mm FLP Motor, 6 KW-AHU-3-WH-GF & Electrical Panel For AHU -3 GF-WH-3.7 KW motor VFD + 6 KW HEATER Feeder + DX Condensing Unit 5.5 TR X 1 No - 8 KW - Outgoing MCB same of rated capacity	W-AHU-2	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/35, 83 & 91 and various invoices for ducting etc	29.06.2022, 02.11.2022 & 22.11.2022	2	10	8,45,466
3	AHU-04 WH-GF Fan CFM :- 3500 CFM Static 75 mm FLP Motor, 15 KW-AHU-4-WH-GF & Electrical Panel For AHU -4 GF-WH-5.5 KW motor VFD + 15 KW	W-AHU-3	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/35, 83 & 91 and various invoices for ducting etc	29.06.2022, 02.11.2022 & 22.11.2022	2	10	10,76,429

S. No.	Description	Number	Qty.	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Invoice Value (Rs.)
	HEATER Feeder + DX Condensing Unit 8.5 TR X 1 No - 12 KW - Outgoing MCB same of rated capacity								
4	AHU-01 WH-GF Fan CFM :- 2200 CFM Static 150 mm - FLP, 7.5 KW-AHU-1 WH- GF & Electrical Panel For AHU - 01 WH-GF-3.7 KW motor VFD +7.5 KW HEATER	W-AHU-4	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/2, 56 & 83 and various invoices for ducting etc	13.04.2022, 25.08.2022 & 02.11.2022	2	10	8,66,407
<b>II</b>	<b>Ventilation</b>								
<b>A</b>	<b>Cyto Toxic</b>								
1	FAU-01 GF 5000 CFM @ 50 mm Static - NON FLP & EAU-01 SOLVENT -GF 5000 CFM @ 50 mm Static- FLP and Electric Panel	C-Vent-1	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/21- 22/177 & GJCS/22-23/56 and various invoices for ducting etc	04.02.2022 & 25.08.2022	2	10	14,74,624
2	FAU-02 FF 1200 CFM @ 50 mm Static- NON FLP, EAU-02 FF 1200 CFM @ 50 mm Static- FLP and Electric Panel	C-Vent-2	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/21- 22/177 & GJCS/22-23/56 and various invoices for ducting etc	04.02.2022 & 25.08.2022	2	10	5,53,607
3	FAU-02 SF 7000 CFM @ 50 mm Static- NON FLP, EAU-02 SF 7000 CFM @ 50 mm Static- FLP and Electric Panel	C-Vent-3	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/21- 22/177 & GJCS/22-23/56 and various invoices for ducting etc	04.02.2022 & 25.08.2022	2	10	11,21,146
<b>B</b>	<b>API</b>								
1	FAU-01 GF 9500 CFM @ 50 mm Static non FLP Motor, EAU-01 GF 9500 CFM @ 32 mm Static FLP Motor & Electric Panel	A-Vent-1	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/21- 22/177 & GJCS/22- 23/35, 91 & 98 and various invoices for ducting etc	04.02.2022, 29.06.2022, 22.11.2022 & 23.11.2022	2	10	36,43,470

S. No.	Description	Number	Qty.	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Invoice Value (Rs.)
2	FAU-03 GF 2000 CFM @ 50 mm Static non FLP Motor, EAU-03 GF 2000 CFM @32 mm Static FLP Motor and Electric Panel	A-Vent-2	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/91 & 98 and various invoices for ducting etc	22.11.2022 & 23.11.2022	2	10	10,31,086
3	FAU-13 FF 4000 CFM @ 50 mm Static non FLP Motor -API AREA & Electric Panel	A-Vent-3	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/91 & 98 and various invoices for ducting etc	22.11.2022 & 23.11.2022	2	10	11,86,157
4	FAU-01 FF 11000 CFM @ 50 mm Static non FLP Motor, EXHAUST-1 FF 2000 CFM @32 mm Static FLP Motor & Electrical Panel	A-Vent-4	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/91 & 98 and various invoices for ducting etc	22.11.2022 & 23.11.2022	2	10	28,50,795
5	SUPPLY UNIT-2 FF 3000 CFM @ 50mm Static non FLP Motor -API AREA	A-Vent-5	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/91 & 98 and various invoices for ducting etc	22.11.2022 & 23.11.2022	2	10	11,30,775
6	SUPPLY UNIT -1 FF 2000 CFM @ 50mm Static non FLP Motor -API AREA	A-Vent-6	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/98 and various invoices for ducting etc	23.11.2022	2	10	4,50,914
7	FAU-01 SF 4000 CFM @ 50 mm Static non FLP Motor - API AREA	A-Vent-7	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/98 and various invoices for ducting etc	23.11.2022	2	10	11,86,157
8	FAU-16 SF 1200 CFM @ 50 mm Static non FLP Motor & EAU-16 SF 1200 CFM @ 32mm Static FLP Motor and Electric Panel	A-Vent-8	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/2 & 56 and various invoices for ducting etc	13.04.2022 & 25.08.2022	2	10	5,45,947
9	SUPPLY UNIT -1 SF 1500 CFM @ 50 mm Static non FLP Motor, EXHAUST -1 SF 1500 CFM @32 mm Static FLP Motor & Electric	A-Vent-9	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/2, 56 & 91 and various invoices for ducting etc	13.04.2022, 25.08.2022 & 22.11.2022	2	10	6,59,471



