

VALUATION REPORT OF MOVABLE ASSETS

Name of Owner: M/s. Ion Exchange (India) Ltd.

Details of the property under consideration:

Movable Assets on Plot No. 19/ A, Phase- II, IDA Patancheru, Medak, PIN Code-502 319, State-Telangana, Country India.



Report Prepared For

BANK OF INDIA

Large Corporate Branch, Fort

Bank of India Building, 4th Floor, 70-80, M.G. Road, Mumbai-400 001, State - Maharashtra, Country - India

Vastukala Consultants (I) Pvt. Ltd.

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1. VALUATION OPINION REPORT

This is to certify that the Movable Assets on Plot No. 19/ A, Phase- II, IDA Patancheru, Medak, PIN Code-502 319, State-Telangana, Country India belongs to **M/s. Ion Exchange (India) Ltd.**

Boundaries of the property

North : Agile Engg
South : Nala
East : SB Alloys Company
West : Avanti Pharma

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	Fair Market Value	Realizable Value	Distress Sale Value
Movable Assets	₹ 23.46 Crores	₹ 19.94 Crores	₹ 16.42 Crores
Total	₹ 23.46 Crores	₹ 19.94 Crores	₹ 16.42 Crores

Hence certified.

For Vastukala Consultants (I) Pvt. Ltd.



Umang Ashwin Patel
Govt. Reg. Valuer
Chartered Engineer (India)
Reg. No. CAT-VII-A-5062



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

To,
The Chief Manager,
Bank of India,
Large Corporate Branch, Fort
Bank of India Building, 4th Floor,
70-80, M.G. Road, Mumbai-400 001,
State - Maharashtra, Country - India.

I General (Form- O - 7)	
1.	Location of factory/ works/ premises : Movable Assets located at Plot No. 19/ A, Phase- II, IDA Patancheru, Medak, PIN Code-502 319, State-Telangana, Country India.
2.	Purpose for which valuation is made : As per the request from Bank of India, Large Corporate Branch, Fort to assess Fair Market value of the Movable Assets for Bank Loan purpose.
3.	a) Date of inspection : 19.02.2024
	b) Date on which the valuation is made : 18.07.2024
	c) Report Date : 18.07.2024
4.	Basis of valuation / assumptions made of : As mentioned below.
	a) Indigenous Machines : For Valuation Cost Approach is used for calculation of Fair Market Value.
	b) Imported Machines : Basis of Valuation is as under: - <ul style="list-style-type: none"> • Purchase Value/ Replacement Cost • Visual Observation • Specifications of Machinery • Manufacturer of Machinery • Condition of Machinery • Present Maintenance • Age of Machines • Estimated Balance Economic Life • Depreciation calculated by straight line method We have assessed the Fair Market Value (FMV) by applying appropriate depreciation considering the above parameters.
5.	Details of the charges created on the assets : Information not available

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.



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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 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 taking into account 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 particular 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.”



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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 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 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.

4. DOCUMENTS REFERRED:-

Party has provided the Copy of following documents/ Information.

- Fixed Asset Register as 31.12.2023.
- Audited Balance Sheet for the year ended at 31.03.2023.

5. ABOUT COMPANY:-

- **M/s. Ion Exchange (India) Ltd** (“IEIL” or “Company”) is a Public Limited Company incorporated on 06th March 1964. It is classified as Non-govt company and is registered at Registrar of Companies, Mumbai. Its authorized share capital is Rs. 170,000,000 and its paid up capital is Rs. 146,666,590.
- IEIL's Corporate Identification Number is (CIN) L74999MH1964PLC014258 and its registration number is 14258. Its registered address is Ion House, Dr. E. Moses Road, Mahalaxmi Mumbai- 400 011.
- IEIL offers a wide range of solutions across the water cycle from pre-treatment to process water treatment, waste water treatment, recycle, zero liquid discharge, sewage treatment, packaged drinking water, sea water desalination etc. The company is also engaged in manufacturing resins, speciality chemicals for water and waste water treatment as well as non-water applications.
- The company's water and environment management solutions extend beyond the industrial sector to homes, hotels, spas, educational institutions, hospitals, laboratories, realty sector, defense establishments and rural communities, providing safe drinking water and a clean environment.
- The company is a public limited company incorporated and domiciled in India. It is listed on BSE Limited (BSE) and National Stock Exchange of India Limited (NSE).
- Ion Exchange is a premier company in water and environment management with a global presence. Formed in 1964, as a subsidiary of the Permutit Company of UK, Ion Exchange became a wholly Indian company in 1985 when Permutit divested their holding. Over the years, they have accumulated a wealth of experience and are now recognized as a leading solutions provider, one of very few companies worldwide with complete range of solutions for Water, Wastewater Treatment, Solid Waste Management and Waste to Energy.



