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Vastukala Consultants (I) Pvt. Ltd.

VALUATION REPORT OF THE PLANT & MACHINERY



Details of the property under consideration:

Owner/Borrower: M/s. Synergene Active Ingredients Pvt. Ltd.

Location:- Unit-III, Plot No. 59-A, Jawaharlal Nehru Pharmacy, Parawada Mandal, Visakhapatnam District, PIN Code-531 021, State-Andra Pradesh, Country-India.

Longitude Latitude: 17°39'21.8"N 83°04'03.8"E

Valuation Done for:

Siemens Financial Services Private Limited
SFS COF E RU-IN RM AM
RspaceD Center, Thane Belapur Road
Thane-400 708, State - Maharashtra, Country – India

Thane: 101, 1st Floor, Beth Shalom, Near Civil Hospital, Thane (W) – 400601, (M.S),INDIA
Email :thane@vastukala.co.in | Tel : 80978 82976 / 90216 05621

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Regd. Office

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Vastukala Consultants (I) Pvt. Ltd.

Valuation Report Prepared for: SFSP/L/M/s. Synergene Active Ingredients Pvt. Ltd. (14001/2310305)

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Vastu/Thane/01/2025/14001/2310305

29/16-424 APU

Date: 29.01.2025

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1. VALUATION OPINION REPORT

This is to certify that the Plant and Machinery located at Unit-III, Plot No. 59-A, Jawaharlal Nehru Pharmacy, Parawada Mandal, Visakhapatnam District, PIN Code-531 021, State- Andhra Pradesh, Country-India belongs to **M/s. Synergene Active Ingredients 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	Gross Orderly Liquidation Value (₹)
Plant and Machinery	11,03,80,000/-

Hence certified.

For Vastukala Consultants (I) Pvt. Ltd.



Umang Ashwin Patel

Regd. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/04/2019/10803

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

To,

The Branch Manager,

Siemens Financial Services Private Limited

SFS COF E RU-IN RM AM

RspaceD Center, Thane Belapur Road

Thane-400 708, State - Maharashtra, Country – India

S. No.	Particular	:	Descriptions
A	General Information		
1.	Name of the Borrower/ Owner	:	M/s. Synergene Active Ingredients Pvt. Ltd.
2.	Purpose for which valuation is made	:	To assess the Gross Orderly Liquidation Value (GOLV) of Plant & Machinery for loan purpose.
3.	Date of Visit	:	24.01.2025
4.	Date on which valuation is made	:	29.01.2025
5.	Valuation Report date	:	29.01.2025
6.	Particulars of the Machinery	:	As per Annexure
7.	Location of the Machinery.	:	Unit-III, Plot No. 59-A, Jawaharlal Nehru Pharmacy, Parawada Mandal, Visakhapatnam District, PIN Code-531 021, State-Andra Pradesh, Country-India.
8.	Condition of the Machinery	:	The Machinery under valuation were in operation.
9.	Whether machinery is in order / out of order?	:	Machinery under valuation is in order at the time and date of our visit.
10.	Machinery complete/ incomplete	:	Machinery under valuation is complete at the time and date of our visit.
11.	Whether machinery is to be scrapped. Major repairs and replacement value.	:	Machinery under valuation is in good condition and has balance useful economic life, hence not to be scrapped.
12.	Residual life of the machinery	:	As per Valuation Table (Subjected to proper servicing,



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S. No.	Particular	:	Descriptions
			repair, maintenance, and replacement of parts as a when required)
B	SALES AND MARKETABILITY		
1.	Obtain instances of recent sale of the Machinery of same description size and enquire about the sale price with dealers of the machinery.	:	<p>The basis of the valuation is as under:</p> <ul style="list-style-type: none"> • Invoice Value • Custom Duty • Visual Observation • Specifications of Machinery • Manufacturer of Machinery • Condition of Machinery • Age of Machines • Estimated Balance Economic Life. <p>We have assessed the Gross Orderly Liquidation Value (GOLV) of machines under valuation by applying appropriate depreciation to Purchase Value/ Replacement Cost. The complete working of GOLV is as per enclosed.</p>
2.	Valuation Method?	:	Cost Approach.
3.	If the above information is not available, the basis on which valuation is based.		Basis of Valuation is mentioned Above.