S. No.	Description	Number	Qty.	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Invoice Value (Rs.)
	Panel								
<b>C</b>	<b>Warehouse</b>								
1	FAU-1 WH-GF 14500 CFM @ 50 mm Static non FLP Motor, EAU-1 WH-GF 14500 CFM @ 32 mm Static FLP Motor and Electric Panel	W-Vent-1 & 2	2 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/35 & 91 and various invoices for ducting etc	29.06.2022 & 22.11.2022	2	10	14,93,545
<b>D</b>	<b>Solvent</b>								
2	EAU-01 WH -GF 9500 CFM @ 50 mm Static- NON FLP & Electric Panel	S-Vent-1	1 Set	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/35 & 56 and various invoices for ducting etc	29.06.2022 & 25.08.2022	2	10	6,34,413
<b>III</b>	<b>Chiller &amp; Others</b>								
1	CHILLER Supply, Installation, Testing & commissioning of the Water cooled Screw Chillers with star delta starter. Refrigerant : R134A Evaporator design criteria : Evaporator Inlet Temp. - 12 Deg.c Evaporator Outlet Temp. - 7 Deg.c Fouling factor - 0.0001 FPS Condenser design criteria : Condenser Inlet Temp. - 32 deg. C Condenser outlet Temp. - 36 deg. C Fouling factor - 0.00025 FPS Nominal Capacity-180 TR	Chiller	1	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/21-22/166	11.01.2022	2	13	31,14,322
2	Primary Chilled Water Pumps With VFD Supply, installation testing and commissioning of	Chilled Water Pump	2	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/21-22/150	14.12.2021	2	13	3,98,382

S. No.	Description	Number	Qty.	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Invoice Value (Rs.)
	horizontal end suction back pull out type pumps. (1W+1S) Water Qty : 540 USGPM Head : 45 Mtrs Impeller : Bronze Seal : Mechanical Minimum Efficiency not less than 75%								
3	VFD panel without bypass starter	VFD Panel	1	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/83	02.11.2022	2	13	3,68,837
4	Condenser Water Pump Supply, installation testing and commissioning of horizontal end suction back pull out type pumps. (1W+1S) Water Qty : 720 USGPM Head : 20 Mtrs Impeller : Bronze Seal : Mechanical Minimum Efficiency not less than 75% Condenser water pump	Condenser Water Pump	2	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/21-22/150	14.12.2021	2	13	3,22,739
5	Cooling Tower Supply & installation FRP Induced draft type cooling tower with FRP basin Wet bulb temp : 29deg C Entering water temp : 36 deg C Leaving water temp : 32 deg C No of cells in each cooling tower : 1 Total flow rate/C.T.	Cooling Tower	1	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/21-22/182	09.02.2022	2	13	5,39,372

S. No.	Description	Number	Qty.	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Invoice Value (Rs.)
	: 720USGPM								
6	Centrifugal Type Air Separate, Supply, installation, testing & commissioning of centrifugal type air separator shall have inlet and outlet connections PN10 150 mm dia connection.	Air Separate	1	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/21-22/204	14.03.2022	2	13	1,27,999
7	Closed Type Expansion Tank Supply. Erection, testing and commissioning of vertical cylindrical thermal expansion tank Closed type, complete with all valves, supports & accessories, gaskets, flanges, hardware, quick fill, drain arrangement etc: PN10 Capacity- 500 litres	Tank	1	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/21-22/204	14.03.2022	2	13	1,81,004
8	MAKE UP WATER PUMP (Pressurisation Unit):- Supply & Installation Pressurisation Unit complete with double pump(2CMH, 25mWC), IP55 control panel with pressure transmitter, flow meter, interconnecting piping & wiring,	Make up water pump	1	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/21-22/204	14.03.2022	2	13	2,51,876
9	Outdoor Units For Air Handling Units (Green Refrigerant)-Supply and installation of Air Cooled Condensing unit equipped with scroll compressor and								

S. No.	Description	Number	Qty.	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Invoice Value (Rs.)
	Microprocessor controlled Electronic Remote control system. Entire system pressure testing with Nitrogen Shall be Done. Vacuumizing, Erection, Shifting, Positioning, Gas Charging With R-407 / R-410 A Gas Expansion Valve, Filter Drier testing & Commissioning of air conditioning system. MS Stand shall be measured as per unit rate of MS angle & Plate separately.								
9.a	8.5 TR with Copper piping	Air Cooled Condensing	2	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/56	25.08.2022	2	13	3,83,639
9.b	5.5 TR with Copper piping	Air Cooled Condensing	2	Shinryo Suidha Engineers India Pvt. Ltd.	GJCS/22-23/56	25.08.2022	2	13	2,54,202
								<b>Total</b>	<b>4,69,92,047</b>

- There was other machinery also installed in the Unit which was not considered for valuation.
- Mr. Saurabh Jadhav- Sr. Plant Engineer (Mobile No. +91 95376 28605) of **M/s. Asence Pharma Pvt. Ltd.** accompanied our Engineer and showed the Progress of the Project.

