

# VALUATION REPORT

for

**BANK OF INDIA**  
Bandra Reclamation Branch  
Mumbai

OF

## **PLANT & MACHINERY AND FURNITURE & BUILDING**

Owned by

**M/S KonkanKaju Pvt. Ltd.**

Property Address

Situated at S.No. 227 Hissa No. 1 & 2 B Vetabambarde, Tal.  
Kudal Dist. Sindhudurg, 416520. Maharashtra

CONDUCTED BY

**M/s ENGINEERS CONSORTIUM LLP**

BO : *Akshay Shrivastava*

*RH No. 46, Royal Park, Ambernath Thane, Mumbai*

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Since-1990

# Engineers Consortium LLP

(Valuers, Engineers, Auditors & Technical Consultants)

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Date : 27.02.2020

## Valuation Report of Plant & Machinery

M/S Konkankaju Pvt. Ltd.

at S.No. 227 Hissa No. 1 & 2 B Vetalbambarde,

Tal. Kudal Dist. Sindhudurg, 416520.

Maharashtra

### EXECUTIVE SUMMARY

M/S Engineers Consortium LLP. was requested by Bank to conduct valuation of fixed Assets of M/s Konkankaju Pvt. Ltd. Situated at S.No. 227 Hissa No. 1 & 2 B Vetalbambarde, Tal. Kudal Dist. Sindhudurg, 416520. Maharashtra.

To undertake the valuation of the assets of the company a team of professionals visited the company's plants on 28.01.2020 located at S.No. 227 Hissa No. 1 & 2 B Vetalbambarde, Tal. Kudal Dist. Sindhudurg, 416520. Maharashtra. Bank officials also accompanied with us during the valuation.

The details of the assets and methodology adopted for valuation are provided in this report. This valuation report pertains to the valuation of Machinery and Misc. Assets belonging to Konkankaju Pvt. Ltd. Situated at S.No. 227 Hissa No. 1 & 2 B Vetalbambarde, Tal. Kudal Dist. Sindhudurg, 416520. Maharashtra.

#### Movable Assets

- a) Plant & Machinery
- b) Misc. Assets



Page 1 of 6

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**VALUATION OF FIXED ASSETS & PLANT & MACHINERY  
OF  
M/S Konkankaju Pvt. Ltd.**

**INTRODUCTION**

M/S Konkankaju Pvt. Ltd. Situated at S.No. 227 Hissa No. 1 & 2 B Vetar Bambarde, Tal. Kudal Dist. Sindhudurg, 416520. Maharashtra.

It is established in 2013 and came in production 2014 to June 2018. Since June 2018 to till date unit is sick and not in running condition.

The raw cashew nuts are procured from the local farmers and local market. The processing of cashewnut is a four stage process, each designed to produce quality edible cashew kernel. \* Steam Roasting. The outer shell of the raw cashew nuts has to be removed to produce the edible cashew kernel



**List of Plant & Machinery Part - A**

Sl. No.	Description	Qty	Fair Market value
1	Generator 100 KVA	1	1,39,292.84
3	Raw Cashew Nut sizing Machine with 2 HP Motor Gear Box & Feeding Hopper	1	92,861.89
4	Hand & Leg Operated cutting machine with accessories	12	83,575.70
5	Boiler A. 300 Kg/hr Capacity Boiler with 2 HP feed waterpump B. B-30 feet Chimney C. C-320 kg capacity cashew cooking vessel (2No.) from ESJ1 trading Co.	1	10,21,480.82
6	Cashew Piece Separator	1	37,144.76
7	Tin Filling Machine	1	51,074.04
8	Husk winnowing Machine with 2 HP motor	1	3,94,663.04
9	Nano Pix ISS cashew grading machine, Model- Hamsa, Year of MFG 2013	1	6,96,464.20
10	Weight Machine	1	6,268.18
11	Trolley	Lot	11,143.43
12	Kaju Shifting Tray	12	55,717.14
13	Electric installation consisting of cable, lighting control panel for connected load of 110 KVA	Lot	5,57,171.36
Total			31,46,857.39

**List of Assets ( Furniture ) Part - B**

Following additional assets laying in the factory premises :-

1. Office Chairs
2. Godrej Locker
3. Ceiling Fans
4. Wooden Table
5. Air Conditioner

Total Fair Market Value of Assets laying in the factory premises is @ Rs. 75,000/-



Computation of Fair Market value of plant -

Total cost Rs. 31,46,857.39

Fair Market Value Say Rs. 31,46,000.00

Realizable value -

The above value is the present market cost of the machinery. But this may not be readily salable at the time of need. The involvement of Institutional sale comes in the way, and hence we follow the practice to give a **realizable value** also, which is lesser than the market value. The realizable values arrived by considering the fact that the institution would be able to realize this value at the time of sale. In the present case we keep the realizable value by deducting 15% of the above market value.