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 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,



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brand acceptance or same country of origin. Hence, appropriate adjustments must 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 based on the value indicated by current market expectations about future amounts.

The income approach is defined in the International Glossary of Business Valuation Terms as “A general way of determining a value indication of a business, business ownership interest, security or intangible asset using one or more methods that converts anticipated economic benefits into a present single amount.”

The development of a yield or discount rate should be influenced by the objective of the valuation. For example:

- a) If the objective of the valuation is to establish the value to a particular owner or potential owner based on their own investment criteria, the rate used may reflect their required rate of return or their weighted average cost of capital, and
- b) If the objective of the valuation is to establish the market value, the discount rate may be derived from observation of the returns implicit in the price paid for tangible asset interests traded in the market between participants or from hypothetical participant's required rates or return. When a discount rate is based on an analysis of market transactions, Valuers should also follow the guidance contained in IVS 105 Valuation Approaches and Methods.

Two methods are typically used to value machinery and equipment using the income approach, Direct Capitalization Method, and Discounted Cash Flow Method.

Direct Capitalization Method involves capitalizing a ‘normalized’ single year net income estimated by an appropriate market-based yield. It capitalizes a projected cash flow into perpetuity and the capitalization rate that is calculated has no changes.

Discounted Cash Flow Method is a multiple period model. Using this method, future cash flows from the asset are forecasted using market stated assumptions as well as future capital and operational expenditures projected by the company. This method allows for the explicit

modelling of income and expense associated with the assets. These future financial benefits are then discounted to a present-day value at an appropriate discount rate considering return on investment and risk.

3.1.3. COST APPROACH

The cost approach is commonly adopted method for plant and equipment, particularly in the case of individual assets that are specialised or special-use facilities. In cost approach appraisal, the market price for the asset is equal to the cost, less depreciation. It yields the most accurate market value when the asset is new.

Replacement Cost New is the cost of obtaining an alternative asset of equivalent utility; this can either be a modern equivalent providing the same functionality or the cost of reproducing an exact replica of the subject asset. After concluding on a replacement cost, the value should be adjusted to reflect the impact on value of physical, functional, technological, and economic obsolescence on value. In any event, adjustments made to any replacement cost should be designed to produce the same cost as the modern equivalent asset from an output and utility point of view. In addition, other applicable direct & indirect cost applicable in the current market conditions will be factored to arrive at current RCN for the machineries.

Reproduction Cost New Method is appropriate in circumstances where the cost of a modern equivalent asset is greater than the cost of recreating a replica of the subject asset or the utility offered by the subject asset could only be provided by a replica rather than a modern equivalent.

Under **Indexing Method**, a ratio multiplier based on applicable index of a particular category of assets in comparison to the similar index at the time of procurement/ acquisition of asset is computed. The ratio multiplier is computed from Wholesale Price Index (WPI) published by Reserve Bank of India for various categories of assets. This multiplier is then applied to historical cost to estimate the current replacement cost of the assets. Under this scenario, capitalized values in the fixed register would typically involve all direct and indirect costs and thus, no extra costs will be factored to estimate current replacement cost.

3.2 OTHER TERMINOLOGIES USED

3.2.1 DEPRECIATED REPLACEMENT COST

In regard to the Appraisal and Guidance Notes issued by the International Valuation Standards Council (IVSC) in which the Depreciated Replacement Cost is defined as:

“The current cost of replacing an asset with its modern equivalent asset less deductions for physical deterioration and all relevant forms of obsolescence and optimization.”

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 based on 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 based on 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



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- 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)

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.

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. GROSS ORDERLY LIQUIDATION VALUE

An orderly liquidation describes the value of a group of assets that could be realised in a liquidation sale, given a reasonable period to find a purchaser (or purchasers), with the seller being compelled to sell on an as-is, where-is basis.

The reasonable period to find a purchaser (or purchasers) may vary by asset type and market conditions.

4. DOCUMENTS REFERRED

Client has provided the Copy of following documents/ Information.