## 6. DETAILS OF PLANT AND MACHINERY

S. No.	Description of Assets	Name of Supplier	Qty.	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Invoice Value (Rs.)	Liquidation Value (Rs.)
1	HVAC System	Shinryo Suidha Engineers India Pvt. Ltd.	Lot	Various Invoices	2022	2	10 to 13	4,69,92,047	3,61,30,000

S. No.	Description of Assets	Name of Supplier	Qty.	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Invoice Value (Rs.)	Liquidation Value (Rs.)
2	System:- Stripper System, Three Effect Evaporation Plant, ATFD System-10 Sq. M., PLC, SCADA, 40 m <sup>3</sup> /Day Zero Liquid Discharge	Ketav Consultant	1 Set	E-0331 E-0367 E-0375 E-0011 E-0073 E-0008	22.02.2022 23.03.2022 26.03.2022 20.04.2022 31.05.2022 11.04.2023	2	13	2,02,90,100	1,60,70,000
3	Ecostat C -200D Solid Fuel Fired Steam Boiler with Seamless Steam Piping : ducting, pipeline and all accessories Chimany-1200x500x31Mtrs Chimany-600x300MMx18 Fired Thermic Fluid Heating System and KDI Kirloskar Monobloc Make Pumps KDI 1537+15 HP 3PH	Jay Engineering Works Delight Electric Co.	Set	469 509 457 455 467 510 519 527 1058/21-22	19.01.2022 12.09.2022 04.10.2021 30.09.2021 11.01.2022 12.09.2022 18.11.2022 21.02.2023 31.01.2022	3	12	1,01,18,351	74,70,000
4	Purified Water Generation System - Ozonation with UV system	Permionics Membranes Pvt. Ltd.	1	P0864	31.03.2023	1	14	15,04,500	12,70,000
5	SS-316 Reactor (Cap.-3 KL)	Meena Engineering	1	47	06.03.2022	2	13	15,93,000	12,60,000
6	SS-316 Condenser-18 m <sup>2</sup>	Meena Engineering	3	47	06.03.2022	2	13	16,61,145	13,20,000
7	SS-316 Condenser-10 m <sup>2</sup> API	Meena Engineering	3	47	06.03.2022	2	13	11,11,737	8,80,000
8	SS-316 Condenser-3 m <sup>2</sup>	Meena Engineering	3	47	06.03.2022	2	13	6,21,978	4,90,000
9	SS-316 Reactor (Cap.-2 KL)	Meena Engineering	1	48	06.03.2022	2	13	13,33,400	10,60,000
10	SS-316 Reactor (Cap.-5 KL)	Meena Engineering	1	48	06.03.2022	2	13	20,76,800	16,40,000
11	SS-316 Condenser-18 m <sup>2</sup>	Meena Engineering	1	48	06.03.2022	2	13	5,53,715	4,40,000
12	SS-316 Receiver (Cap.-500 Ltr.)	Meena Engineering	4	49	06.03.2022	2	13	8,02,400	6,40,000
13	SS-316 Receiver (Cap.-250 Ltr.)	Meena Engineering	5	49	06.03.2022	2	13	7,67,000	6,10,000
14	SS-316 Receiver (Cap.-200 Ltr.)	Meena Engineering	1	49	06.03.2022	2	13	1,33,930	1,10,000
15	SS-316 Condenser-20 m <sup>2</sup> API	Meena Engineering	2	49	06.03.2022	2	13	12,10,562	9,60,000
16	MS Glass Line Reactor (1 KL)	Sachin Industries Ltd.	1	C-940/21-22	14.03.2022	2	13	10,03,000	7,90,000
17	MS Glass Line Reactor (5 KL)	Sachin Industries Ltd.	1	C-940/21-22	14.03.2022	2	13	22,42,000	17,80,000
18	SS-316 Nutch Filter (Cap.-100Ltr.)	Meena Engineering	3	51	14.03.2022	2	13	5,03,742	4,00,000



S. No.	Description of Assets	Name of Supplier	Qty.	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Invoice Value (Rs.)	Liquidation Value (Rs.)
19	SS-316 Trap with View Glass (Cap.-50 Ltr.)	Meena Engineering	1	51	14.03.2022	2	13	59,590	50,000
20	SS-316 Reactor (Cap.-0.5KL)	Meena Engineering	3	51	14.03.2022	2	13	24,78,000	19,60,000
21	Zero Holdup Filter Press with SS 304 jacket, Size-14" X 10 "	V-Tech Engineering Works	2	2122V022	26.03.2022	2	13	8,68,480	6,90,000
22	Centrifuge Machine SS316 bag lifting, Model-SS-B/L-4/PT GMP type, Dia. 36"	Vishwakarma Engineering Industries	3	GT/031	17.05.2022	2	13	28,76,250	22,80,000
							<b>Total</b>	<b>10,08,01,727</b>	<b>7,83,00,000</b>

Particulars	Orderly Liquidation Value (₹)
<b>Plant and Machinery</b>	<b>7,83,00,000/-</b>

## 7. DECLARATION CUM UNDERTAKING (Annexure-IV)

I, Umang Patel son of Shri. Ashwin Patel do hereby solemnly affirm and state that:

- a) I am a citizen of India.
- b) 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.
- c) The information furnished in my valuation report dated **23.04.2024** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d) I/ my authorized representative has personally inspected the property on **17.04.2024**. The work is not sub - contracted to any other valuer and carried out by myself.
- e) Valuation report is submitted in the format as prescribed by the bank.
- f) I have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g) I have not been removed / dismissed from service / employment earlier.
- h) I have not been convicted of any offence and sentenced to a term of imprisonment
- i) I have not been found guilty of misconduct in my professional capacity.
- j) I have not been declared to be unsound mind
- k) I am not an undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- l) I am not an undischarged insolvent.
- m) 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 has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n) 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
- o) My PAN Card number as applicable is AMKPP9341F

- p) I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- 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 machinery.
2. The maintenance up-keep and the present condition of the said machinery is considered while estimating the present realizable value for the machinery.
3. Information available on internet on the subject matter.
4. Our engineer visited the company/plant on April 17<sup>th</sup>, 2024 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.



