

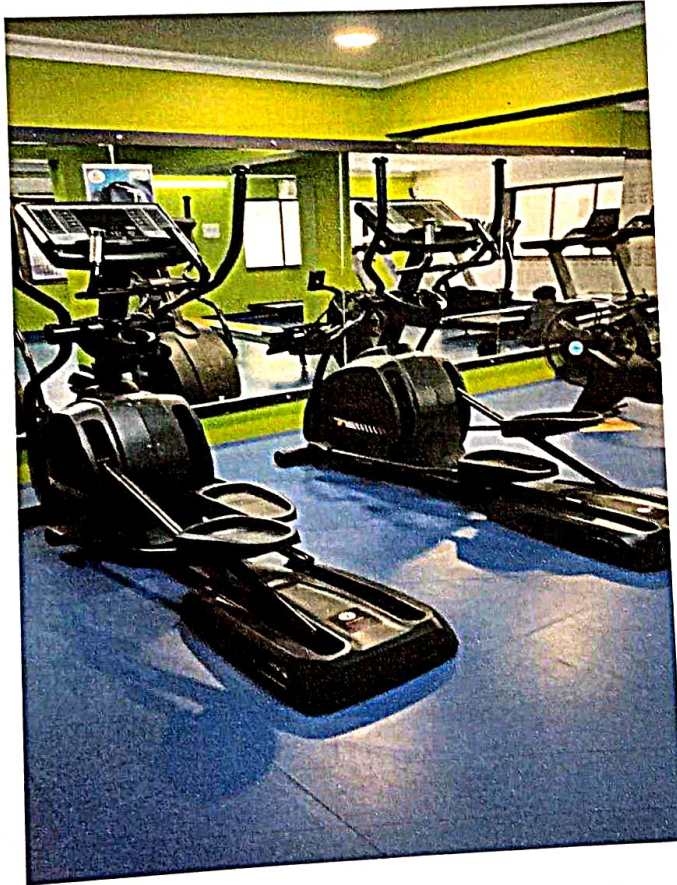
7261/11

**VALUATION REPORT OF**  
**MACHINERY FOR**

**M/s Genetic Fitness (Stand up India) through  
Mr. Harsh Zarekar (Owner)**

**PROPERTY ADDRESS**

**4, Laxmi Villa Bungalow, Chikuwadi, Shimpoli,  
Borivali (West), Mumbai.**



**SUBMITTED TO**  
**BANK OF INDIA, DAHISAR BRANCH,**  
**MUMBAI**

# **Y. C. RASAL & ASSOCIATES**

C/604, Bldg. No.6, Vinay Unique Bldg. No.6 CHSL,  
Gokul Township, Virar (W), Dist. Palghar - 401303  
Mob : 9920365411/ 8928483881 Email : ycrasal@gmail.com

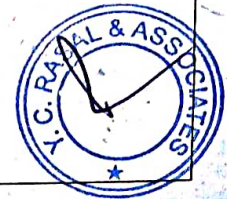
**ASSET VALUATION, REAL ESTATE ADVISORY, VALUATION OF PLANT & MACHINERY  
CHARTERED ENGINEERS & PANEL VALUERS FOR BANKS & FINANCIAL INSTITUTIONS**

Our Ref: YCRA/MUM/PM/0826

Dated: 30/08/2021

## **VALUATION REPORT**

<b>Sr.No.</b>	<b>Particulars</b>	<b>Comments</b>
1	Report addressed to	The Chief Manager Bank of India, Dahisar Branch, Mumbai.
1.1	Item Valued	<b>Machinery</b>
2	Purpose of Valuation:	To ascertain Present Fair Market Value of Machinery for security or loan purpose.
3	Date & Time of Visit	27 <sup>th</sup> August, 2021
4	Persons accompanying / available at the time of valuation	Mrs. Nirali H. Zarekar
5	Complete Address of Property/ Inspected at - (Survey No. Street / Cross Road)	<b><u>Machinery installed at: -</u></b> <b>M/s Genetic Fitness (Stand up India)</b> <b>4, Laxmi Villa Bungalow, Chikwadi,</b> <b>Shimpoli, Borivali West,</b> <b>Mumbai -400092.</b>
6	<b><u>Title of the property:</u></b>  a. Name & address of the owner  b. Property owned since  c. Whether Joint/ Co-Ownership  d. Whether Freehold / Leasehold  e. Date of Lease	<b>M/s Genetic Fitness (Stand up India)</b> <b>Mr. Harsh Zarekar (Owner)</b>  24/11/2017  As above  Not applicable  Not applicable





