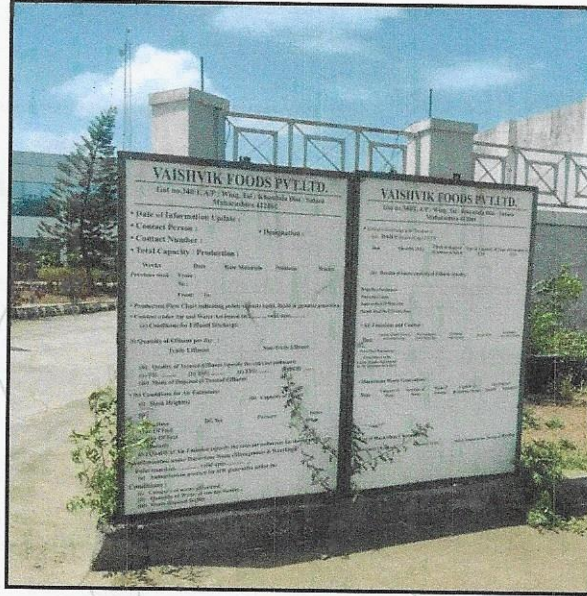


Valuation Report of the Movable Property



Details of the property under consideration:

Name of Owner: **M/s. Vaishvik Foods Pvt. Ltd.**

Industrial Land & Building located on Gut No. 340/1 & 340/2, Village Wing, Taluka – Khandala,
District – Satara, Pin Code – 412 801, State – Maharashtra, Country - India

Longitude Latitude: 18°09'50.7"N 73°55'21.3"E

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Valuation Done for:

Union Bank of India

SAMB Fort Branch

Bharat House, Ground Floor, 104, M. S. Marg Fort, Mumbai - 400 001,

State - Maharashtra, Country - India



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- | | | | |
|-----------|------------|-----------|--------|
| Mumbai | Aurangabad | Pune | Rajkot |
| Thane | Nanded | Indore | Raipur |
| Delhi NCR | Nashik | Ahmedabad | Jaipur |

Regd. Office : B1-001, U/B Floor, Boomerang,
Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
 TeleFax : +91 22 28371325/24
 mumbai@vastukala.org

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Vastu/UBI/Mumbai/07/2023/2613/2301597
17/12-222-APPYU
Date: 17.07.2023

1. VALUATION OPINION REPORT

This is to certify that the Plant & Machinery located at Gut No. 340/1 & 340/2, Village Wing, Taluka – Khandala, District – Satara, Pin Code – 412 801, State – Maharashtra, Country - India belonging to **M/s. Vaishvik Foods Pvt. Ltd.**

Boundaries of the Property: -

North : Open Plot
South : Internal Road
East : Open Plot
West : Agripure Natural Foods Pvt. Ltd.

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 Value (₹)
Plant & Machinery	5,95,92,043	5,06,53,236	4,17,14,430

Hence certified.

For Vastukala Consultants (I) Pvt. Ltd.

Sharadkumar B. Chalikwar
r B.
Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=CMD, email=cmd@vastukala.org, c=IN
Date: 2023.07.17 14:03:12 +05'30'



Sharadkumar B. Chalikwar
Govt. Reg. Valuer &
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09

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



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Chandivali Farm Road, Andheri (East),
Mumbai - 400 072, (M.S.), INDIA
TeleFax : +91 22 28371325/24
mumbai@vastukala.org

		<ul style="list-style-type: none"> • Age of Machines • Estimated Balance Economic Life • Depreciation calculated by straight line method <p>We have assessed the Fair Market Value (FMV) by applying appropriate depreciation considering the above parameters.</p>
5.	Details of the charges created on the assets	: Information not available

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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.

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

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 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.

- Copy of Sale Agreement dated 25.02.2008 Doc. No. KDL/480 between Mr. Amarali G. Chamadia (The Vendor) and M/s. Vaishvik Foods Pvt. Ltd. (The Purchaser).
- Copy of Sale Agreement dated 27.02.2008 Doc. No. KDL/510 between Mr. Aajj Amarali Chamadia (The Vendor) and M/s. Vaishvik Foods Pvt. Ltd. (The Purchaser).
- Copy of Sale Agreement dated 24.03.2008 Doc. No. KDL/695 between Mr. Aajj Amarali Chamadia (The Vendor) and M/s. Vaishvik Foods Pvt. Ltd. (The Purchaser).
- Copy of Sale Agreement dated 24.03.2008 Doc. No. KDL/6963 between Mr. Amarali G. Chamadia (The Vendor) and M/s. Vaishvik Foods Pvt. Ltd. (The Purchaser).
- Copy of Sale Agreement dated 29.04.2011 Doc. No. KDL/1732 between Vidula Dattatraya Ghodke (The Vendor) and M/s. Vaishvik Foods Pvt. Ltd. (The Purchaser).
- Copy of Sale Agreement dated 01.09.2007 Doc. No. KDL/6963 between Mr. Ramchandra Namdev Mandra (The Vendor) and Mr. Aajj Amarali Chamadia (The Purchaser).
- Copy of Sale Agreement dated 14.12.2009 Doc. No. KDL/2725 between Uday Gujar & 5 others (The Vendor) and Vidula Dattatraya Ghodke (The Purchaser).
- Copy of Sale Agreement dated 05.02.2010 Doc. No. KDL/351 between Uday Gujar & 5 others (The Vendor) and Vidula Dattatraya Ghodke (The Purchaser).
- Copy of Sale Agreement dated 19.03.2008 Doc. No. KDL/690 between Mr. Amarali G. Chamadia & 5 others (The Vendor) and M/s. Ultra Engineering (The Purchaser).
- Copy of N.A. Order No. N.A./SR/33/2011 dated 03.11.2011 issued by Collector of Office, Wani.
- Copy of Approved Plan No. Building Permission/Village – Wing/Tal – Khandala/Gut No. 340/1 & 340/2/SS/2781 dated 15.10.2011 issued by Town Planning Department, Satara.
- List Machinery till date.
- Invoice copy for few machineries.
- Fixed Asset Register (FAR)

5. ABOUT COMPANY AND OUR OBSERVATION: -

- M/s. Vaishvik Foods Pvt. Ltd. is a proprietorship firm established in the year 2008 as a food processing unit of industrial solvents.
- M/s. Vaishvik Foods Pvt. Ltd. is having food processing unit located Gut No. 340/1 & 340/2, Village Wing, Taluka – Khandala, District – Satara, Pin Code – 412 801, State – Maharashtra, Country - India
- During the date and time of our visit, Plant was not in operation, however Plant & Machinery found in good Condition.
- Mr. Pranav Dangat, (Mob. No. +91 9860099090) accompanied our engineer and showed the Machinery under Valuation.