Since 1989

**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company



S. No.	Particulars	Valuer comment
1	Purpose of valuation and appointing authority	To assess the Orderly Liquidation Value (OLV) of Plant & Machinery for loan purpose for Siemens Financial Services Private Limited
2	Identity of the Valuer and any other experts involved in the valuation;	Umang Patel – Regd. Valuer Avinash Pandey- Valuation Engineer Harshad Panchal- Site 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 – 15.04.2024 Valuation Date – 23.04.2024 Date of Report – 23.04.2024
5	Inspections and/or investigations undertaken;	Physical Inspection done on date 17.04.2024
6	Nature and sources of the information used or relied upon;	List of Plant & Machinery under Valuation, Invoice Copy, Purchase Order and BOQ provided by company
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 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: 23.04.2024

Place: Mumbai

**For Vastukala Consultants (I) Pvt. Ltd.****Umang Ashwin Patel**

Regd. Valuer

Chartered Engineer (India)

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



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### 8. ACTUAL SITE PHOTOGRAPHS



HVAC System



HVAC System



## ACTUAL SITE PHOTOGRAPHS



HVAC System



HVAC System



## ACTUAL SITE PHOTOGRAPHS



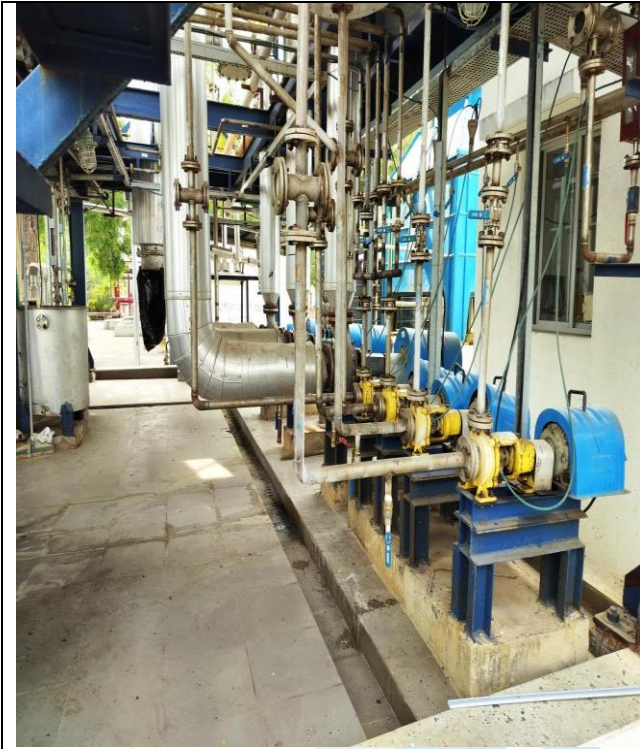
HVAC System



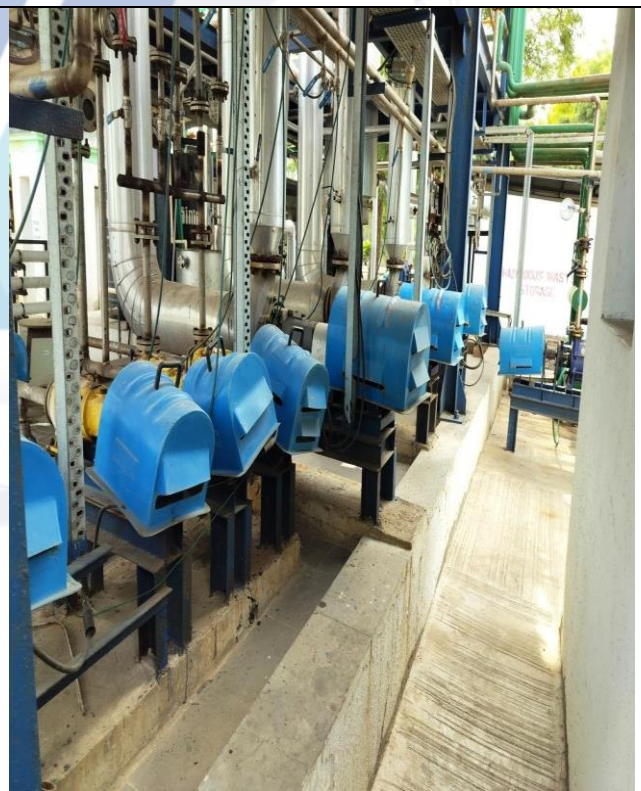
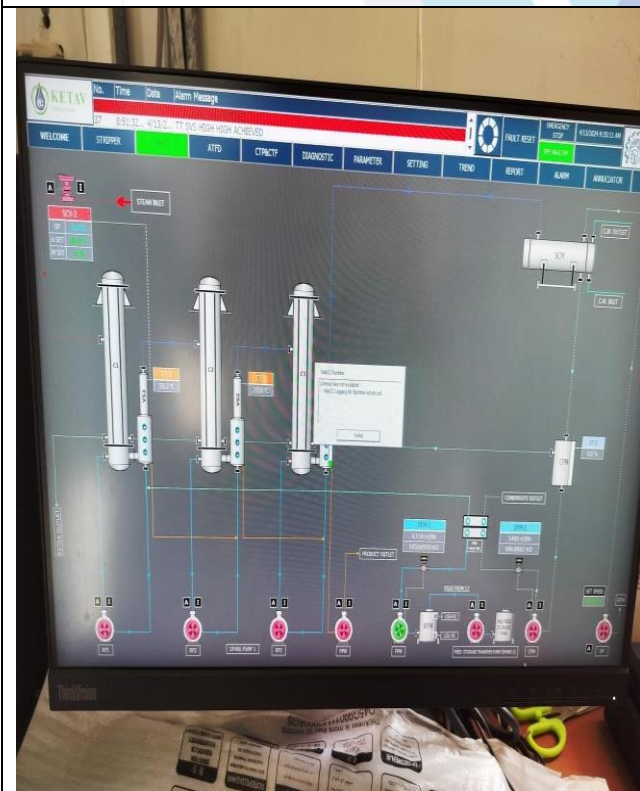
HVAC System