Market value as shown above

Rs. 31,46,857.39

For realizable value, reduced by 15% (-)

Rs. 4,72,028.61

Total

Rs. 26,74,828.79

Say Rs. 26,75,000.00

Distress Sale Value

For getting distress value market value, is reduced by 25% .

Market value as shown above

Rs. 31,46,857.39

Reduced by 25% (-)

Rs. 7,86,714.35

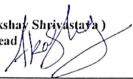
Total

Rs. 23,60,143.05

Say Rs. 23,60,000.00

Signature of Area Representative

(Mr. Akshay Shrivastava)  
Area Head



For Engineers Consortium LLP.



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Page 4 of 6

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### ASSUMPTION

- The study has been carried out for a limited purpose i.e. to ascertain the present realizable value of Plant and Machinery
- The assets have been valued on the basis of " AS IS WHERE IS AND AS IS WHAT IS BASIS".
- The Valuation of assets has been carried out for the assets as shown physically by the officials present at site only.

The site is well connected by the road and transportation and labour are easily available in the area Opposite to the site.

1. F.M.V is normally fetched if Market position is in zoom and willing buyers are available. This is an ideal situation not achieve in general.

2. Realizable Value is normally obtained when Professionals buyers are in the market.

3. Distress Value in case of non availability of willing buyers due to slump in market and dier necessity of seller the property is sold at a through away price.



## Valuation Report Building

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Date: 27.02.2020

A General Details		
1	Name of the Customer	M/S KonkanKaju Pvt. Ltd.
2	Property Address	Situated at S.No. 227 Hissa No. 1 & 2 B VetalBambarde, Tal. Kudal Dist. Sindhudurg, 416520. Maharashtra.
3	Landmark	Mumbai Goa Highway
4	Loan Application Number	Fresh Loan
5	Purpose of Loan	To ascertain the Fair Market Value of the Property
6	HissaNo/Survey No/Khasara No/ CTS No	Situated at S.No. 227 Hissa No. 1 & 2 B VetalBambarde, Tal. Kudal Dist. Sindhudurg, 416520. Maharashtra.
7	Date of Inspection	28.01.2020
B Surrounding Locality Details		
1	Ward No/Municipal Land No	-
2	Vicinity	Industrial Area
3	Type	Industrial Area
4	Proximity to Civic Amenities	Nearest Railway Station- Kudal Station 10.3 Km
5	Conditions of Approach Road	Main Raod 3.7 Km
5	Plot Demarcated at site	Yes

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7	Property Identified through	M/S KonkanKaju Pvt. Ltd.
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### C PROPERTY DETAILS

1	Type of Usage of entire Property	Residential
2	Additional Amenities	School, College, Mall, Multiplex, Market & all other amenities are available within 1-2 Kms distance.
		Nearest School:- Vetal Banmlard School
		Nearest Police Station :- N.A
		Nearest Hospital :- N.A
3	Boundary Details	East:- West:- North:- South:- <span style="font-size: 2em; vertical-align: middle;">}</span> Not Provided

### D SUBJECT PROPERTY DETAILS

1	Type of Premises	: Industry
2	Occupied/Owned by	Owned By :- M/S KonkanKaju Pvt. Ltd.
		Occupancy Status:- Self Occupied

### E STRUCTURAL DETAILS

1	Type of Structure	RCC Frame Structure / Shed
2	No of Floors	Ground Floors
3	No of Flats on Each Floor	: N.A
4	Internal Composition of the Flat	: N.A
5	No of lifts	: N.A