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6. DETAILS OF PLANT AND MACHINERY: -**PLANT AND MACHINERY**

S. No.	Machinery Name	Make	Qty	Year of Purchase	Age (Yrs)	Residual Life (Yrs)	Purchase Price (Rs.)	Fair Market Value (Rs.)
1	STRECH WRAPPING MACHINE - Model Compact	Penguin Engg	1 No.	2008-09	15	2	3,08,829	63,582
2	Roster Machine E - 250 Kg, & Roster Machine E - 125 Kg. & Rod Magnet Fordestoner	Pilot Smith	3 Nos.	2008-09	15	2	6,51,270	1,34,085
3	Bucket Elevator & Destoner	Pilot Smith	2 Nos.	2008-09	15	2	3,11,100	64,050
4	1 HP PULVERISER Single Phase	Tirth Engg	1 No.	2009-10	14	2	19,300	4,101
5	3 HP PULVERISER Single Phase Machine with Jali	Tirth Engg	1 No.	2009-10	14	2	33,000	7,013
6	SS 304 Contact Parts ribbon Blender of 1200 Ltr. Capacity complete with motor & Gearbox	Techno Fabs	1 No.	2009-10	14	6	4,35,000	1,60,950
7	Deffland Grainmill GM-380 1 machine including Automatic Stop	Deffland	1 No.	2009-10	14	6	1,02,000	37,740
8	Roller Mills 01 Nos.	Indo Pol Food	1 No.	2010-11	13	7	4,43,700	1,84,136
9	New Pulveriser Machine	VSS Techno	1 No.	2010-11	13	2	24,889	5,476
10	Ribbon Blender - GMP Model - 2000 Ltrs.	Chemac	1 NO.	2010-11	13	7	13,51,175	5,60,738
11	Thermal Transfer Over Printer Model V 300+5"LH Machine - VP920039	Domino Printech	1 NO.	2010-11	13	2	4,62,046	1,01,650
12	M S Copper Plated Roll - Electronic Engraved M S Copper Plated Rolls	Sulekh	1 NO.	2011-12	12	3	25,016	7,004
13	Rawa Making machine	VSS Techno	1 NO.	2012-13	11	4	1,86,850	63,529
14	Seal Machine Model Pk-70ag	Pakona	1 NO.	2012-13	11	4	16,06,586	4,91,615
15	Dry Grinder	Uni Klinger	1 NO.	2012-13	11	4	1,53,000	52,020
16	Vibrosider	VSS Techno	1 NO.	2012-13	11	4	2,75,000	93,500
17	Rawa Making Machine	VSS Techno	1 NO.	2012-13	11	4	53,615	18,229
18	Rawa Making Machine	VSS Techno	1 NO.	2012-13	11	4	12,300	4,182
19	Sautiner Platform With Lader		1 NO.	2012-13	11	4	39,500	13,430
20	Sautiner Machine	VSS Techno	1 NO.	2012-13	11	4	4,84,500	1,64,730
21	Circular Screen Separator Model Cs1200	Hindustan Vibrotech	1 NO.	2012-13	11	4	2,14,375	72,888
22	PAKONA MACHINE STAND, AUGARFEEDING	VSS Techno	5 Nos.	2013-14	10	5	74,737	29,895



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S. No.	Machinery Name	Make	Qty	Year of Purchase	Age (Yrs)	Residual Life (Yrs)	Purchase Price (Rs.)	Fair Market Value (Rs.)
39	Shrink Tunnel Machine	Nexgen	1 No.	2016-17	7	8	87,200	50,576
40	dry fruit tukada mc	Nexgen	1 No.	2016-17	7	8	40,800	23,664
41	Printing cylenders	Ornate	8 Nos.	2016-17	7	8	66,922	38,815
42	Printing cylenders	Ornate	7 Nos.	2016-17	7	8	58,557	33,963
43	Printing cylenders	Ornate	5 Nos.	2016-17	7	8	38,040	22,063
44	Printing cylenders	Ornate	3 Nos.	2016-17	7	8	18,300	10,614
45	Printing cylenders	Ornate	1 No.	2016-17	7	8	7,608	4,413
46	Printing cylenders	Ornate	7 Nos.	2016-17	7	8	53,978	31,307
	IQF							
47	Cleaning & Sorting of Seeds Machine	Spectrum Industries	1 No.	2008-09	14	6	3,14,925	1,16,522
48	Metal Part for Tortilla Machine	BE & SCO	1 No.	2009-10	13	2	1,44,430	31,775
49	Flaking Machine	SV Robotics	1 No.	2009-10	13	2	2,70,600	59,532
50	Vegetables Cutter VC-300 for Green & Lily	Nexgen	1 No.	2010-11	12	3	1,32,360	37,061
51	Used Nordic Flow Freezer, YOM-2000	Nordic (Import)	1 No.	2011-12	23	2	1,06,76,442	16,52,713
52	Cabin Plant Cooker Cooler and Blancher with Anti Dosing Pump	Cabin Plant (Import)	1 NO.	2012-13	10	10	79,06,973	39,13,952
53	Compressor - Cold Storage Controls - Phasae 2 - Compressor, Interstage Coller	MEK Controls	1 NO.	2012-13	10	5	10,28,886	4,11,554
54	High- & Low-Pressure Receiver - Phase 2 - High Pressure Receiver 1400 Die * 4500Long Shell Thickness	Chemech	1 No.	2012-13	10	5	13,77,764	5,51,106
55	Pump for Hot Water Sunction in Blancher		1 No.	2012-13	10	5	72,522	29,009
56	Air Coolers - Phase 2 - Left Hand with Accumlator, Air Cooler	Alfa Laval	1 NO.	2012-13	10	5	4,00,970	1,60,388
57	Chilled Water Pipeline of Cold Storage - Phase 2 - SS Pipes	Om Sai Enterprises	1 Lot	2012-13	10	5	95,564	38,226
58	Chilled Water Pipeline of Cold Storage - Phase 2 - SS 316 25mm & 38mm Ball Value	Om Sai Enterprises	1 Lot	2012-13	10	5	88,974	35,590
59	Chilled Water Pipeline of Cold Storage - Phase 2 - SS Pipes	Om Sai Enterprises	1 Lot	2012-13	10	5	2,00,698	80,279
60	Chilled Water Pipeline of Cold Storage - Phase 2 - Reducer Bend Pipe Tee	Om Sai Enterprises	1 Lot	2012-13	10	5	24,595	9,838



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S. No.	Machinery Name	Make	Qty	Year of Purchase	Age (Yrs)	Residual Life (Yrs)	Purchase Price (Rs.)	Fair Market Value (Rs.)
61	Chilled Water Pipeline of Cold Storage - Phase 2 - Butterfly Valves Reducer, Socket, Gasket & Gasket Rubber	Om Sai Enterprises	1 Lot	2012-13	10	5	17,480	6,992
62	Chilled Water Pipeline of Cold Storage - Phase 2 - MS Flange, Anchor Fastner & Gasket	Om Sai Enterprises	1 Lot	2012-13	10	5	17,240	6,896
63	Chilled Water Pipeline of Cold Storage - Phase 2 - Busshing, Gasket, Nut Bolts, Flanges & Reducer	Om Sai Enterprises	1 Lot	2012-13	10	5	13,988	5,595
64	Chilled Water Pipeline of Cold Storage - Phase 2 - Elbow Barlle Nipple, Flanges	Om Sai Enterprises	1 Lot	2012-13	10	5	48,407	19,363
65	Chilled Water Pipeline of Cold Storage - Phase 2 - Hitech Clamp, Bullet Fastners, Flange & Elbow	Om Sai Enterprises	1 Lot	2012-13	10	5	65,476	26,190
66	Chilled Water Pipeline of Cold Storage - Phase 2 - Flanges, Elbow / Bend	Om Sai Enterprises	1 Lot	2012-13	10	5	37,028	14,811
67	Chilled Water Pipeline of Cold Storage - Phase 2 - Pipes & Other Material	Om Sai Enterprises	1 Lot	2012-13	10	5	1,05,636	42,254
68	Ammionia Quick Release Valve - Cold Storage Controls - Phase 2	Om Sai Enterprises	1 Lot	2012-13	10	5	76,043	30,417
69	Transparant Silicon - Cold Storage Insulation Panel	Natural Vegetable	1 Lot	2012-13	10	0	44,040	4,404
70	Insulation Material - Cold Storage Insulation Panel	Natural Vegetable	1 Lot	2012-13	10	0	1,65,021	16,502
71	Insulation Material - Cold Storage Insulation Panel	Natural Vegetable	1 Lot	2012-13	10	0	11,61,577	1,16,158
72	Cold Storage Panel - Phase 2	Emirates Industrial (Import)	1 Lot	2012-13	10	5	58,07,777	20,90,800
73	Cold Storage Panel - Phase 2 - Partition Panel	Emirates Industrial (Import)	1 Lot	2012-13	10	5	51,39,365	18,50,171
74	Cold storage doors	Emirates Industrial (Import)	1 Lot	2012-13	10	5	16,46,185	5,92,627
75	Cold Storage Panel - Phase 2 - Profile Outer Corner	Emirates Industrial (Import)	1 Lot	2012-13	10	5	20,000	8,000
76	Refrigeration Panels - Phase 2	Vidyut Control	1 Lot	2012-13	10	5	20,80,000	7,48,800
77	VIBRATORY SCREEN WITH 8MM AND 10 MM HOLES. SIZE 2500X750X2MM THICK FOR IQF LINE	Deepak Engg.	1 No.	2013-14	9	6	46,500	21,390
78	THERMOKING TRUCK REFRIGRATION UNIT 200 (Thermoking	1 No.	2013-14	9	6	1,40,000	64,400