### ACTUAL SITE PHOTOGRAPHS



**Strripper System, Three Effect Evaporation Plant**



**Strripper System, Three Effect Evaporation Plant**



Since 1989

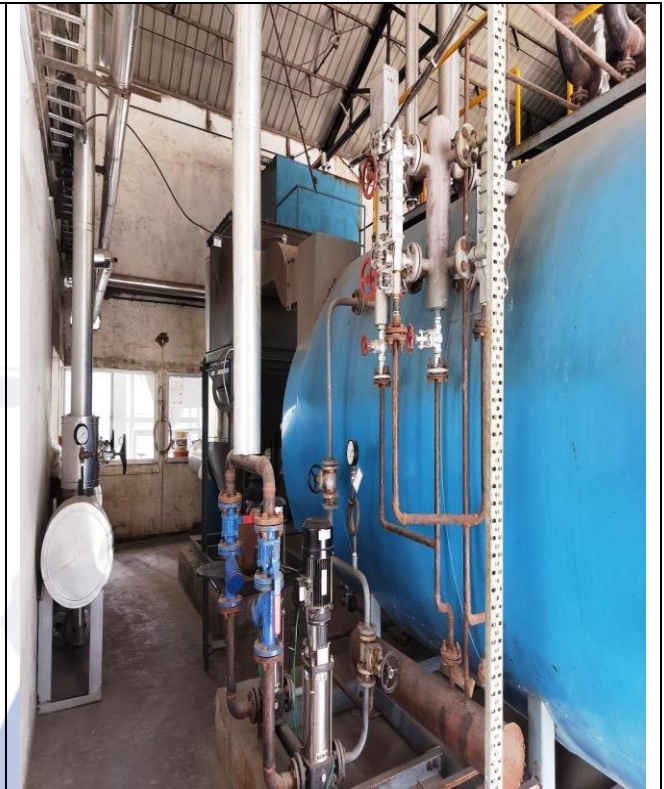
**Vastukala Consultants (I) Pvt. Ltd.**

An ISO 9001 : 2015 Certified Company

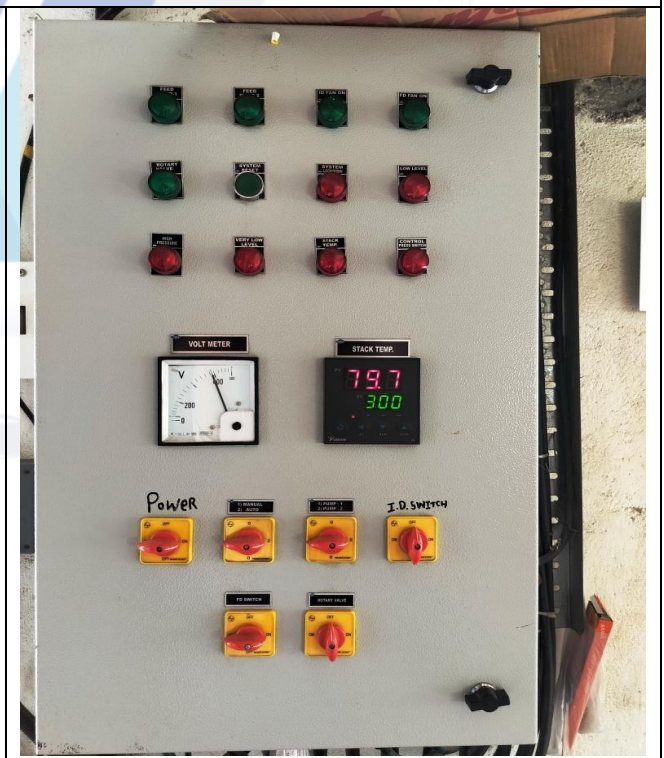




## ACTUAL SITE PHOTOGRAPHS



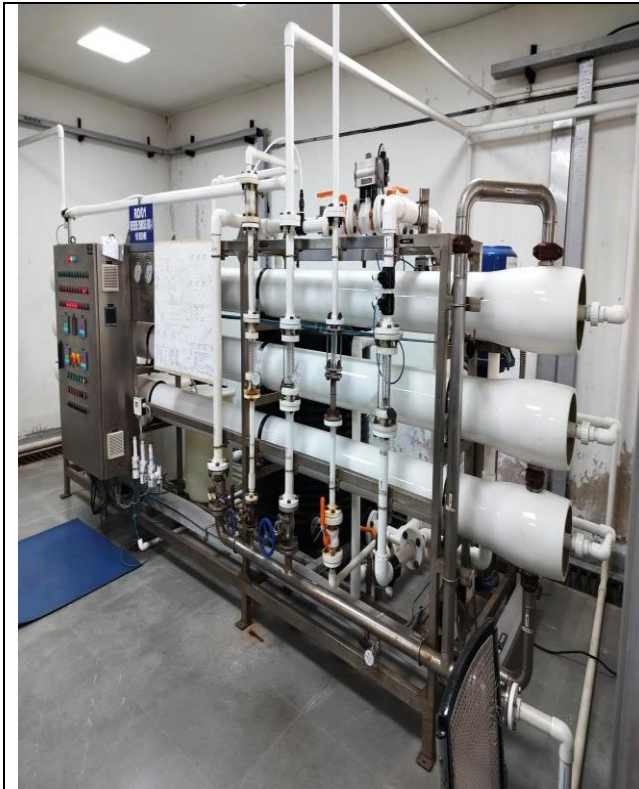