7	Type of Machinery/Vehicle/ Furniture & Fixtures a. Year of Acquisition/Purchase b. Value/Purchase Price paid c. Make & Specification of the Machinery/ Vehicle/Items of Furniture & Fixtures d. Rate & amount of Depreciation e. Present Fair Market Value f. Valuers Opinion regarding the present condition/state of the Machinery / Vehicle / Furniture & Fixture. g. Estimated future life	As per Annexure As per Annexure. As per Annexure. As per Annexure. As per Annexure. Satisfactory As per Annexure.
8	Fair Market Value of Machinery, office equipment & Furniture / fixtures:  Basis of Valuation: Replacement cost method.	<b>I) As per Annexure, Total F.M.V. of Machinery is :-</b> = Rs.21,11,815/- <b>or Say Rs.21.12 Lakhs</b>
9	In case of increase /decrease in present valuation over the previous valuation, furnish the specific reasons, basis for the increase/decrease in value & details of variation	Not Applicable
10	Any other observation	--
11	In view of the above the value of the  In view of the above the value of the <ul style="list-style-type: none"> <li>▪ Asset: Market Value</li> <li>▪ Realizable Value</li> <li>▪ Forced sale value</li> </ul>	<b>Rs.21,11,815/-</b> <b>Rs.19,00,633/-</b> <b>Rs.16,89,452/-</b>



## Declaration

I/ We hereby declare that-

- i) The information furnished in part 1 is true and correct to the best of my / our knowledge and belief;
- ii) I /We have no direct or indirect interest in the property valued.
- iii) I/We have inspected the property on 27<sup>th</sup> August, 2021.
- iv) We shall not be held responsible in any event and liable for any special, direct, indirect or consequential damages, as the assignment has been completed on our best efforts, knowledge and belief.
- v) I/We have not been found guilty of misconduct in my / our professional capacity;

***The Market Value of Plant & Machinery installed at the***

***Premises of M/s Genetic Fitness (Stand up India)***

***4, Laxmi Villa Bungalow, Chikuwadi, Shimpoli, Borivali (West),***

***Mumbai is Rs. 21.12 Lakhs***

***(Rupees Twenty One Lakhs Twelve Thousand Only)***

For Y.C.RASAL & ASSOCIATES



**Yogesh Rasal**

**B.E(Mech), A.M.I.E., M.I.I.V**

**IBBI Regd. Valuer - IBBI/RV/04/2019/ 11502**

**Chartered Engineer - AM098356/2**

Date: 30<sup>th</sup> August, 2021

Place: Mumbai



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SR. NO.	NAME OF THE MACHINE WITH CAPICITY	QTY	YEAR OF PURCHASE	AGE (YEARS)	BALANCE LIFE (YEARS)	REPLACEMENT COST (RS.)	FAIR MARKET VALUE (RS.)
	<b>CARDIOSERIES</b>						
1	<b>TREADMILL-RACELINE</b> (DISPLAY: 9' LCD - BLUE BACKLIGHT/4HP AC MOTOR /6 HP PEAK/0.5-22 KM SPEED /0.15% INCLINE (15 LEVELS)/AC INVERTOR /RUNNING AREA 62L X 22W (INCHES), BELT -2.5T ( 2PLY) & DECK THICKNESS - 25MM /ONE TOUCH SPEED/ ONE TOUCH INCLINE /DIMENSION-L:85, W:36, H:62(INCHES)/ MAX USER WEIGHT -180 KGS.)	4	2017	4	11	7,75,739	5,43,017
	<b>ELECTRICAL CROSS TRAINER - E7</b>						
2	(DISPLAY: 6LED + 8X32 DOT MATRIX / 9 PRESET PROGRAMS 4 HRC /DISPLAY FEEDBACK TIME, DISTANCE, HEART RATE, WATT, RPM, LEVEL, MET S, CALORIES /SELF -POWERED /STRIDE: 50CM - 20"/RESISTANCE LEVEL: 1 - 25/ FLYWHEEL 10 KGS. - 22 LBS./DIMENSION -80:L, 26:W, 71:H(INCHES)/ MAX USER WT. 182 KGS.)	2	2017	4	11	3,49,083	2,44,358
	<b>RECUMBENT BIKE -R8</b>						
3	(DISPLAY TYPE- 6LED + 8X32 DOT MATRIX / 9 PRESET PROGRAMS, 4HRC /DISPLAY FEEDBACK: TIME DISTANCE, HEART RATE, WATT, RPM, LEVEL, METS CALORIES/ SELF - POWERED / RESISTANCE LEVEL I- 20/ FLYWHEEL: 10 KGS.- 22 LBS./ DIMENSION - 80:L, 26:W, 71:H (INCHES)/MAX USER WEIGHT 150 KGS.)	1	2017	4	11	1,24,118	86,883