- Copy of Tax Invoices.
- Copy of Bill of Entry for Imported Machine
- List of Plant & Machinery under Valuation.

5. OBSERVATION

- **M/s. Synergene Active Ingredients Pvt. Ltd. (“SAIPL” or “Company”)** is a Private Limited Company incorporated on 17th December 2005. It is classified as non-government company and is registered at Registrar of Companies, Hyderabad.
- SAIPL's Corporate Identification Number (CIN) is U24239TG2005PTC047137 and its registration number is 47137. Its Registered address is Flat No 402, Bhanu Enclave Sundar Nagar, Erragadda, Hyderabad, Telangana, India – 500 038.
- SAIPL is a manufacturer and supplier of Active Pharmaceutical Ingredients (APIs) and Intermediates for a wide range of therapeutic categories. The therapeutic segments of focus are Anti-Fungal, Anti-Depressant, Anti-Migraine, Anti-Glaucoma, Anti-Hypertensive, Analgesic, Anti-Histaminic, Antibiotic, Premature Ejaculation and Nootropic.
- SAIPL's manufacturing facilities are cGMP compliant meeting applicable regulatory standards in terms of Infrastructure and Quality Management Systems. The company has four manufacturing facilities, one in Hyderabad and the three in Vishakhapatnam. The company has a presence in both domestic and international markets.
- Synergene Active Ingredients continues to reinforce its position as a major strategic partner by creating exceptional value to its customers in the global market.
- Major Plant & Machinery under valuation are Reactors, Receiver Tanks, Condensers, Chiller, Cooling Tower, DG Set, Pumps, Electrical Panel, Agitated Filter Dryer, HPLC, GC, UV, Tray Dryer, Purified Water Loop System, Rotary Conical Vacuum Dryer, Lift, etc.
- The Plant & Machinery under valuation are located at Unit-III, Plot No. 59-A, Jawaharlal Nehru Pharmacy, Parawada Mandal, Visakhapatnam District, PIN Code-531 021, State-Andhra Pradesh, Country-India.



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- SA IPL's Unit-III Production capacity is 380 KL and Certified with WHO GMP, ISO 9001, 140001 and 45001
- The Plant & Machinery under valuation are found in fair condition.
- During the date and time of our Visit, Plant is in operation.
- There was other machinery also installed in the Unit which was not considered for valuation.
- The Gross Orderly Liquidation Value is Calculated as Value in Use in current condition i.e. In-Situ.
- Mr. N. Srinivasarao (Mobile No.: +91 88866 04022) accompanied our Engineer and showed the Machinery under Valuation.



6. DETAILS OF PLANT AND MACHINERY

S. No.	Description	Qty. (Nos.)	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Basic Invoice Value (Rs.)	GOLV (Rs.)
1	CE 8KL MS Glass Lined Reactor, JOB NO.(E19103356)	1	Standard Glass Lining Technology Pvt Ltd	234	30.06.2020	5	10	16,00,000	10,65,000
2	AE 5KL MS Glass Lined Reactor, JOB NO.(E20013639)	1	Standard Glass Lining Technology Pvt Ltd	235	30.06.2020	5	10	13,50,000	9,00,000
3	AE 5KL MS Glass Lined Reactor, JOB NO.(E20013638)	1	Standard Glass Lining Technology Pvt Ltd	236	30.06.2020	5	10	13,50,000	9,00,000
4	AE 8 KL MS Glass Lined Reactor, JOB NO.(E18112431)	1	Standard Glass Lining Technology Pvt Ltd	239	30.06.2020	5	10	17,00,000	11,50,000
5	AE 5KL MS Glass Lined Reactor, JOB NO.(E20013640)	1	Standard Glass Lining Technology Pvt Ltd	237	30.06.2020	5	10	13,50,000	9,00,000
6	AE 8 KL MS Glass Lined Reactor, JOB NO.(E18112474)	1	Standard Glass Lining Technology Pvt Ltd	240	30.06.2020	5	10	17,00,000	11,50,000
7	AE 8 KL MS Glass Lined Reactor, JOB NO.(E20013646)	1	Standard Glass Lining Technology Pvt Ltd	241	30.06.2020	5	10	17,00,000	11,50,000
8	AE 6.3 KL MS Glass Lined Reactor, JOB NO.(E20013643)	1	Standard Glass Lining Technology Pvt Ltd	242	30.06.2020	5	10	15,50,000	11,25,000
9	AE 5 KL MS Glass Lined Reactor, JOB NO.(E20013641)	1	Standard Glass Lining Technology Pvt Ltd	238	30.06.2020	5	10	13,50,000	9,00,000