**Solid Fuel Fired Steam Boiler**



**Solid Fuel Fired Steam Boiler**



## ACTUAL SITE PHOTOGRAPHS



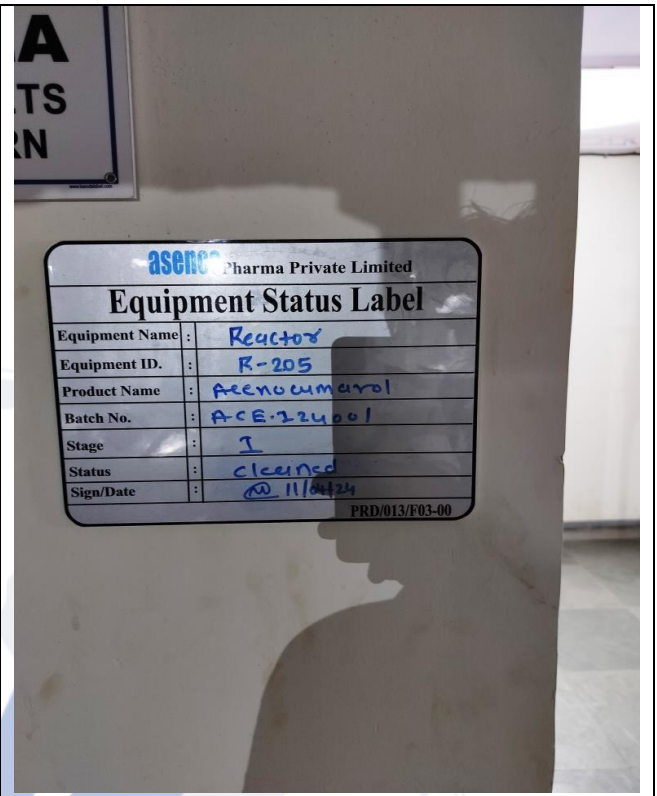
**Purified Water Generation System - Ozonation with UV system**



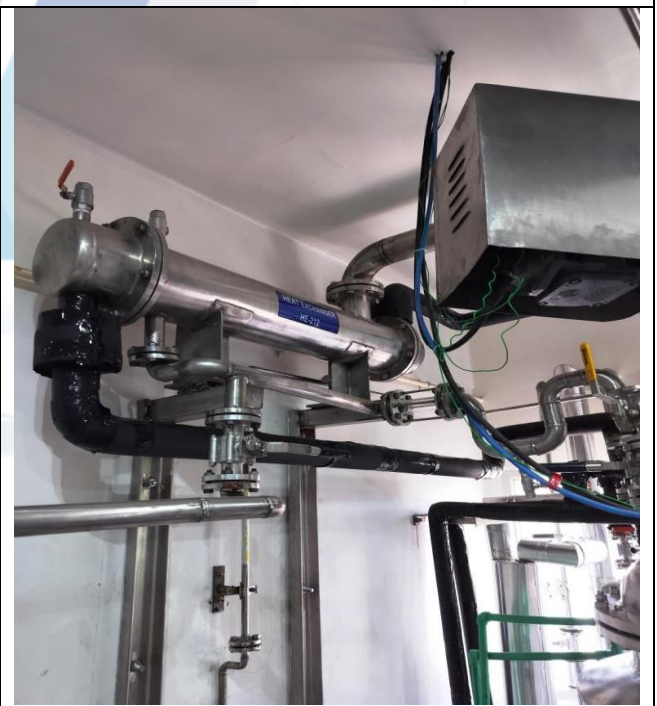
**Purified Water Generation System - Ozonation with UV system**



## ACTUAL SITE PHOTOGRAPHS



SS-316 Reactor (Cap.-3 KL)