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S. No.	Machinery Name	Make	Qty	Year of Purchase	Age (Yrs)	Residual Life (Yrs)	Purchase Price (Rs.)	Fair Market Value (Rs.)
	WITHOUT ELECTRIC STANDBY)							
79	VEGETABLE WASHER	Nexgen	1 No.	2013-14	9	6	4,50,000	2,07,000
80	PALLET TRUCK 2NOS		2 Nos.	2013-14	9	1	37,139	7,056
81	DE Watering Screen	Hindustan Vibrotech	1 No.	2013-14	9	11	8,00,000	4,76,000
82	COLD INSULATION WORK WITH PUFF AND AL CLADING MATERIAL	Kaisare	1 Lot	2013-14	9	0	5,73,992	57,399
83	COLD INSULATION WORK WITH PUFF AND AL CLADING MATERIAL	Kaisare	1 Lot	2013-14	9	0	1,18,968	11,897
84	Conveyor	SMMS	1 No.	2015-16	7	8	1,30,000	75,400
85	Fruit Pumping Machine	VSS Techno	5 Nos.	2015-16	7	8	3,13,600	1,81,888
86	Inspection Conveyor	SV Modular	1 No.	2015-16	7	8	6,44,900	3,74,042
87	Sorting Conveyors for IQF Line , Flat Belt Conveyors for Urschel feeding , POcket Z Conveyor for Vibratory Feeder , Blancherchiller, Inspection Conveyor	SV Modular	3 Nos.	2015-16	7	8	24,02,000	12,53,844
88	L Type Collection Conveyor , Z Feeding Coneyors for batch check wayer, Conveyor For Bag Sealing Machine, 90 Dgree Conveyor for cold storage	SV Modular	6 Nos.	2015-16	7	8	31,38,500	16,38,297
89	Model E Translicer with standard Accessories	Urschel Asia (Import)	1 No.	2015-16	7	8	31,52,378	16,45,541
90	Vibratory feeding conveyor	SV Modular	1 No.	2016-17	6	9	14,67,950	9,39,488
91	Baby corn cutting M/C	SV Modular	1 No.	2016-17	6	9	16,09,800	9,27,245
92	Z Conveyor for feeding vibratory feeder	SV Modular	1 No.	2016-17	6	9	11,59,700	7,42,208
93	wheel assy slicing flat	Urschel Asia (Import)	1 No.	2016-17	6	9	2,88,648	1,84,735
94	Conveyor for Metal Detector	SV Modular	1 No.	2016-17	6	9	12,92,900	8,27,456
95	Metal detection system	SMMS	1 No.	2016-17	6	9	2,53,125	1,62,000
96	Wireless Data Logger system	Sansui Process	1 No.	2016-17	6	9	1,30,000	83,200
97	Sansui Smart Scan	Sansui Process	1 No.	2016-17	6	9	35,050	22,432
98	Rubber Cord U & k Shape	Shende Sales	1 No.	2016-17	6	9	10,290	6,586
99	Cutting Machine Dorphy	FAM	1 No.	2018-19	4	16	20,00,809	14,76,597
	Canning							



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S. No.	Machinery Name	Make	Qty	Year of Purchase	Age (Yrs)	Residual Life (Yrs)	Purchase Price (Rs.)	Fair Market Value (Rs.)
100	Filter Press Machine	Konark Machine	1 NO.	2012-13	10	10	2,61,630	1,43,897
101	Flat Belt Conveyors	SV Modular	1 NO.	2012-13	10	5	24,88,886	8,95,999
102	Retort Trolley	VSS Techno	1 No.	2012-13	10	5	5,48,000	2,19,200
103	Hydrodine Canned Motor Pump - Phase 2 along with companionm Flanges Model No. HR 32	Hydrodine India	1 No.	2012-13	10	5	2,40,083	96,033
104	Static Sterilisation Motors - Phase 2	Macquinaria Ferlo (Import)	1 No.	2012-13	10	5	53,17,500	19,14,300
105	Used Cap Sealing Machine - Model SWC60 with 6R17 Hopper & Other Accessories, YOM-1999	Siligan (Import)	1 No.	2012-13	24	2	17,75,681	2,70,450
106	CABLE TRAY, COLLECTION TABLE, TABLE FOR CORTONING, TABLE FOR GLASS BOTTLE, WEIGHING FILLING TABLE + 50LIT TANK+ DRAINAGE COVER	VSS Techno	1 No.	2013-14	9	6	1,67,600	77,096
107	PALLET TRUCK	Linde	1 No.	2013-14	9	1	19,370	3,680
108	UNICORN II 100/240V VIDEOJET PRINTER (1 NOS) PURCHASED	VideoJet	1 No.	2013-14	9	1	1,01,365	19,259
109	METAL DETECTOR	Lock Inspection (Import)	2 Nos.	2013-14	9	6	6,93,755	3,19,127
110	EXHAUSTING SYSTEMS FOR CANNIS AND BOTTLE	Nexgen	1 No.	2013-14	9	6	3,00,000	1,38,000
111	BRINE FILLING LINE (MACHINE) 1	Interpack machines	1 No.	2013-14	9	6	7,21,000	3,31,660
112	AUTO SELF ADHESIVE LABELLING MACHINE	Brothers Pharmach	1 No.	2013-14	9	6	4,12,823	1,89,899
113	TEMPERATURE INDICATOR SINGLE PONT		1 No.	2013-14	9	6	11,860	5,456
114	DS SEAMER	Cantech	1 No.	2014-15	8	7	3,70,095	1,92,449
115	Quickseal machine model no. CSI - 3H PID continuous sealer machine	Laxmi Enterprises	1 No.	2014-15	8	4	22,663	9,065
116	Retort Tray	VSS Techno	70 Nos.	2014-15	8	4	9,59,920	3,83,968
117	Tray Bottom Frame		1 No.		11	4	32,000	10,880
118	Hand Can Pressure Tester & seam checking scale		1 No.		11	4	5,900	2,006
119	Reftment of condensation lines for balance cooler		560 sq.ft		11	4	67,200	22,848
120	Sevana Quickseal Machine Model no.CSI -3HV		1 No.		11	4	24,663	8,385