S. No.	Description	Qty. (Nos.)	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Basic Invoice Value (Rs.)	GOLV (Rs.)
10	CE 5 KL MS Glass Lined Reactor, JOB NO.(E19113458)	1	Standard Glass Lining Technology Pvt Ltd	460	31.08.2020	5	10	12,25,000	8,00,000
11	CE 6.3 KL MS Glass Lined Reactor, JOB NO.(E19073067)	1	Standard Glass Lining Technology Pvt Ltd	461	31.08.2020	5	10	14,50,000	9,75,000
12	AE 6.3 KL MS Glass Lined Reactor, JOB NO.(E20013644)	1	Standard Glass Lining Technology Pvt Ltd	462	31.08.2020	5	10	15,50,000	11,25,000
13	AE 5.0 KL MS Glass Lined Reactor, JOB NO.(E20013642)	1	Standard Glass Lining Technology Pvt Ltd	522	27.09.2020	5	10	13,50,000	9,00,000
14	AE 6.3 KL MS Glass Lined Reactor, JOB NO.(E20013645)	1	Standard Glass Lining Technology Pvt Ltd	522	27.09.2020	5	10	15,50,000	11,25,000
15	AE 6.3 KL SS Glass Lined Reactor GMP Model, JOB NO.(E20033832, E20033833)	2	Standard Glass Lining Technology Pvt Ltd	618	31.10.2020	5	10	54,31,012	36,00,000
16	AE 3 KL MS Glass Lined Reactor, Job No-E20114596	1	Standard Glass Lining Technology Pvt Ltd	976	15.02.2021	4	11	9,40,000	6,75,000
17	CE 3 KL MS Glass Lined Reactor JOB NO(E20114594)	1	Standard Glass Lining Technology Pvt Ltd	970	12.02.2021	4	11	8,40,000	6,00,000
18	AE 1 KL MS Glass Lined Reactor JOB NO(E20114595)	1	Standard Glass Lining Technology Pvt Ltd	970	12.02.2021	4	11	6,75,000	4,75,000

S. No.	Description	Qty. (Nos.)	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Basic Invoice Value (Rs.)	GOLV (Rs.)
19	2KL SS316 Vertical Receiver MOC : SS 316	10	Snehaa Equipments	GST/032	13.08.2020	5	10	23,00,000	15,00,000
20	5KL SS316 Horizontal Receiver MOC : SS 316	4	Snehaa Equipments	GST/034	28.08.2020	5	10	20,40,000	13,00,000
21	5KL SS316 Horizontal Receiver, MOC : SS 316	1	Snehaa Equipments	GST/036	01.09.2020	5	10	5,10,000	3,25,000
22	5KL SS316 Vertical Receiver with Loose Side Legs, MOC : SS 316	3	Snehaa Equipments	GST/037	01.09.2020	5	10	14,25,000	9,75,000
23	5KL SS316 Vertical Receiver, MOC : SS 316	4	Snehaa Equipments	GST/042	13.09.2020	5	10	19,00,000	13,00,000
24	5KL SS316 Vertical Receiver, MOC : SS 316	2	Snehaa Equipments	GST/044	20.09.2020	5	10	9,50,000	6,50,000
25	2KL SS316 Vertical Receiver, MOC : SS 316	10	Snehaa Equipments	GST/047	25.09.2020	5	10	23,00,000	15,00,000
26	5KL SS316 Vertical Receiver, MOC : SS 316	1	Snehaa Equipments	GST/049	27.09.2020	5	10	4,75,000	3,25,000
27	HDPE Spiral Vacuum Receiver 1.5 KL	2	Fibrotech Engineering Co.	157	05.11.2020	5	10	1,96,000	1,00,000
28	Rotary Cone Vacuum Drier – 3 KL, Sr. No. - AE/03/2020-21	1	Accurate Engineers	124	20.11.2020	5	10	28,25,000	18,75,000
29	3 KL MS Vacuum Receiver with MS Jacket	1	Ryali Engineers	179	12.12.2020	5	10	1,90,000	1,25,000
30	600 Ltr. SS316L Vacuum Receiver with MS Jacket	2	Ryali Engineers	178	12.12.2020	5	10	4,20,000	2,50,000
31	0.5 KL HDPE Spiral Vacuum Receiver	5	Fibrotech Engineering Co.	182	01.12.2020	5	10	2,50,000	1,50,000
32	K Series 9 MSG Primary Condenser Horizontal Mirror Finish for 6.3 KL, Sr. No. A19680 & 81	2	HRS Process Systems Limited	IPDC202 110338	25.08.2020	5	10	4,34,600	3,00,000
33	K Series 4 MSG Secondary Condenser Horizontal Mirror Finish	2	HRS Process Systems Limited	IPDC202 110338	25.08.2020	5	10	2,21,400	1,50,000