SS-316 Condenser-18 m<sup>2</sup>



## ACTUAL SITE PHOTOGRAPHS



Reactor



Glass Line Reactor



Reactor



Receiver Tank



### ACTUAL SITE PHOTOGRAPHS



Receiver Tank



Receiver Tank



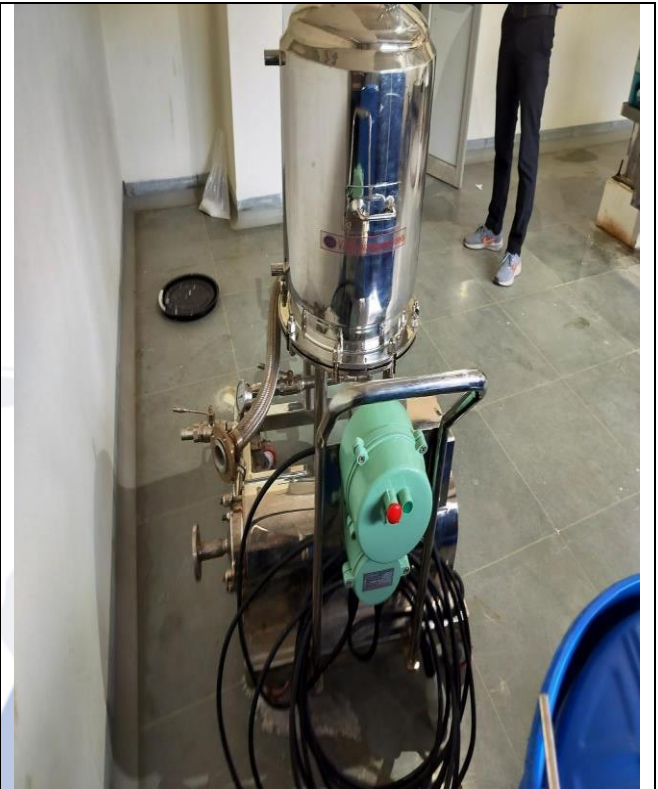
Receiver Tank



SS-316 Nutch Filter



## ACTUAL SITE PHOTOGRAPHS



**Zero Holdup Filter Press with SS 304 jacket, Size-14" X 10 "**

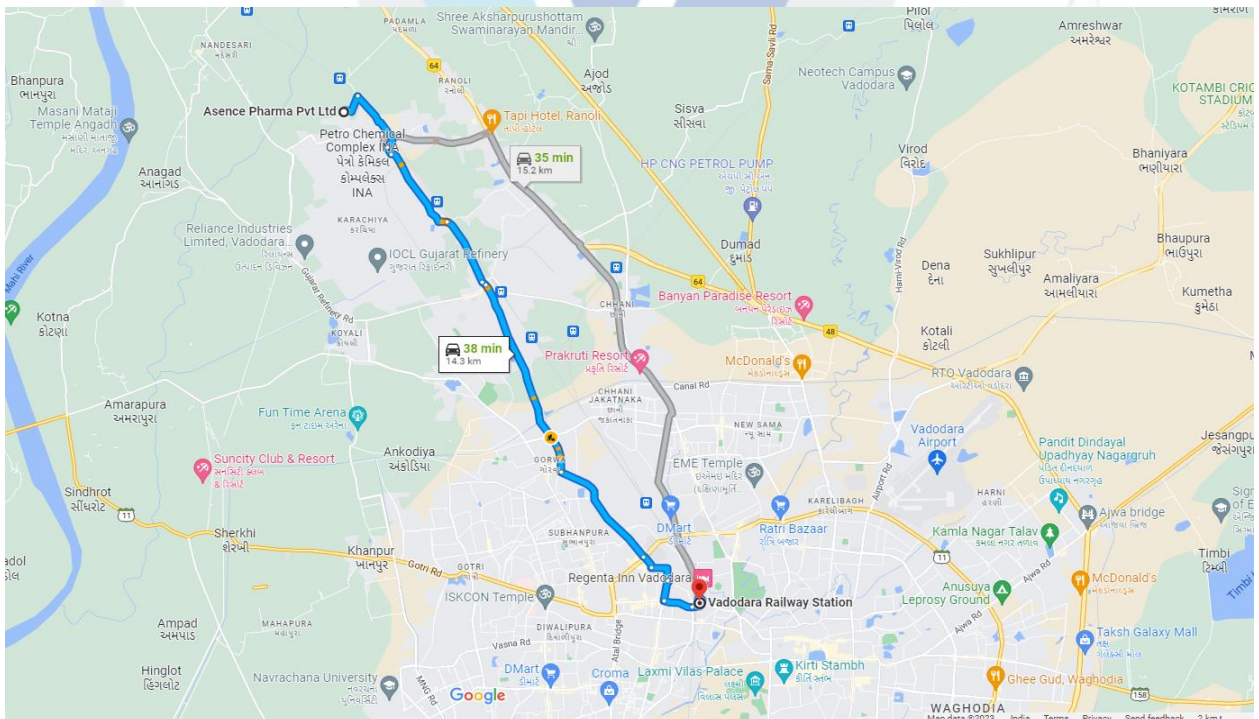
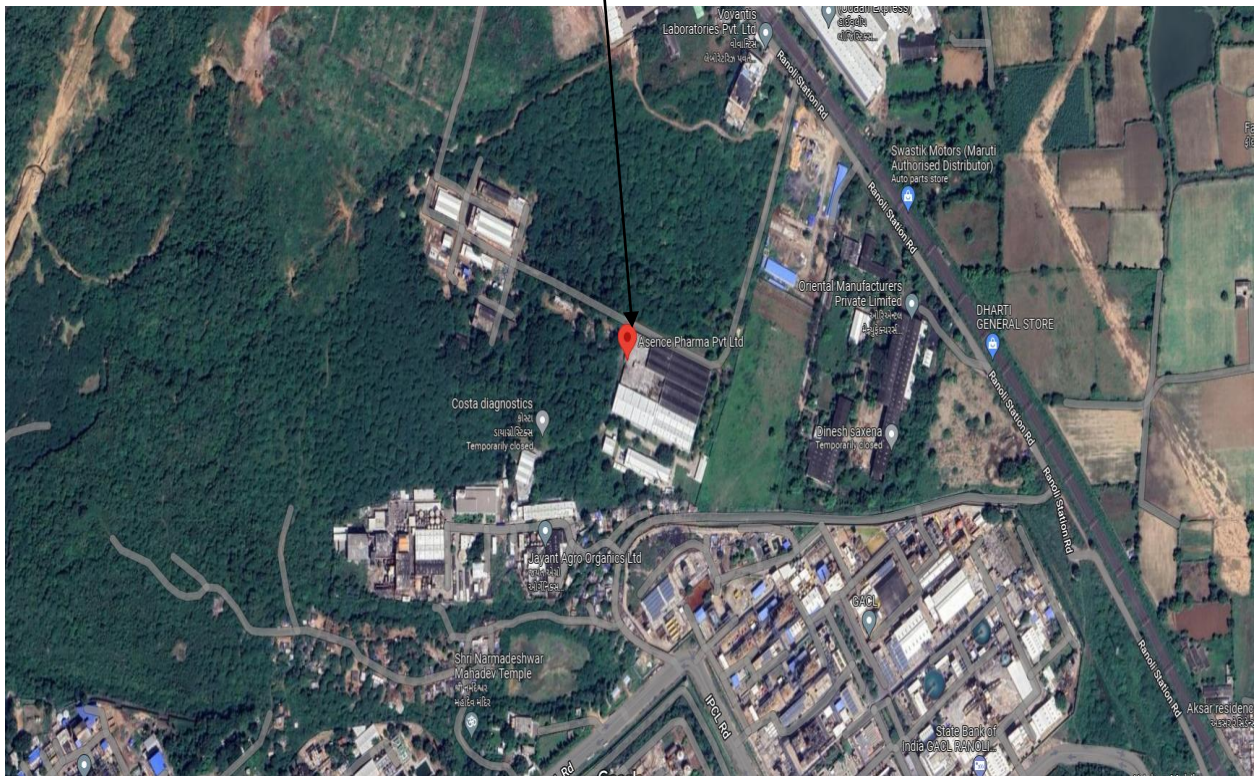


