

# BUSINESS & INDUSTRIAL CONSULTANTS

(APPROVED & ENLISTED WITH GOVERNMENT, BANKS & FINANCIAL INSTITUTIONS)

**(Agriculture, Industry, Construction & Business)**

For Valuation, Technical Consultancy, Technical Appraisal, Project Consultancy

Ref. No.: BIC/MUM/66/15334/2024

Date: 30.03.2024

To,  
The Branch Manager,  
Bank of India,  
Bandra Reclamation Branch,  
Pinheiro Apartments, 19-A,  
St John Baptist Road, Mount Mary,  
Bandra (West), Mumbai -400050



Dear Sir,

Sub: Valuation Report of Machinery & Equipment located at Survey No. 227, Hissa No. 1 & 2B, Vetal Bambarde Road, Bhogale Wadi, Tal. Kudal, Dist. Sindhudurg - 416520, belonging to M/s. Kokan Kaju Pvt. Ltd.

Under the instruction from Bank of India, Bandra Reclamation Branch, Bandra (West); we have visited the site on 29.03.2024 in the presence of Ms. Ekta Singh - Branch Manager, Mr. Barun Shankar Choudhary - Chief Manager, Authorised Officer, Mr. Suhas Surve - From JVD Enforcement Agency, Mr. Sonu Nishad & Mr. Shatrughan Kashyap - Security Guard. This is a Cashew Nut Processing Unit the unit was started in commercial production in 2013-14 and closed in June 2018 as it is reported. At present the unit is not functioning and the account is classified as an NPA. All these Machines & Equipments are lying ideal since 2018 without any care and maintenance. Most of the machineries & equipments are tailored made, locally fabricated. The most of the machines & equipment has damaged extensively and beyond economical repairs. It is not possible to put these machines & equipment in use. So we have considered salvage / scrap value of these machines & equipments.

### About the Machinery:

The detail technical specification of machinery & equipment could not verify due to extensive rusted the structure / surface of the machinery. On actual physical verification we have worked out the fair value of the machinery. Values are calculated on "as is where is basis" Allowable depreciation, condition of the asset, other technical aspect, etc. and based on actual observation, the information available with us and assessment, estimation, examination, etc.

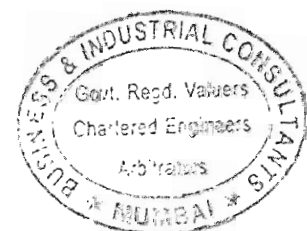
Given the prolonged period of inactivity, the machinery & equipment in the plant has experienced significant deterioration and aging. Various components, structures, and electrical systems have been adversely affected due to exposure to elements such as moisture and temperature variations and chemical. Notably, critical parts of the machines have either missing or damaged. The lack of regular use has resulted in the drying up of lubricants, impacting the operational efficiency of the machinery.

Furthermore, the electrical components within the machines have suffered due to extended inactivity. Rubber seals and gaskets have deteriorated over time, losing their original flexibility and effectiveness. This degradation increases the risk of breakdown and compromises the overall integrity of the product process. Additionally, residual plastic or resin left in the machine have hardened over time, further affecting their functionality.

Considering the current condition and the challenges associated with bringing the machinery back to optimal working condition, it is our professional opinion that finding a ready buyer for these machines may prove difficult. The extent of deterioration and damaged or compromised parts significantly reduces their usability and market appeal.

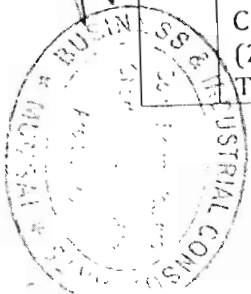
In light of these circumstances, we value the machinery at its salvage value or as scrap. Salvage value reflects the estimated worth of the machinery in its current state, taking into account its potential use for spare parts or material recovery. This approach acknowledges the limitations imposed by the observed deterioration, technical obsolescence and economical obsolescence aims to provide a realistic.

We value as here under;





## LIST OF PLANT &amp; MACHINERY

Sr. No.	Description	Qty	Year of Purchase	Economic useful life the Machinery In years	Age the Machinery In years	Future Economic Useful Life of the Machinery In years	Replacement Cost New	Accumulate Deprecation	Additional Depreciation for wear and tear / Economical Obsolesce	Depreciated Value
1.	Raw Cashew Nut Sizing Machine with 2 HP Motor Gear Box & Feeding Hopper, Locally Fabricated	1	2013	10	11	0	1,10,000	99,000	-	11,000
2.	Hand & Leg Operator Cutting Machine with accessories, Locally Fabricated tailored -made	12	2013	10	11	0	75,000	67,500	-	7,500
3.	Boiler A. 300 Kg/hr Capacity Boiler with 2 HP Feed Water Pump B. C-320 Kg Capacity Cashew Cooking Vessel (2 No.) from ESJI Trading Co.	1	2013	10	11	0	8,50,000	7,65,000	-	85,000