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S. No.	Machinery Name	Make	Qty	Year of Purchase	Age (Yrs)	Residual Life (Yrs)	Purchase Price (Rs.)	Fair Market Value (Rs.)
121	HP Sealer Double Jaw	Sunray	1 No.	2015-16	7	8	2,69,500	1,56,310
122	7 iteams infeed conv. for bottle washing, conv for bottle washing, insp conv etc	SV Modular	5 Nos.	2015-16	7	8	12,38,000	7,18,040
123	Conveyor after filling machine, for metal detector, after metal detector, for exhaust box, for capping machine	SV Modular	5 Nos.	2015-16	7	8	12,25,500	7,10,790
124	Exhaust Box, Retort Trolley, Taping Machine, Ducting for Air Handling Unit, Sorting & Preparation Table, Lift for New Storage	SV Modular	5 Nos.	2015-16	7	8	64,21,990	33,52,279
125	Turn Table After Capping Machine, Turn Table for Feeding Glass jar, convetor for label printing machine, convetor for cap printing machine, convetor for after printing machine, turn table for glass jar packing	SV Modular	6 Nos.	2015-16	7	8	11,74,500	6,81,210
126	Semi automation capping machine		1 No.	2015-16	7	8	76,000	44,080
127	HP Sealer Double Jaw	Sunray	1 No.	2015-16	7	8	2,69,500	1,56,310
128	Tank Extension leg pipe		1 No.	2014-15	8	7	23,750	12,350
129	Table Top Sheet Thickness 1.2mm wt 26kg		1 No.	2014-15	8	7	11,700	6,084
130	Sunpro make Microprocessor based chart recorder	Sunpro	1 No.	2014-15	8	7	41,558	21,610
131	Volumetric Pistion Filler	Nexgen Drying	1 No.	2016-17	6	9	4,40,000	2,81,600
132	Conveyor Bottle Drying	SV Modular	1 No.	2016-17	6	9	1,75,000	1,12,000
133	Turn table Pallet Wrapping M/C	Global Exteriors	1 No.	2016-17	6	9	6,63,000	4,24,320
134	Vertical Accumulator		1 No.	2016-17	6	9	90,000	57,600
135	Vaccume Pack Double chamber M/C	Ascent Pkg.	1 No.	2016-17	6	9	2,00,000	1,28,000
136	Seaming roller set	Cantech	1 No.	2016-17	6	9	34,300	21,952
137	Retort New Perforate tray		1 No.	2016-17	6	9	17,750	11,360
138	Semi-automatic labelling M/C	Blenzor	1 No.	2016-17	6	9	1,50,000	96,000
139	Retort New Perforate tray		1 No.	2016-17	6	9	35,200	22,528
	Chutney							
140	Raw Sugar Tank	Process master	1 No.	2011-12	11	9	4,00,000	2,02,000



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S. No.	Machinery Name	Make	Qty	Year of Purchase	Age (Yrs)	Residual Life (Yrs)	Purchase Price (Rs.)	Fair Market Value (Rs.)
141	Cooler	Process Master	1 NO.	2012-13	10	5	1,14,000	45,600
142	Cooling Tank 10 KL	Process Master	1 NO.	2012-13	10	10	11,30,000	6,21,500
143	De-Brining Washer	Process Master	1 NO.	2012-13	10	5	7,95,000	3,18,000
144	SS Operating Platform For Steam Hacted Chutney Mixer	Process Master	1 NO.	2012-13	10	5	72,000	28,800
145	High Platform For Machine With Ladder	VSS Techno	1 NO.	2012-13	10	5	1,83,400	73,360
146	Sorting Cum Inspection Conveyor	SV Modular	1 NO.	2012-13	10	5	6,29,216	2,51,686
147	Steam Jacket Chutney Mixer	Process Master	1 NO.	2012-13	10	10	14,36,000	7,89,800
148	Sugar Syrup Tank 1500 Ltr	Process Master	1 NO.	2012-13	10	10	76,000	41,800
149	Vacuum Pump With Condenser	Process Master	1 NO.	2012-13	10	5	2,18,000	87,200
150	Helical Gear Box For Chutney Machine		1 NO.	2012-13	10	5	14,729	5,892
151	Evaporative Condenser - Phase 2	Uma Industries	1 No.	2012-13	10	5	16,50,000	5,94,000
152	Evaporator M10 - BWFG - Phase 2	Alfa Laval	2 Nos.	2012-13	10	5	1,95,000	78,000
153	1000 KG CHINTENEY MIXING TANK	VSS Techno	1 No.	2013-14	9	11	1,96,300	1,16,799
154	GARLIC PEELING MACHINE	Nexgen	1 No.	2013-14	9	6	1,80,000	82,800
155	ZL225-062-08 PUME SET - EPCG	Infinity Pumps		2013-14	9	6	2,81,178	1,29,342
156	CHUTNEY MIXING TANK	VSS Techno	2 Nos.	2013-14	9	11	3,94,400	2,34,668
157	BEING HI SPEED MIXER 200 LIT	VSS Techno	1 No.	2013-14	9	11	1,54,522	91,941
158	Cooking Vessel & sterr moror (with gear box)	VSS Techno	1 No.	2014-15	8	12	4,11,700	2,63,488
159	600 LT Horizontal cookers	VSS Techno	1 No.	2014-15	8	7	5,98,337	3,11,135
160	Cooking Kettle	Nexgen Drying	1 No.	2016-17	6	14	2,36,500	1,72,645
161	Single Flap hot Melt Carton Ceiling M/c	Ning Bo	1 No.	2016-17	6	9	1,01,625	65,040
	Common Machinery							
162	LPG Dryer	Varaj Engg	1 NO.	2009-10	13	2	3,46,000	76,120
163	SS 304 Q Tray	Sankalp Enterprises	150 No.s	2009-10	13	2	2,17,500	47,850
164	SS 304 Q Tray	Sankalp Enterprises	150 No.s	2009-10	13	2	2,17,500	47,850
165	SS 304 Q Tables	Sankalp Enterprises	8 No.s	2009-10	13	2	3,00,000	66,000
166	SS 304 Q Vessle	Sankalp Enterprises	3 No.s	2009-10	13	7	1,70,000	70,550
167	SS 304 Q Tables	Sankalp Enterprises	7 No.s	2009-10	13	2	2,60,000	57,200

S. No.	Machinery Name	Make	Qty	Year of Purchase	Age (Yrs)	Residual Life (Yrs)	Purchase Price (Rs.)	Fair Market Value (Rs.)
168	Parth Air Compressor	J K Enterprises	1 No.	2009-10	13	2	20,584	4,528
169	Water Treatment systems	Tharank	1 No.	2011-12	11	4	5,75,000	1,95,500
170	Diligent Scale Weight Machine - 150 Kg.	Diligent	1 No.	2011-12	11	2	7,111	1,696
171	HP Low Spee Aerator	Biotech Environcare	1 No.	2011-12	11	4	2,12,650	72,301
172	Pipes for P&M	Duraline	1 Lot	2011-12	11	4	55,407	18,838
173	Thermostat, top press plate	BE & SCO	1 No.	2011-12	11	4	45,371	15,426
174	Accessories Of Water Treatment Plant	Tharank	1 Lot	2012-13	10	5	1,80,000	72,000
175	Agro Waste Boiler I Ton	Elite Thermal	1 NO.	2012-13	10	10	9,65,000	5,30,750
176	Cable Tray	VSS Techno	1 NO.	2012-13	10	5	1,61,499	64,600
177	Pre-Insulating Ducting Panels	Nutech Ducting	1 NO.	2012-13	10	5	7,52,640	3,01,056
178	Valves	Uni Klinger	32 Nos.	2012-13	10	5	4,17,797	1,67,119
179	Valves	Uni Klinger	4 Nos.	2012-13	10	5	46,206	18,482
180	Weight Machine		1 No.	2012-13	10	2	4,000	1,000
181	Diligent Scale	Diligent	1 No.	2012-13	10	5	50,267	20,107
182	Accessories for Chimney - Boiler, Ducting Fabrication, MS Feed Tank & Non-Piping Boiler	Santec Engg.	1 No.	2012-13	10	5	3,34,337	1,33,735
183	Accessories for Chimney - Boiler, Ducting Fabrication, MS Feed Tank & Non-Piping Boiler- Fitting with 1BK Formalities for office type Steam Flow Meter System	Elite Thermal	1 Lot	2012-13	10	5	75,000	30,000
184	Accessories for Chimney - Piping Fabrication	Santec Engg.	1 No.	2012-13	10	5	7,78,625	3,11,450
185	Accessories for Chimney - Steam Piping Fabrication	Santec Engg.	1 No.	2012-13	10	5	1,77,326	70,930
186	Accessories for Chimney - Blowdown Piping Fabrication	Santec Engg.	1 No.	2012-13	10	5	83,125	33,250
187	Agro Waste Boiler I Ton - Steam Models Tempack 2000	Elite Thermal	1 NO.	2012-13	10	10	13,42,932	7,38,613
188	Air Coolers - Fined Tube Heat Exchanger	Star Coolers	1 NO.	2012-13	10	5	4,91,600	1,96,640
189	Air Coolers - Fined Tube Heat Exchanger	Star Coolers	1 NO.	2012-13	10	5	1,38,800	55,520
190	Hygiene Flipper Machine	Roots Multiclean	1 NO.	2012-13	10	5	15,910	6,364