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UPFRONT BIKES DO		(DISPLAY TYPE- 6LED + 8X32 DOT MATRIX / 9 PRESET PROGRAMS, 4HRC /DISPLAY FEEDBACK: TIME DISTANCE, HEART RATE, WATT, RPM, LEVEL, METS CALORIES/ SELF - POWERED / RESISTANCE LEVEL I- 25/ FLYWHEEL: 10 KGS.- 22 LBS./ DIMENSION - 44:L, 27:W, 59:H (INCHES)/MAX USER WEIGHT 150 KGS.)		1	2017	4	11	1,12,865	79,006
4	<b>AIR ROWER</b>								
5	DISPLAY EXERCISE DATA/ TIME/ DISTANCE / CALORIES /PROGRAM & SEETING DISPLAY/ SPM/ AGE SEETING / TARGET HR / WATT & AVERAGE/ SPEED & AVERAGE/ STROKE RATE/ 10 QUICK BUTTON PROGRAMS/ MANUAL MODE/ TRAINING MODE/ RACE MODE/ DIMENSION L:106, W:24 (INCHES)/USER WEIGHT 150 KGS.)	1	2017	4	11	76,798	53,759		
		<b>SUB-TOTAL (A)</b>				<b>14,38,603</b>	<b>10,07,022</b>		
		<b>CLUB LINE SERIES</b>							
1	PEC FLAY / REAR DELT (JC 101)	1	2017	4	11	77,021	53,914		
2	AXIS DECLINE BENCH PRESS (JC 105)	1	2017	4	11	69,800	48,860		
3	AXIS INCLINE BENCH PRESS (JC 106)	1	2017	4	11	69,800	48,860		
4	LAT PULL DOWN (JB 201)	1	2017	4	11	68,998	48,298		
5	MID ROW (JB 208)	1	2017	4	11	69,800	48,860		
6	LATERAL RAISE (JS 303)	1	2017	4	11	68,998	48,298		
7	LEG CURL (JBT 403)	1	2017	4	11	65,382	45,768		
8	LEG EXTENSION WITH R.O.M. (JL 501)	1	2017	4	11	74,614	52,230		
9	SEATED LEG CURL (JL 502)	1	2017	4	11	74,614	52,230		
10	LEG PRESS (JL 510)	1	2017	4	11	87,450	61,215		
11	SEATED CALF (JL 513)	1	2017	4	11	40,115	28,080		



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12	ABDOMINAL MACHINE (JCR 601)	1	2017	4	11	81,032	56,772
13	MULTI FUNCTION AL STATION (JMR 702)	1	2017	4	11	1,16,333	81,433
14	HALF RACK	1	2017	4	11	87,450	61,715
15	OLYMPIC FLAT BENCH (JBR 801)	1	2017	4	11	22,464	15,725
16	SUPER BENCH (JBR 804)	3	2017	4	11	69,800	48,860
17	BACK EXTENSION (JBR 808)	1	2017	4	11	36,103	25,272
18	VERTICAL KNEE UP (JBR 810)	1	2017	4	11	39,313	27,519
19	DUBBELLS - BLACK OXIDE (2.5X4 / 5X4 / 7.5X4 / 10X4 / 12.5 X4 / 15X4 / 20X2 25X2 / 30X2/ 30X2/ 35X2/ 40X2 / 45X2 / 50X2 )	700	2017	4	11	1,40,402	98,281
20	DUBBLELL RCAK - TWIN TIER (JBR B15)	2	2017	4	11	42,522	29,765
21	WEIGIT PLATES - BLACK OXIDE (2.5X8 / 5X8 / 10X8 / 15X10 / 20X10)	490	2017	4	11	98,281	68,797
22	VERTICAL PLATE TREE ( JBR 813 )	1	2017	4	11	16,046	11,232
23	OLYMPIC BARBELL (7X3 / 4X2)	29	2017	4	11	46,533	32,573
24	E2 BAR (4X2)	8	2017	4	11	15,404	10,783
	<b>SUB-TOTAL (B)</b>					<b>15,78,275</b>	<b>11,04,793</b>
	<b>GRAND TOTAL (A+B)</b>					<b>30,16,878</b>	<b>21,11,815</b>

Fair Market Value of Plant & Machinery located at M/s Genetic Fitness (Stand up India) - 4, Laxmi Villa Bungalow, Chikuwadi, Shimpoli, Borivali West, Mumbai -400092.