S. No.	Description	Qty. (Nos.)	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Basic Invoice Value (Rs.)	GOLV (Rs.)
	for 6.3 KL, Sr. No. 19682 & 83								
34	K Series 18 MSG Primary Condenser Horizontal for 12 KL, Sr. No. A19646 to 51	6	HRS Process Systems Limited	IPDC202 110339	25.08.2020	5	10	17,71,200	12,00,000
35	8.5 MSG Primary Condenser Horizontal for 5 KL, Sr. No. A19666 to 68	3	HRS Process Systems Limited	IPDC202 110364	31.08.2020	5	10	6,39,600	4,50,000
36	4 MSG Secondary Condenser Horizontal for 5 KL, Sr. No. A19669 to 71	3	HRS Process Systems Limited	IPDC202 110364	31.08.2020	5	10	3,32,100	2,25,000
37	12 MSG Primary Condenser Horizontal for 8 KL, A19672 to 75	4	HRS Process Systems Limited	IPDC202 110364	31.08.2020	5	10	10,16,800	7,00,000
38	4 MSG Secondary Condenser Horizontal for 8 KL, A19676 to 76	4	HRS Process Systems Limited	IPDC202 110364	31.08.2020	5	10	4,42,800	3,00,000
39	8.5 MSG Primary Condenser Horizontal for 5 KL, Sr. No. A19652 to 55	4	HRS Process Systems Limited	IPDC202 110365	31.08.2020	5	10	8,52,800	5,80,000
40	4 MSG Secondary Condenser Horizontal for 12 KL, Sr. No. A19656 to 61	6	HRS Process Systems Limited	IPDC202 110407	08.09.2020	5	10	6,64,200	6,90,000
41	4 MSG Secondary Condenser Horizontal for 5 KL, Sr. No. A19662 to 65	4	HRS Process Systems Limited	IPDC202 110407	08.09.2020	5	10	4,42,800	3,00,000
42	3 KL GMP Model, SS316 Rotary Cone Vacuum Drier with Direct Drive	1	Universal Pharma Equipments	35	29.10.2020	5	10	26,50,000	17,65,000
43	1.5 KL RCVD GMP Model with Receiver Condenser	1	Universal Pharma	51	11.01.2021	4	11	15,90,000	11,50,000