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S. No.	Machinery Name	Make	Qty	Year of Purchase	Age (Yrs)	Residual Life (Yrs)	Purchase Price (Rs.)	Fair Market Value (Rs.)
191	Pipes For P & M-12.5% (Steam header pipe for vacuum PAN)	Anura	1 Lot	2012-13	10	5	1,73,500	69,400
192	Rectangular Tank 1000 Ltr	Process Master	1 NO.	2012-13	10	10	42,000	23,100
193	Valves		1 NO.	2012-13	10	5	5,000	2,000
194	Wire Mesh Ss 304		1 Lot	2012-13	10	5	20,350	8,140
195	Weld Bracket For P & M	VSS Techno	1 NO.	2012-13	10	5	4,200	1,680
196	Wire Mesh Ss 304	Hindustan Vibrotech	1 Lot	2012-13	10	5	9,365	3,746
197	Accumulators	Plastiko Engg.			11	4	15,390	5,233
198	AUTOMATIC WATER DISTILLATION 8 LTR. HR. VERTICAL AUTOCLAVE 53 LTR. LAMINAR AIR FLOW 6' GMP FUME HOOD-4, (APPARATUS STORAGE BASE CABINET, CENTRIFUGAL BLOWER, DUCTINGCHARGES200MM)	Naanolab	1 No.	2013-14	9	6	3,79,370	1,74,510
199	Jayant Test Sieves	Shiva Engg.	1 No.	2013-14	9	6	28,511	13,115
200	SPECTROPHOTO METER FOR LABORATORY	Rathod Ent.	1 No.	2013-14	9	6	1,83,750	84,525
201	SIEVE SHAKER MODEL VSS-9 WITH RODS AND CLAMP RS.87000+VAT	Vinsyst	1 No.	2013-14	9	6	87,000	40,020
202	Pulse jet type dust collector 1700 cum/hr@ 250mmwg compressor	AK Air Systems	1 No.	2013-14	9	6	2,09,680	96,453
203	AIR RECEIVER PURCHASED FROM ATLAS COPCO AGAINST INV. NO. 310682 DT. 28.6.13	Atlas Copco	1 No.	2013-14	9	6	32,000	14,720
204	COMPRESSOR PURCHASED AGAINST INV. NNO. 300461 DT. 27.6.13	Atlas Copco	1 No.	2013-14	9	6	6,40,000	2,94,400
205	AISI304 1" BALL VALVES 2 PC - 10 NOS	Swastik Valves	1 No.	2013-14	9	6	6,630	3,050
206	NILKAMAL CRATE JR-53300L W - 500 NOS	Nilkamal	500 No.s	2013-14	9	1	1,06,000	20,140
207	HEATER WITH 39 WATT MTR OUT PURT 230V SELF REGULATING TYPE 30MT R600RS PER MTR	Vivid Ent.	1 No.	2013-14	9	3	20,250	6,581
208	STEAM GNERATOR	Nexgen	1 No.	2013-14	9	11	3,60,000	2,14,200
209	WELDED MESH M.S	ZAIAN Corp.	1 No.	2013-14	9	3	3,400	1,105



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S. No.	Machinery Name	Make	Qty	Year of Purchase	Age (Yrs)	Residual Life (Yrs)	Purchase Price (Rs.)	Fair Market Value (Rs.)
210	SS trays	VSS Techno	1 Lot	2013-14	9	3	28,394	9,228
211	PCGI/PCGI, Prefabricates, PUF Insulated sandwiched panels	Airotek Systems	1 Lot	2013-14	9	1	65,600	12,464
212	Water Level Controller	U-Tron	1 Lot	2013-14	9	3	7,388	2,401
213	SS 316 & SS 304 Pipes	Ganesh Engg.	1 Lot	2014-15	8	7	12,021	6,251
214	SS - Wire Mesh Cat J -83		1 Lot	2014-15	8	7	28,801	14,977
215	Thermameter		1 No	2014-15	8	0	4,905	491
216	Ph meter		1 No	2014-15	8	0	4,960	496
217	refratometer atago japan	D Haridas	1 No	2014-15	8	0	44,750	4,475
218	Semi Auto Box Strapping M/C PAKAOY MAKE (PW306)	PAKAOY	1 No	2014-15	8	2	48,000	13,440
219	800 V.A. delux sine wave inverter	ST Systems	1 No	2014-15	8	2	15,624	4,375
220	Hot Insulation work at Shirwal site	Kaisare	1 Lot	2014-15	8	0	2,26,929	22,693
221	Supreme crates'SCH size 600*400*485mm	Supreme	100 Nos.	2014-15	8	2	19,775	5,537
222	Seco WTG 600g x 0.01g II	Shinde Scale	1 No.	2014-15	8	2	7,115	1,992
223	Crates & Pallets 600x400x485mm	Nilkamal	100 Nos.	2014-15	8	2	24,719	6,921
224	Pest - O - Flash HLC	Pest Control India	1 No.	2014-15	8	2	8,407	2,354
225	Pesto Fly catcher	DNA Ent.	1 No.	2014-15	8	2	13,640	3,819
226	Godrej battery operated stacker model ESW 1533	Godrej	1 No.	2014-15	8	7	5,09,276	2,64,824
227	Kirloskar Green Water Diesel Generator	Kirloskar	1 No.	2014-15	8	7	3,31,393	1,72,324
228	Sec Weighing Machine	SECO	1 No.	2014-15	8	2	3,733	1,045
229	round pipes, angle, flats, rings,	Sunbeam	1 Lot	2014-15	8	2	1,16,075	32,501
230	30 Kg. Weighing Machine	Shinde Scale	1 No.	2014-15	8	2	11,203	3,137
231	Temp.controller single point	Manik Engg.	1 No.	2014-15	8	2	2,793	782
232	Channel Tray length 2200mm	VSS Techno	1 No.	2014-15	8	7	69,450	36,114
233	Tee MS Rod Threaded 8.0x2 mtr	Sai Tools	1 No.	2014-15	8	7	6,750	3,510
234	27mm diameter magnetic rod, both side theraded, 1.5 feet long	Pole Star	1 No.	2015-16	7	8	34,374	19,937
235	Lindel make hand Pallet Truck	Linde	1 No.	2015-16	7	3	26,000	9,620