Rs.21,11,815/-

Or Say  
Lakhs

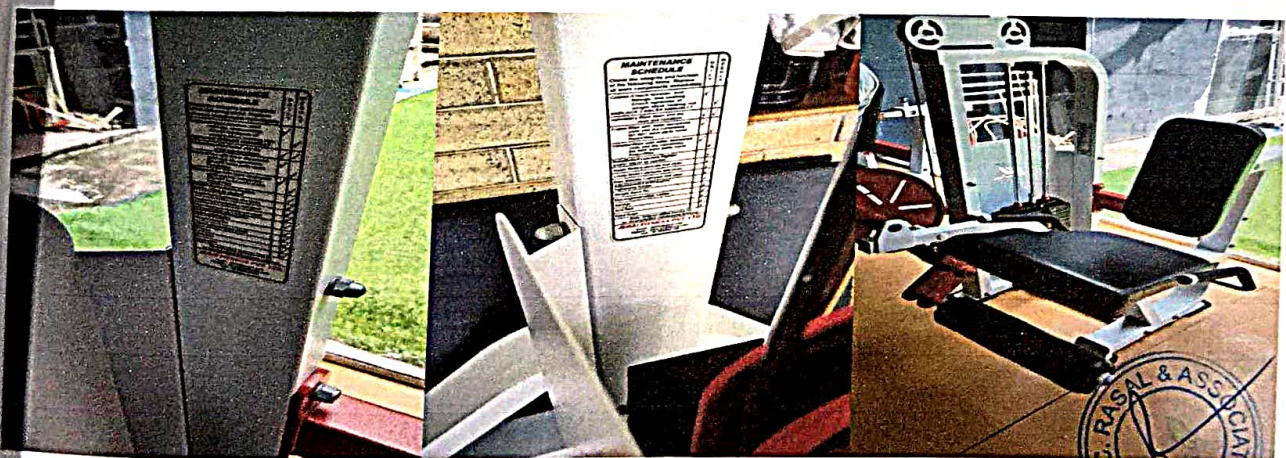
Rs.21.12





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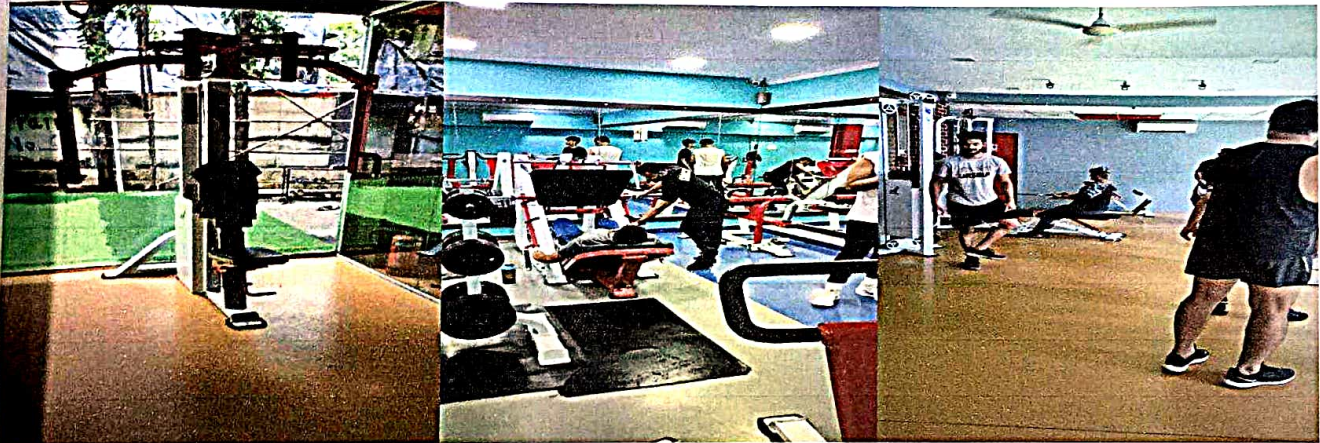
**PHOTOGRAPHS OF MACHINERY AT M/S GENETIC FITNESS (STAND UP INDIA), BORIVALI (WEST)**





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**PHOTOGRAPHS OF MACHINERY AT M/S GENETIC FITNESS (STAND UP INDIA), BORIVALI (WEST)**





**PHOTOGRAPHS OF MACHINERY AT M/S GENETIC FITNESS (STAND UP INDIA), BORIVALI (WEST)**