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➤ **Milestone:-**

Year	Asset description
1964	Incorporated as 60% subsidiary of Permutit, UK
1965	Pioneered the production of world-class ion exchange resins in India. Commenced the design, engineering and supply of water treatment plants to India's industrial sector
1969	Awarded the 1st major contract at Chennai Petroleum Corporation Limited (CPCL)
1974	All India dealer network was set-up
1976	R&D was recognized by the Department of Science & Technology (DST)
1977	Listed on Bombay Stock Exchange, India
1978	The 1 st company in India to introduce the Reverse Osmosis concept
1979	Ion exchange resins manufacturing unit was inaugurated at Ankleshwar, India
1982	New engineering & fabrication facility was set-up at Hosur, India
1983	1st Employee Welfare Trusts were formed. Industrial chemical production starts at Patancheru, India. Installation of one of the largest water treatment plants in Asia at Maharashtra State Electricity Board (MSEB)
1985	Ion Exchange becomes a wholly owned Indian company after Permutit's divestment
1987	1st in India to manufacture Reverse Osmosis membrane elements at Halol Kalol, India
1991	Established the international division and started Southeast Asia operations. Bagged the order for the world's largest Clarifier for a pulp & paper mill.
1994	Capacity expansion and complete automation of ion exchange resins manufacturing unit at Ankleshwar, India
1996	Commissioned 1st Sea Water Reverse Osmosis (SWRO) desalination plant in India at Gujarat Electricity Board (GEB), Sikka
1997	100% Export Oriented Unit (EOU) set up at Rabale, India
1998	Consumer product manufacturing starts at Goa, India under the brand name ZeroB
2002	Launched Water Vending Stations
2003	1st packaged drinking water plant was commissioned for Indian "Railways 'Rail Neer'". Inauguration of polymer plant at Patancheru, India
2004	Ion Exchange's subsidiary was set up in Bangladesh
2006	Ion Exchange's joint venture was set up in Oman.
2007	Manufacturing set up in Hamriyah, UAE

Year	Asset description
2008	Integrated turnkey solutions provided to General Motors, Pune and JSW Steel, Bellary, India. Started operations in USA. Four stream complex Effluent Treatment Plant (ETP) for Reliance Industries export refinery project was commissioned at Jamnagar, India
2010	Largest Reverse Osmosis based Sea Water Desalination (SWD) plant in the industrial sector was commissioned for Chennai Petroleum Corporation Limited (CPCL)
2011	Awarded turnkey contract for Effluent Treatment Plant (ETP) for Maruti Suzuki's Greenfield project at Manesar, India
2012	Joint Venture formed in South Africa
2013	Joint Venture formed in Thailand. Obtained the US Water Quality Association's Gold Seal Certification for several ion exchange resins used in drinking water and food & beverage applications. US FDA compliant pharmaceutical grade resins facility was set up at Ankleshwar, India
2014	1st Zero Liquid Discharge (ZLD) project in the downstream petrochemical segment for Indian Synthetic Rubber Limited. (ISRL)
2016	Chemical Blending Plant was set up in Bahrain. Awarded a prestigious integrated water supply project by the Sri Lankan Government Authority, National Water Supply and Drainage Board (NWSDB)
2017	India's 1st state-of-the-art integrated Reverse Osmosis membrane manufacturing facility was set up in Goa, India
2019	New R&D center was inaugurated at Patancheru, India
2021	Awarded a large EPC project from State Water Supply and Sanitation Mission, Namami Gange and Rural Water Supply Department under the Jal Jeevan Mission, Government of India
2023	First foray in Europe with MAPRIL – Produtos Químicos e Maquinas Para a Industria, Lda

➤ Manufacturing Facility:-

Unit	Details
Ankleshwar, Gujarat (India)	<p>Resins Manufacturing Unit:- Ion Exchange is India's first company to have an ISO 9001 & 14001 certified state-of-the-art ion exchange resins manufacturing facility in Ankleshwar, Gujarat. Here we manufacture cation and anion exchange resins; gel, macro porous and isoporous resins for water, wastewater treatment as well as for non-water speciality applications.</p> <p>Several resins used in drinking water and food & beverage applications have WQA Gold Seal and NSF 61 certification and also have Kosher, Halal, ROHS, RESAP certifications.</p> <p>Integrated into this manufacturing facility is an independent Indian drug actives & excipients manufacturing unit which is US FDA compliant, WHO GMP certified and has Drug Master Files from US Food & Drug Administration for this range of products. This facility is accredited with cGMP certificate by Food & Drug Control Administration (FDA), Gujarat, for manufacturing bulk drugs.</p>
Patancheru, Telangana (India)	<p>Industrial Chemicals Manufacturing Unit:- The industrial chemicals manufacturing unit manufactures polyelectrolytes, cooling and boiler water treatment chemicals, RO membrane chemicals, water quality test kits as well as fireside and fuel additives. Speciality process chemicals for the sugar, paper, ceramics, oil refining and petrochemical, mining and mineral processing industries are also manufactured here.</p>
Verna, Goa (India)	<p>Membrane Manufacturing Unit:- This unit in Goa is India's first state-of-the-art, completely integrated and automated membrane manufacturing unit. It manufactures the widest range of membranes under the brand name HYDRAMEM which includes Reverse Osmosis, Nanofiltration and Ultrafiltration membranes conforming to international standards.</p> <p>Fabrication & Assembly Unit:- The second unit in Goa is a manufacturing and assembly unit for standard industrial water and waste water treatment plants.</p>