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236	Handcraft trollys, Drum trolley	Kotibhaskar	1 No.	2015-16	7	8	9,276	5,380
237	Horizontal Mixer	VSS Techno	1 No.	2015-16	7	13	6,66,675	4,56,672
238	Ultra Search Metal Detector	SMMS	1 No.	2015-16	7	8	1,40,750	81,635
239	BR Instrument 25 MM Electromagnetic Flow meter	BR Instrument	1 No.	2015-16	7	3	22,600	8,362
240	Ray Icon Digital scale	Raj Systems	1 No.	2015-16	7	3	7,289	2,697
241	Working Table	VSS Techno	1 No.	2015-16	7	8	87,065	50,498
242	Raj Icon Digital Scale	Raj Systems	1 No.	2016-17	6	4	7,111	3,271
243	Insect Killer	Tecnocrat	1 No.	2016-17	6	4	18,000	8,280
244	2 Wheeler washer Pump	KND		2016-17	6	9	20,000	12,800
245	Jungheinrich Truck	Jungheinrich (Import)	1 No.	2016-17	6	9	19,20,000	11,05,920
246	HP Motor	Parada Machine	1 No.	2016-17	6	9	2,500	1,600
247	Knife, Slicing, wide body	Urschel (Import)	1 No.	2016-17	6	9	6,128	3,922
248	Palette Blue colour	Supreme	216 Nos.	2016-17	6	0	3,88,800	38,880
249	Palette Blue colour	Supreme	84 Nos.	2016-17	6	0	1,51,200	15,120
250	Insect Killer Vulcan Titan	RussAir	1 No.	2016-17	6	4	16,400	7,544
251	Hand Dryer	RussAir	1 No.	2016-17	6	4	8,500	3,910
252	Crate Washing M/C	Global Exteriors	1 No.	2016-17	6	9	6,43,000	4,11,520
253	Fabrication of steam piping	Harshada Engg.	1 No.	2016-17	6	9	1,40,000	89,600
254	Exhaust fan	Almonard	1 No.	2016-17	6	4	78,375	36,053
255	Exhaust fan	Almonard	1 No.	2016-17	6	4	12,897	5,933
256	fly ban Air Curtain Size 5ft	Fly-Ban Ind.	1 No.	2016-17	6	4	31,240	14,370
257	Process Pumps WP	Profilo Systems	1 No.	2016-17	6	9	49,164	31,465
258	Hydrullic Pallet Truck	Kotibhaskar	1 No.	2016-17	6	4	36,338	16,715
259	Components of FRP Cooling Tower	Advance Cooling	1 No.	2016-17	6	9	1,03,425	66,192
260	Wireless repeater	Sunsui Process	1 No.	2016-17	6	4	20,000	9,200
261	HP Tankar series water Pump	Metrogold	1 No.	2016-17	6	9	3,223	2,063
262	S.S.Fitting & S.S.Pipe	Dhanvir	1 Lot	2016-17	6	9	37,988	24,312
263	Hand Pallet truck	Om Sales	1 No.	2016-17	6	4	46,000	21,160



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S. No.	Machinery Name	Make	Qty	Year of Purchase	Age (Yrs)	Residual Life (Yrs)	Purchase Price (Rs.)	Fair Market Value (Rs.)
264	Air knife drying system for crates washing	Global Exteriors	1 No.	2016-17	6	14	9,64,500	7,04,085
265	Dewalt make 22mm rotary hammer	DeWalt	1 No.	2017-18	5	10	8,873	6,211
266	Almond make exhaust fan	Almonard	1 No.	2017-18	5	5	2,128	1,170
						Total	13,55,47,541	5,95,92,043

Particulars	Fair Market Value (₹)	Realizable Value (₹)	Distress Value (₹)
Plant & Machinery	5,95,92,043	5,06,53,236	4,17,14,430

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7. DECLARATION CUM UNDERTAKING (Annexure-IV)

I, Shreyansh Agarwal 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 **17.07.2023** 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 **13.06.2023**. 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 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 June 24th, 2023 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	As per the request from Union Bank of India, SAMB Fort to assess Market value of the property for SARFAESI (Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002) purpose.
2	Identity of the Valuer and any other experts involved in the valuation;	Shreyanh Agarwal – Regd. Valuer Umang Patel – Regd. Valuer Avinash Pandey – Regd. Valuer Prayush Parekh – Senior 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 – 12.12.2022 Valuation Date – 17.07.2023 Date of Report – 17.07.2023
5	Inspections and/or investigations undertaken;	Physical Inspection done on date 13.06.2023
6	Nature and sources of the information used or relied upon;	List of Machinery, Audited Balance Sheet, List of Machinery mention in Old Valuation report, few invoices, etc.
7	Procedures adopted in carrying out the valuation and valuation standards followed;	Cost Approach (Replacement cost Method)



S. No.	Particulars	Valuer comment
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: 17.07.2023


Place: Mumbai

For Vastukala Consultants (I) Pvt. Ltd.

Sharadkumar B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar, o=Vastukala Consultants (I) Pvt. Ltd., ou=GMD, email=cmd@vastukala.org, c=IN
Date: 2023.07.17 14:03:37 +05'30'

Sharadkumar B. Chalikwar
Govt. Reg. Valuer &
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09


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



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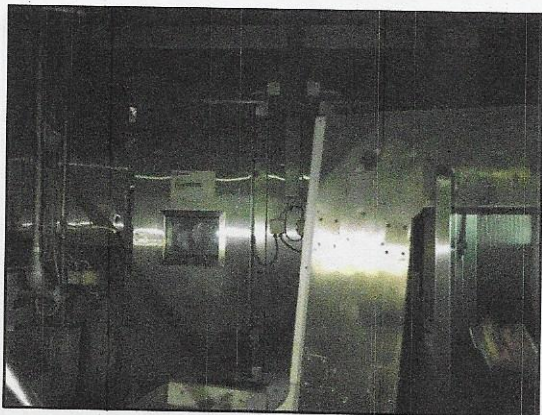
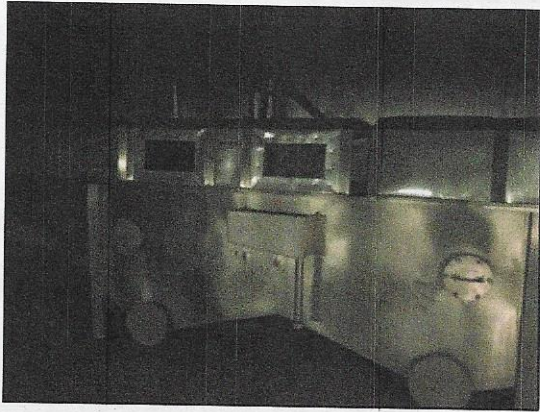
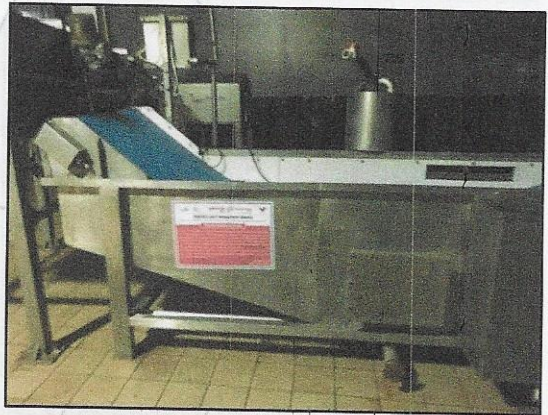
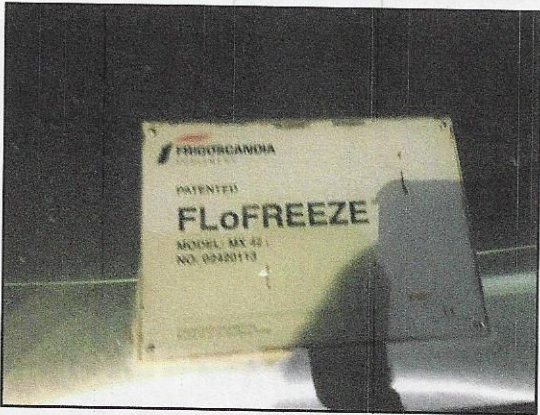
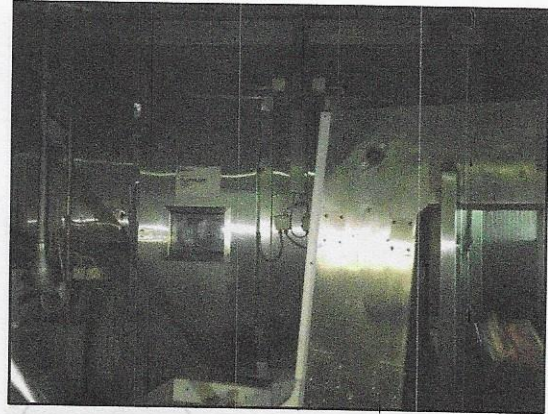
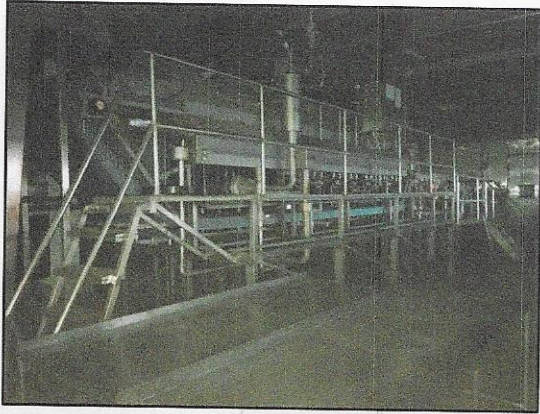
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8. ACTUAL SITE PHOTOGRAPHS