**Centrifuge Machine**



### 9. ROUTE MAP OF THE PROPERTY

Site u/r



**Longitude Latitude: 22°23'58.9"N 73°06'49.4"E**

**Note: The Blue line shows the route to site from nearest metro station (Vadodara – 14.3 Kms.)**



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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 factors.
- 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/owners.
- 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.



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- 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 replacement of components in any of the machineries has been done unless otherwise specific details provided to me.
- Valuation is done on physical verification and external inspection basis. The valuer does not bear any responsibility for any error which is due to the assumptions made for working condition or internal part of machines which are not inspectable without dismantling.
- The Valuer, by reasons of this report, is not required to give testimony in court, with reference to the appraised assets unless arrangements for such contingency have been previously agreed upon.
- The analysis and additional data (like company information, micro-market data) of this report is based on Publicly available information, Industry Benchmark / Standards or my Professional Judgment where the information has not been furnished by the company.
- For the purpose of this exercise, I have assumed (where sufficient ownership data has not been provided) that the assets considered under this exercise are owned by the Company and has a clear and marketable title and is free from any legal and physical encumbrances, disputes, claims and other statutory liabilities and the requisite planning approvals from appropriate authorities has already been pursued; if any, I do not bear any responsibility for the same.
- The condition assessment and the estimation of useful life is based on industry standards as any visual observations / review of maintenance was beyond the scope of work.
- The inspection, due diligence and condition assessment of the asset was made by individuals generally familiar with valuation assessment of such assets. However, I do not opine nor am I responsible for its conformity to any health, safety, environmental or any other regulatory requirements that were not readily apparent to my team of experts during their inspection.
- This valuation is valid only for the purpose mentioned in this report; and neither intended nor valid to be used for any other purposes.
- The valuation is not a precise science and the conclusions arrived at in many cases will be subjective and dependent on the exercise of individual judgement. Hence, there is no indisputable single value. Whilst I consider my conclusions to be both reasonable and defensible based on the information available to us, others may place a different value based on the same information.
- I reserve my rights to change my conclusion at later date, if it is found that the data provided to us was not reliable, complete or accurate in any material aspect.
- For the purpose of this valuation report, the fair market value and fair value of the assets may be considered to be synonymous.



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- All figures are in INR, unless mentioned otherwise. Further, round off errors (if any) arising from calculations or conversions to millions/ other units have negligible impact on the final value, therefore, can be ignored.

## 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.

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.



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13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his / its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his / its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his /its decisions and actions.
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 valuers 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.

### **Miscellaneous**

32. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
33. A valuer shall follow this code as amended or revised from time to time.



## 12. DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Orderly Liquidation Value** of the property under reference as on **23<sup>rd</sup> April 2024**.

The term **Orderly Liquidation Value** is defined as

“An orderly liquidation describes the value of a group of assets that could be realised in a liquidation sale, given a reasonable period to find a purchaser (or purchasers), with the seller being compelled to sell on an as-is, where-is basis”.

### 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:

Particulars	Orderly Liquidation Value (₹)
<b>Plant and Machinery</b>	<b>7,83,00,000/-</b>

Place: Mumbai  
Date: 23.04.2024

**For Vastukala Consultants (I) Pvt. Ltd.**

**Umang Ashwin Patel**  
Regd. Valuer  
Chartered Engineer (India)  
Reg. No. IBBI/RV/04/2019/10803