Unit	Details
	Standardized and customized ultra-filtration, nano filtration, reverse osmosis, modular skid mounted plants in varying capacities are assembled with manual, semi-automatic, fully automatic and remote monitoring advanced systems. Besides this, disaster management truck mounted units, containerized water treatment systems as well as ground water removal systems are manufactured in this unit.
Hosur, Tamil Nadu (India)	Fabrication & Assembly Unit:- The Ion Exchange facility at Hosur, Tamil Nadu is a facility for fabrication and assembly of pre-designed packaged and pre-engineered water and waste water treatment plants. It also manufactures water quality monitoring instruments. This unit has been expanded to include a new facility specially for the manufacture of pharma and food & beverage water treatment units.
Rabale, Maharashtra (India)	Export Oriented Unit:- A 100% Export Oriented Unit (EOU) for skid-mounted assembly and testing of custom-built plants before shipment is located at Rabale, Maharashtra. This unit also has an in house facility for design, engineering, project management and provides consultancy services for customised water & waste water treatment systems.
Wada, Maharashtra (India)	Fabrication Unit:- This modern facility manufactures FRP Hand Lay Up & FRP Filament Winding products used for manufacturing composite pressure vessels, RO & UF pressure tubes and fabrication of steel equipment/structures as well as industrial electrical units like MCC – PLC panels etc.
Sharjah, UAE	Assembly Unit:- This Ion Exchange facility at Hamriyah Free Zone, Sharjah is an ICV certified facility. This facility caters to the assembly and testing of skid-mounted, custom-built water and wastewater treatment plants.
Indonesia	Assembly Unit:- This facility houses an assembly centre and fabrication unit for water & wastewater treatment equipments. Further, it serves as a warehouse for membranes, resins and specialty chemicals for the Asia Pacific region.
Dhaka, Bangladesh	Fabrication & Assembly Unit:- This unit near Dhaka in Bangladesh is an assembly cum fabrication centre for water treatment equipments with facilities for testing through an in house laboratory. It also has a warehouse facility for resins, chemicals, membranes as well as finished products.

6. OBSERVATION

- The Movable Asset under valuation is for Patancheru-Hyderabad Unit located at Plot No. 19/ A, Phase- II, IDA Patancheru, Medak, PIN Code-502 319, State-Telangana, Country India.
- The Plant & Machinery installed are of Indigenous & Imported.
- Company has provided the Fixed Asset Register and the same are considered the base of our valuation.
- During the date and time of our visit, the Plant was in operation.
- The Assets under valuation are well maintained by in house maintenance team.
- Mr. Satyanarayana (+91 98663 27548) & Mr. P Surendrachary (+91 96765 15222) accompanied our Engineer and showed the Movable Assets under valuation.
- Internal Photographs are not allowed due to Safety.

7. DETAILS OF PLANT AND MACHINERY: -

S. No.	Asset Description	Working Sheet No.	Acquis. Val. (₹)	Book Val. (₹)	Fair Market Value (₹)
1	Computer	Working Sheet No. 1	1,95,37,956	30,34,344	37,83,218
2	Electrical Fitting		1,19,47,923	16,04,796	15,82,439
3	Furniture and Fixtures		1,61,59,741	41,91,507	39,69,330
4	Office Equipments		1,63,41,597	36,42,744	50,20,239
5	Plant and Machinery		33,43,69,155	12,60,32,250	14,42,53,576
6	Vehicles		1,28,81,404	1,03,47,277	1,06,28,168
7	CWIP-Movable Assets	Working Sheet No. 2	8,48,27,308		6,53,61,446
		Total	49,60,65,084	14,88,52,919	23,45,98,415
				Say	Rs. 23.46 Crs

Working Sheet -1 & 2 is enclosed with this report.

Particulars	Fair Market Value	Realizable Value	Distress Sale Value
Movable Assets	₹ 23.46 Crores	₹ 19.94 Crores	₹ 16.42 Crores
Total	₹ 23.46 Crores	₹ 19.94 Crores	₹ 16.42 Crores

8. 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 **18.07.2024** 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 **19.02.2024**. 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 have 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



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- 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 February 19th, 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.