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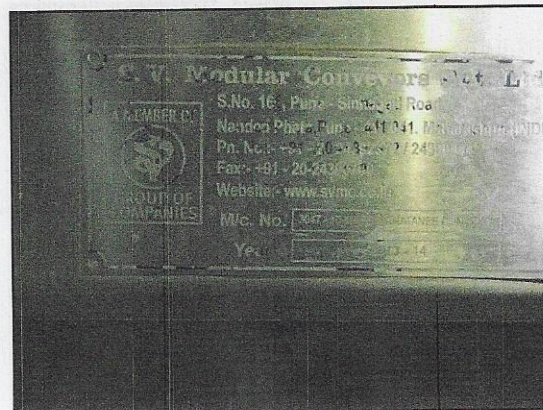
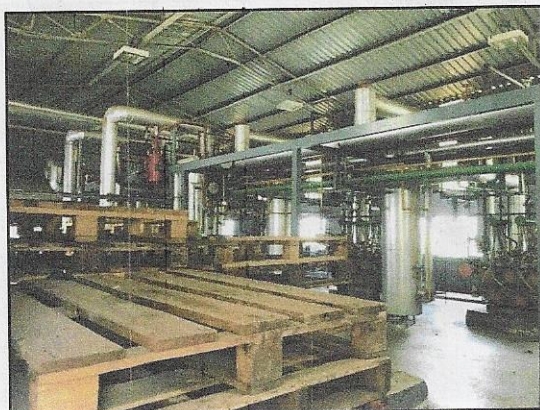
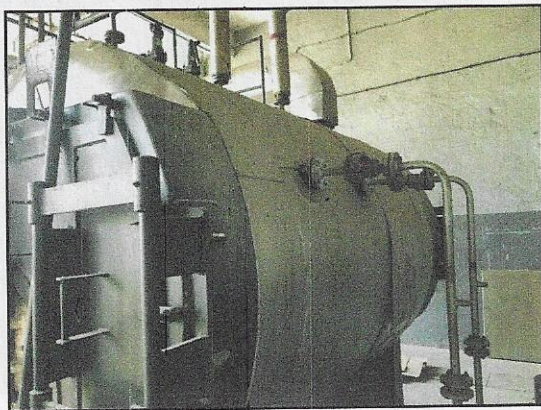
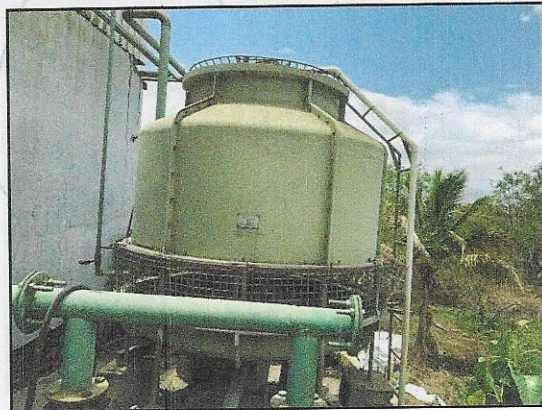
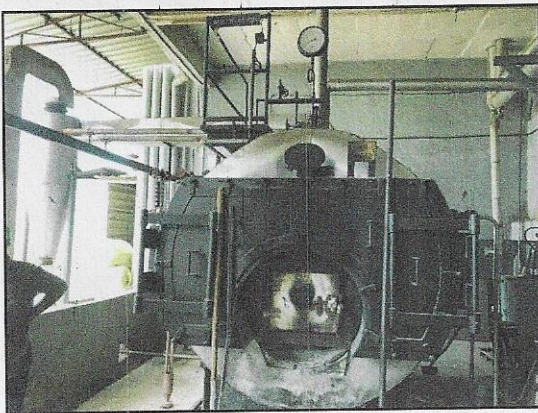
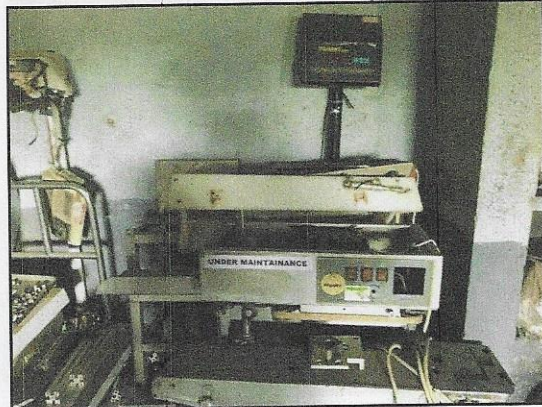
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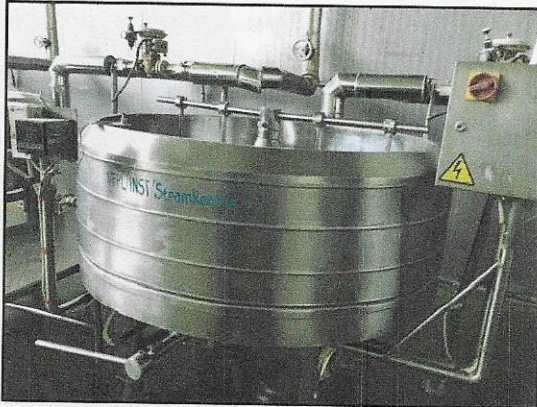
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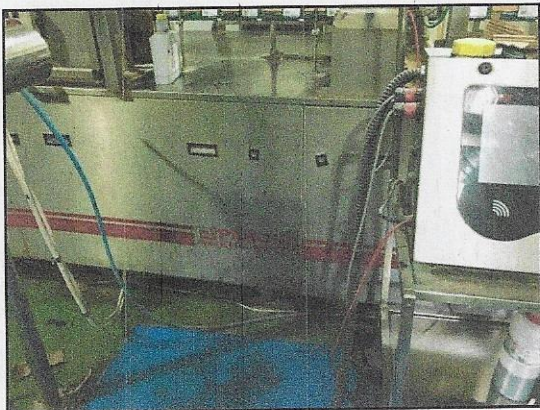
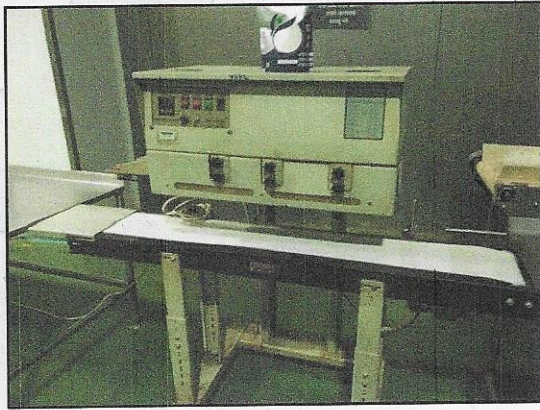
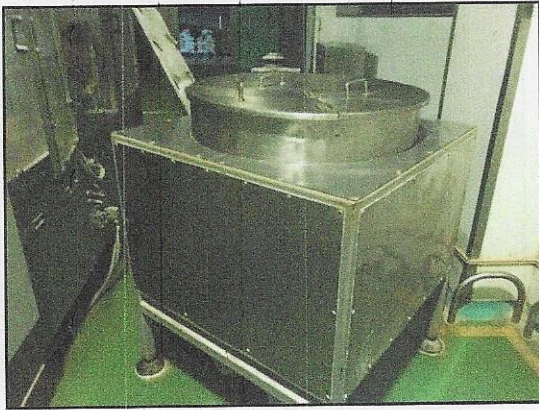
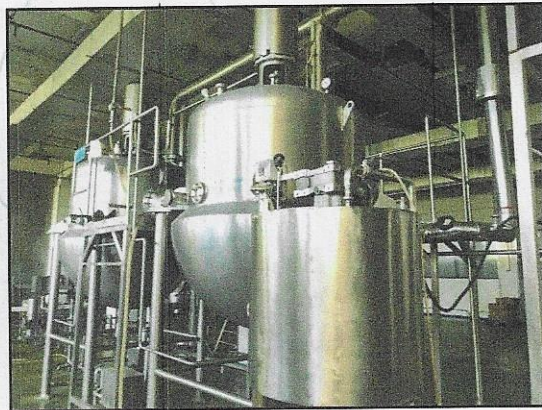
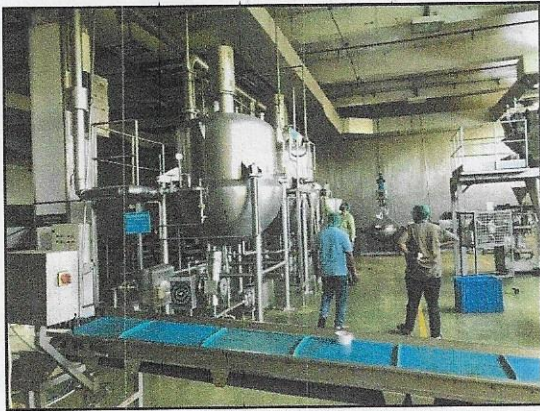
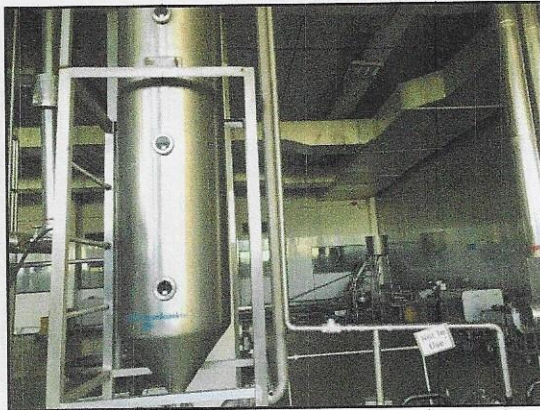
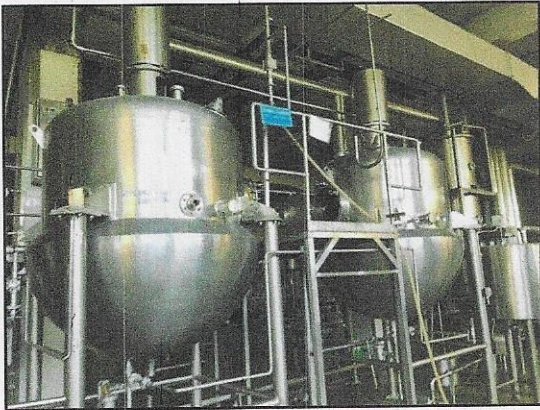
ACTUAL SITE PHOTOGRAPHS