S. No.	Description	Qty. (Nos.)	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Basic Invoice Value (Rs.)	GOLV (Rs.)
	Cyclone and FLP Panel Board		Equipments						
44	Primary Chilled water Pump:- NB 50-125 Grundfos make End Suction back Pull out pump with 5.5 KW / 7.5 HP, 2900 rpm, 3ph, IE3, NFLP Electric Motor	1	Sahaj Enterprises	SE/20-21/236	04.08.2020	5	10	54,222	35,000
45	Condenser water Pump:- NB 65-125 Grundfos make End Suction back Pull out pump with 11 KW / 15 HP, 2900 rpm, 3ph, IE3, NFLP Electric Motor	1	Sahaj Enterprises	SE/20-21/236	04.08.2020	5	10	85,989	55,000
46	NB 40-125 Grundfos make pump with 5.5 HP, 2900 rpm, 3ph, IE3, NFLP Electric Motor for RT Water	3	Sahaj Enterprises	SE/20-21/262	17.08.2020	5	10	1,28,691	85,000
47	NB 65-125 Grundfos make pump with 10 HP, 2900 rpm, 3ph, IE3, NFLP Electric Motor for Brine Water	3	Sahaj Enterprises	SE/20-21/262	17.08.2020	5	10	1,73,678	1,15,000
48	NB 40-125 Grundfos make pump with 4 HP, 2900 rpm, 3ph, IE3, NFLP Electric Motor for RT Water	3	Sahaj Enterprises	SE/20-21/262	17.08.2020	5	10	1,22,745	80,000
49	NB 32-125 Grundfos make pump with 4 HP, 2900 rpm, 3ph, IE3, NFLP Electric Motor for Brine Water	3	Sahaj Enterprises	SE/20-21/262	17.08.2020	5	10	1,16,288	80,000
50	NB 100-250 Grundfos	3	Sahaj	SE/20-	17.08.2020	5	10	4,15,984	2,75,000

S. No.	Description	Qty. (Nos.)	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Basic Invoice Value (Rs.)	GOLV (Rs.)
	make pump with 20 HP, 1450 rpm, 3ph, IE3, NFLP Electric Motor for Condenser		Enterprises	21/262					
51	NB 50-125 Grundfos make pump with 7.5 HP, 2900 rpm, 3ph, IE3, NFLP Electric Motor for Condenser	3	Sahaj Enterprises	SE/20-21/262	17.08.2020	5	10	1,56,340	1,00,000
52	NB 40-125 Grundfos make pump with 5.5 HP, 2900 rpm, 3ph, IE3, NFLP Electric Motor for Hot Water	2	Sahaj Enterprises	SE/20-21/262	17.08.2020	5	10	85,794	55,000
53	Hydro MPC F 3 X 4 KW WH Micro VFD:- Grundfos Make Control Panel with Single VFD Suitable for Pumps with Single PT	1	Sahaj Enterprises	SE/20-21/247	07.08.2020	5	10	1,91,252	1,25,000
54	Hydro MPC F 3 X 7.5 KW WH Micro VFD:- Grundfos Make Control Panel with Single VFD Suitable for Pumps with Single PT	1	Sahaj Enterprises	SE/20-21/247	07.08.2020	5	10	2,11,940	1,45,000
55	Hydro MPC F 3 X 3 KW WH Micro VFD:- Grundfos Make Control Panel with Single VFD Suitable for Pumps with Single PT	2	Sahaj Enterprises	SE/20-21/247	07.08.2020	5	10	3,76,004	2,50,000
56	Hydro MPC F 3 X 15 KW WH Micro VFD:- Grundfos Make Control Panel with Single VFD Suitable for Pumps with	1	Sahaj Enterprises	SE/20-21/247	07.08.2020	5	10	3,40,502	2,25,000