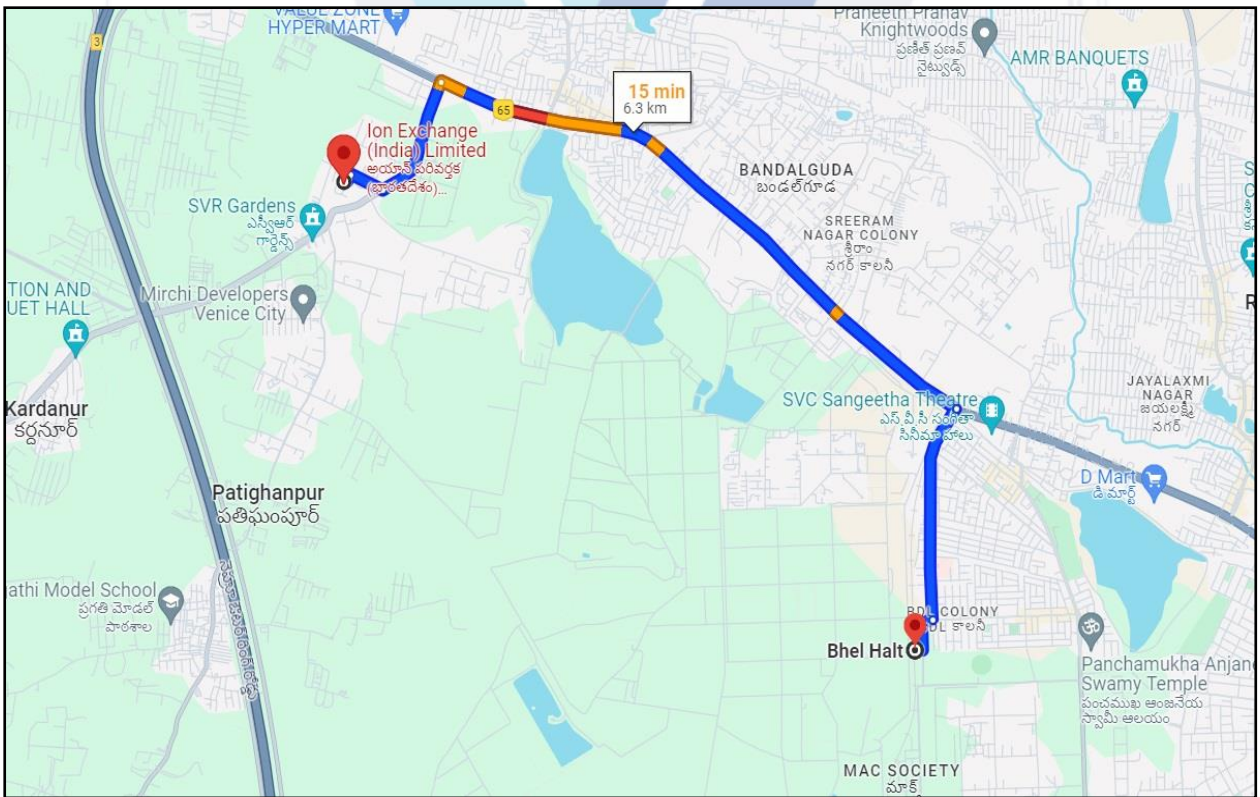
S. No.	Particulars	Valuer comment
1	Purpose of valuation and appointing authority	To assess the FMV, RV & DSV of Plant & Machinery for loan purpose from Bank of India, Large Corporate Branch, Fort
2	Identity of the Valuer and any other experts involved in the valuation;	Umang Patel-Regd. Valuer Avinash 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 - 08.01.2024 Valuation Date - 18.07.2024 Date of Report – 18.07.2024
5	Inspections and/or investigations undertaken;	Physical Inspection done on date 19.02.2024
6	Nature and sources of the information used or relied upon;	FAR and Audited Balance Sheet.
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

9. ACTUAL SITE PHOTOGRAPHS



10. ROUTE MAP OF THE PROPERTY

Site u/r



Longitude Latitude: 17°31'36.2"N 78°14'57.0"E

Note: The Blue line shows the route to site from nearest railway station (BHEL Halt– 6.3 Km.)



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11. 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.
- 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.
- 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.

12. DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **18th July 2024**.

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 knowledgeable 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:

Particulars	Fair Market Value	Realizable Value	Distress Sale Value
Movable Assets	₹ 23.46 Crores	₹ 19.94 Crores	₹ 16.42 Crores
Total	₹ 23.46 Crores	₹ 19.94 Crores	₹ 16.42 Crores

Place: Thane

Date: 18.07.2024

For Vastukala Consultants (I) Pvt. Ltd.

Umang Ashwin Patel

Govt. Reg. Valuer

Chartered Engineer (India)

Reg. No. CAT-VII-A-5062



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