ACTUAL SITE PHOTOGRAPHS



ACTUAL SITE PHOTOGRAPHS



9. ROUTE MAP OF THE PROPERTY: -

Site u/r



Longitude Latitude: 18°09'50.7"N 73°55'21.3"E

Note: The Blue line shows the route to site from nearest bus station (Shirwal – 7.40 Km.)

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/owner's.
- 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.



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.
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 valuer's 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.

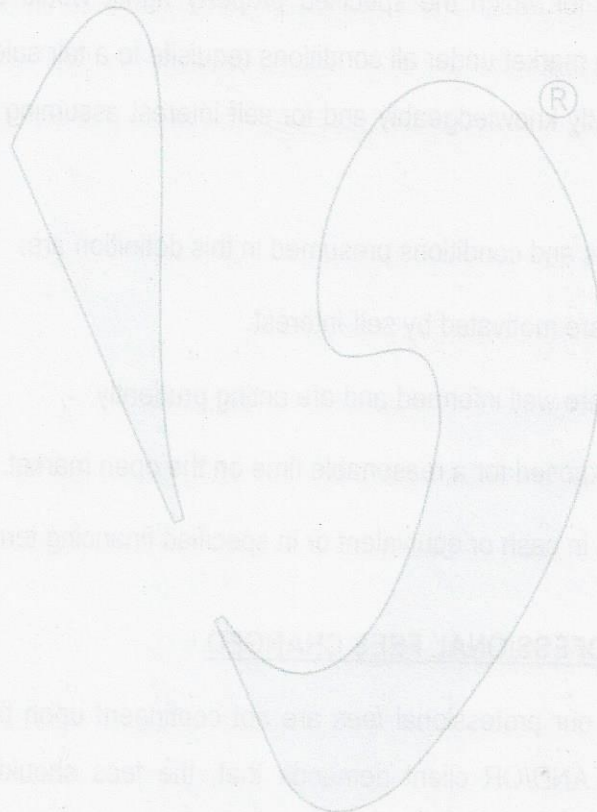
28. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
29. A valuer shall not accept any fees or charges other than those which are disclosed 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.



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12. DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Fair Market Value** of the property under reference as on **17th July 2023**.

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 knowledgeably 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.

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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 Value (₹)
Plant & Machinery	5,95,92,043	5,06,53,236	4,17,14,430


Place: Mumbai
Date: 17.07.2023

For Vastukala Consultants (I) Pvt. Ltd.

Sharadkumar
B. Chalikwar

Digitally signed by Sharadkumar B. Chalikwar
DN: cn=Sharadkumar B. Chalikwar,
ou=Vastukala Consultants (I) Pvt. Ltd.,
ou=CMD, email=cm1@vastukala.org, c=IN
Date: 2023.07.17 14:03:53 +05'30'

Sharadkumar B. Chalikwar
Govt. Reg. Valuer &
Chartered Engineer (India)
Reg. No. (N) CCIT/1-14/52/2008-09


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

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(3) VALUATION OF MOVABLE ASSETS

Continuing values are determined on the basis of existing economic conditions and the information that is available with reference to the historical development and market value of the assets. The value of the assets is assessed and valued for each year.

Form 5 (Movable Assets)

Date: 11.05.2023
Place: Mumbai

For Vastu & Construction (P) Ltd.



Mr. S. Ashwin Patel
Proprietor
Vastu & Construction (P) Ltd.
Reg. No. (M) COH-1-1452-2004-05

Chartered Accountant
Govt. Reg. No. 2
B. Chaitanya
Reg. No. (M) COH-1-1452-2004-05