	Locally Fabricated, Totally Damaged								
4.	Cashew Piece Separator, Locally Fabricated	1	2013	10	11	0	30,000	27,000	3,000
5.	Tin Filling Machine, Locally Fabricated	1	2013	10	10	0	50,000	45,000	5,000
6.	Husk Winnowing Machine with 2 HP Motor, Locally Fabricated	1	2013	10	10	0	75,000	67,500	7,500
7.	Nano Pix ISS Cashew Grading Machine, Model - Hamsa, Year of MFG 2013, Locally Fabricated	1	2013	10	10	0	8,50,000	7,65,000	85,000
8.	Weight Machine, Locally Fabricated	1	2013	10	10	0	6,500	5,850	650
9.	Trolley, Locally Fabricated	Lot	2013	10	10	0	10,000	9,000	1,000
10.	Kaju Shifting Tray, Locally Fabricated	12	2013	10	10	0	48,000	43,200	4,800
11.	Electric Installation	Lot	2013	10	15	5	5,00,000	3,00,000	2,00,000

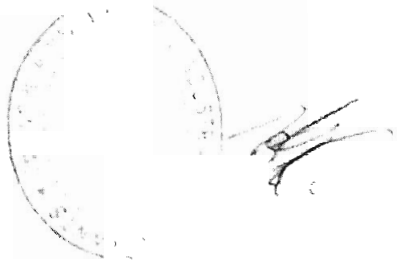
BUSINESS & INDUSTRIAL CONSULTANTS

12.	Consisting of Cable, Lighting Control Panel for connected Load of 110 KVA								
	Misc. Items Office Chairs, Godrej Locker, Ceiling Fan, Wooden Table, Air Conditioner, Plastic Carets							Lumsum	25,000
									4,35,450/-

**Fair Market Value** : **Rs. 4,35,450/- (Rupees Four Lacs Thirty-Five Thousand Four Hundred Fifty).**

**Realizable Value (85% of FMV)** : **Rs. 3,70,133/- (Rupees Three Lacs Seventy Thousand One Hundred Thirty-Three).**

**Distress Value (75% of FMV)** : **Rs. 3,26,588/- (Rupees Three Lacs Twenty-Six Thousand Five Hundred Eighty-Eight).**



## NOTE

- 1) The bank did not provide us the any invoices, bill's or other relevant documents related to these Machines & Equipments and we have prepared the valuation report on the basis of Old Valuation Report Provided by the bank & Physical Inspection.
- 2) The year of purchase is given by the bank which we have taken into consideration but there are no supporting documents to prove.
- 3) The valuation of these machinery & equipments are considered "as is where is, as is what is & whatever there is" basis.
- 4) We have considered Technological, Functional & Economical obsolescence in the preparing valuation report.

## ASSUMPTIONS:

- The valuation is prepared on the basis of list of asset provided by the banker.
- The Machines & Equipments are not in Operation, Deteriorated & Rusted badly.
- All the electrical and electronic components are damaged extensively.
- We assumed that, all these equipments are purchased by owner through his/their own sources and belongs to the owners.
- The valuation has been done without any direct or indirect interest.
- Our Valuation Report is for the use of party only to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents.

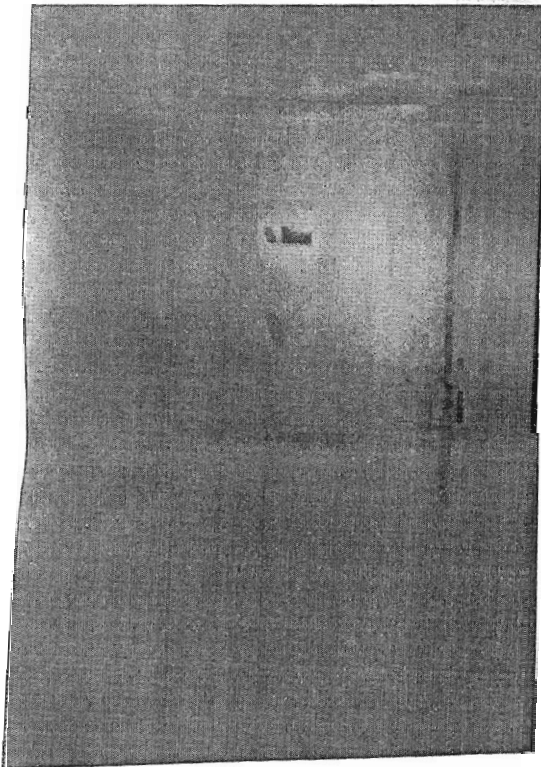
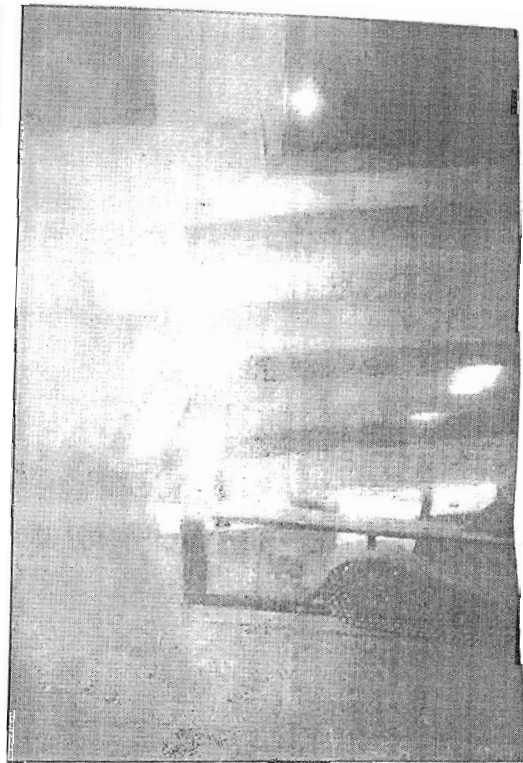
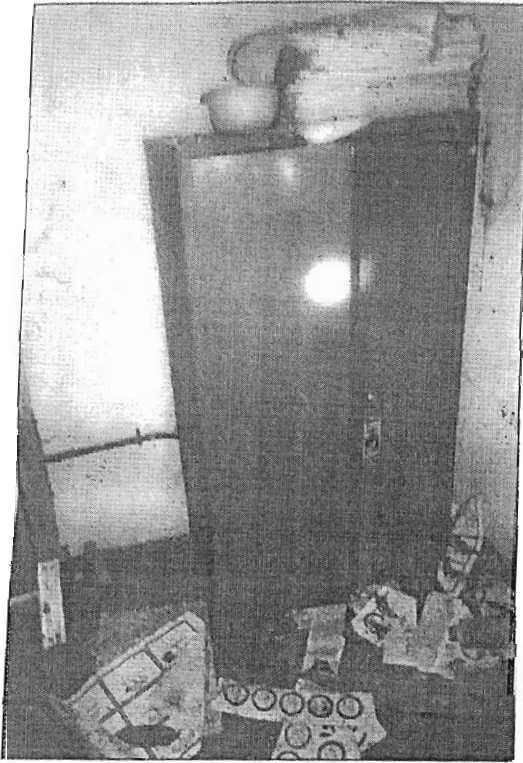
## Declaration:

- The Valuation is depends on the current status of the machines and its future useful life and productivity.
- Conditions of these machines are judged only by visual from distance.
- The value of the Machinery & Equipment are taken in to consideration as a whole and their present status and future use.
- This valuation report is prepared on the basis of information gathered from local market and second hand machine dealers.



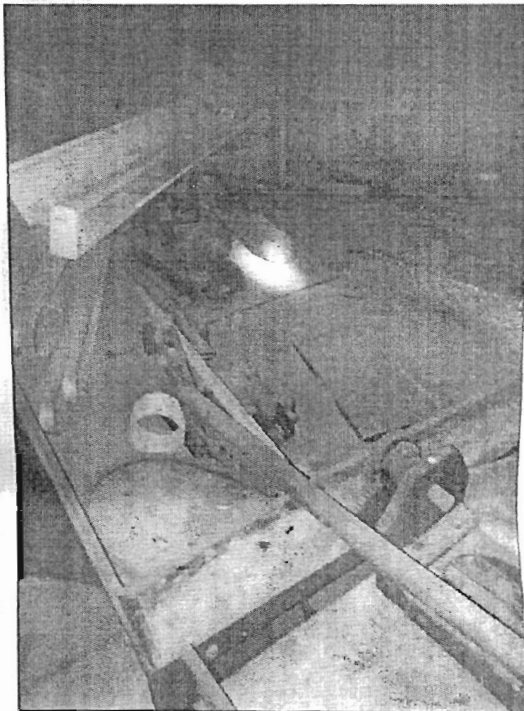
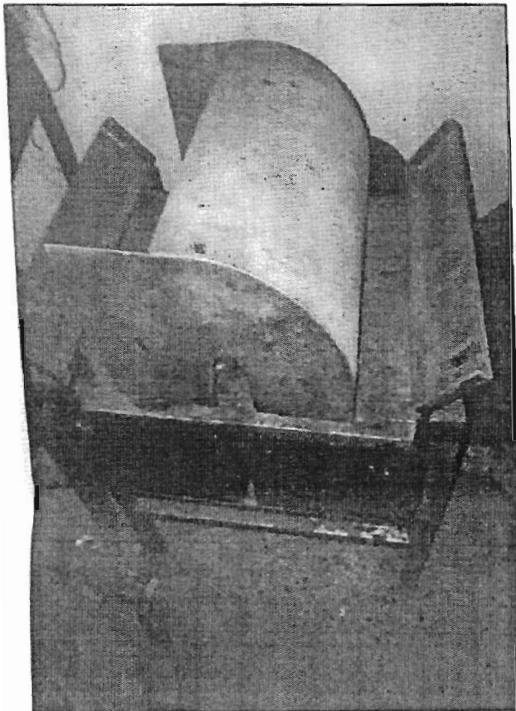
A handwritten signature in black ink, appearing to read "Navraj Nehra".

(Navraj Nehra)  
Registered Valuer  
CAT No. VII-41 of 1988



*[Handwritten signature]*





*Handwritten signature*

BUSINESS & INDUSTRIAL CONSULTANTS  
G. S. ...  
CH. ...  
MUMBAI





*Handwritten signature or initials*