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6	No of Wings in the Building	:	9 Nos
7	Age of the property	:	7 Years
8	Estimate future life	:	Approx 30 years provided periodical maintenance is done
<b>F QUALITY OF CONSTRUCTION</b>			
<b>Exteriors</b>			
1	Beam & Column Structure		Satisfactory
2	Appearance & Maintenance of building		Satisfactory
3	Common Area Remarks		
<b>Interiors</b>			
1	Flooring & Finishing, Wood Work, etc.		Flooring: Marbonite, Doors : Wooden Flush Door , Windows : Powder coated Aluminum Sliding. Kitchen Platform : Black Granite, Concealed Plumbing with Satisfactory fittings , Concealed Electrification with Satisfactory fittings- <b>are provided</b>
2	Roofing & Terracing		RCC
3	Quality of Fixtures & Fittings		<b>Fitting:</b> Concealed plumbing with Satisfactory fittings, concealed electrification with Satisfactory fittings- <b>are provided</b>
<b>G PLAN APPROVALS</b>			
1	Construction as per Approved/ Sanctioned Plan		Yes , But Not Available
2	Approved Plan No		
3	Commencement Certificate No & Date		
4	Registered Agreement of Sale		Sale Deed



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5	Violation observed, if any	No
6	If Plans not available then is the structure conforming to the local byelaws	N.A

## II VALUATIONS

Individual Apartment / Flats	
1	Carpet Area
	As Per Agreement List Attached

### TOTAL CONSTRUCTION AND ITS COST

Sr.No	Description	Type of Structure	BUA (Built up Area)	Construction Rate (in Rs)	Construction Value (in Rs)
1	Main Shed	RCC With MS Roofing	21120	700	14784000
2	Boiler Shed	Shed	768	500	384000
3	Wooden Shed	Shed	900	500	450000
4	Toilet & Rest Room/Lunchroom	RCC With MS Roofing	648	700	453600
5	Passage	RCC With MS Roofing	205.2	700	143640
6	Kitchen & Compressor	RCC With MS Roofing	453.6	700	317520
7	Office	RCC Structure	603	1100	663300
8	Sizer Machine Shed	Shed	540	500	270000
9	Dry Yard area	Open to sky	3335	Lump sump	470000
	Gross Value				17936060

2	Built Up Area	As Per Agreement List as above
3	Recommended Rates	As above
4	Basis for Recommendation	N.A
5	Market Value	Rs. 1,79,36,060.00
6	Realizable Value & Rounded (90% of MV)	Rs. 161,42,454.00



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7	Distress Value & Rounded (80% of MV)	Rs. 1,43,48,848.00
8	Reconstruction/Insurance Cost	Rs. 1,79,36,000.00
9	Govt Rate/ Stamp Duty Rate	N.A
<b>Abstreet</b>		
	Part - A Plant & Machinery	Rs. 31,46,000.00
	Part - B Assets & Furniture	Rs. 75,000.00
	Part - C Building	Rs. 1,79,36,000.00
	Total Value	Rs. 2,11,57,000.00

For Engineers Consortium LLP

By, Mahesh Chandra

F-22876

**DECLARATION :**

We hereby declare that:-

1. The information furnished above are true and correct to the best of our knowledge and belief.
2. We have no direct or indirect interest in the property being valued.
3. We have never been convicted of any offence or sentenced to a term of imprisonment.
4. The particulars are based on information supplied by owner(s), Bankers and collected during the market survey.
5. We declare that, we have valued the assets which are shown to us and of which photos and site plan are annexed hither to.
6. Bank should satisfy, regarding the genuineness of documents of the assets. The above valuation is valid only when documents, information & explanations provided to us are genuine.

**DISCLAIMER :**

1. The valuation agency does not have any pecuniary interest that could reasonably be capable of affecting their ability to give an unbiased opinion of the value or that could conflict with the valuation of the assets.
2. The opinion expressed in aforesaid valuation is as per the present market scenario and available customer and surrounding circumstances which are always highly volatile and unpredictable.
3. The valuation report is valid only if its fee has been paid by cheque / draft / bank transfer.
4. We are not liable towards anybody except for the person who has appointed us, and liability of valuation agency and employees is limited to the addressee of the report only. No accountability, obligation or liability to any third party (ies) is accepted.
5. This report deals only with value of assets and does not cover any legal aspect regarding title, its validity, encumbrance, etc. The report has been furnished based upon the photocopy of sale deed provided by the proposed bank / borrower. The Bank should ensure that the same property with genuine title deed has been mortgaged with them for which this valuation report has been prepared. Valuation has been assessed as per present market conditions. It may vary in future according to the upward / downward trend in real estate.

Signature of Area Representative

(Mr. Akshay Shrivastava)  
Area Head



For Engineers Consortium LLP.