S. No.	Description	Qty. (Nos.)	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Basic Invoice Value (Rs.)	GOLV (Rs.)
	Single PT								
57	Hydro MPC F 3 X 5.5 KW WH Micro VFD:- Grundfos Make Control Panel with Single VFD Suitable for Pumps with Single PT	1	Sahaj Enterprises	SE/20-21/247	07.08.2020	5	10	2,01,495	1,30,000
58	NB 50-125, Grundfos Make End Suction Back Pull-Out Pump with 5.5 KW/ 7.5 HP, 2900 rpm, 3 Phase, IE3, NPLP Electric Motor, Suitable to Deliver 60 m ³ /Hr @ 20 Mtrs Head	5	Sahaj Enterprises	SE/20-21/684	21.12.2020	5	10	2,75,456	1,80,000
59	5 KL Agitated Filter Dryer, Model MH GMP HLF5-5, Sr. No. EN5156GT	1	H.L Equipment	059/20-21	19.06.2020	5	10	25,25,000	18,00,000
60	5 KL Agitated Filter Dryer, Model MH GMP HLF5-5, Sr. No. EN5155GT	1	H.L Equipment	060/20-21	19.06.2020	5	10	25,25,000	18,00,000
61	5 KL Agitated Filter Dryer, Model MH GMP HLF5-5, Sr. No. EN5157GT	1	H.L Equipment	061/20-21	20.06.2020	5	10	25,25,000	18,00,000
62	10DF CT Model 373-101, 500 TR Cooling Tower	1	Paharpur Cooling Towers Limited	SFE2000448 & SFE20200475	02.07.2020 & 06.07.2020	5	10	25,50,000	18,25,000
63	Shimadzu I Series LC 2030C Plus HPLC System with Accessories	2	Shimadzu (Asia Pacific) Pte Ltd	SLT 076215	30.05.2020	5	10	38,22,500	25,50,000
64	Shimadzu GC Nexis GC-2030 System with Accessoreis	1	Shimadzu (Asia Pacific) Pte Ltd	SLT 076215	30.05.2020	5	10	26,75,750	18,00,000
65	Shimadzu LCMS8045 Ultra Past Triple Quardupole Mass Spectrometer with	1	Shimadzu (Asia Pacific) Pte Ltd	SLT 076215	30.05.2020	5	10	1,34,93,425	90,00,000

S. No.	Description	Qty. (Nos.)	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Basic Invoice Value (Rs.)	GOLV (Rs.)
	Accessoreis								
66	Shimadzu N-Series XS AI-PDA Quaterary Quaternary System with Accessoreis	1	Shimadzu (Asia Pacific) Pte Ltd	SLT 076215	30.05.2020	5	10	37,07,825	25,00,000
67	Roots Pumping System Consisting of 1. Toshniwal 3 DG. Mtr SS Condenser with SS Oil (Moc) Ss 304, Shall and SS 316 Coil with Timer Based Auto Drain Facility Condenser Sr. No. C/2515/15/05/20 2. Pedrogil Roots Pump with FLP Motor Model RVB 20.20, Pump S. No. 40683, Motor S. No.- K 1909905 3. Toshniwal Oil Lubricated Vacuum Pump with FLP IE2 Motor Model TMS 105, Pump S. No. T0920, Motor S. No. Slam 10303 4. 1 1/2 Upstream Pressure Control 5. Control Panel 6. Pressure Switch 7. Interconnecting Pipeline System SI No. S/2914/08/20 (Oil Filled)	1	Toshniwal Instruments (Madras) Pvt Ltd	SI21/T079 8	21.08.2020	5	10	8,45,000	5,50,000
68	12 KL SS316L Reactor with SS304 Limpet Coil & Dual Insulation Upto Legs	1	Ryali Engineers	88	01.09.2020	5	10	21,75,000	14,50,000

S. No.	Description	Qty. (Nos.)	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Basic Invoice Value (Rs.)	GOLV (Rs.)
	with SS Cladding, Bottom MS Cladding								
69	5 KL SS316L Reactor with SS304 Limpet Coil, Dual Insulation with MS Cladding 3 mm Thk, Up To Lugs Ss Cladding	1	Ryali Engineers	88	01.09.2020	5	10	11,75,000	7,75,000
70	8 KL SS316L Reactor with Ms Jacket & Dual Insulation with Ms Cladding 4 mm Thk, Upto Lugs Ss Cladding, Drive Stools Ms Galvanizing	1	Ryali Engineers	99	19.09.2020	5	10	16,80,000	11,50,000
71	8 KL SS316L Reactor with Ms Jacket & Dual Insulation with Ms Cladding 4 mm Thk, Upto Lugs Ss Cladding, Drive Stools Ms Galvanizing	1	Ryali Engineers	100	19.09.2020	5	10	16,80,000	12,25,000
72	5 KL SS316L Reactor with SS304 Limpet Coil, Dual Insulation with Ms Cladding 3 mm Thk, Up to Lugs Ss Cladding	1	Ryali Engineers	101	19.09.2020	5	10	11,75,000	7,75,000
73	6 KL Capacity SS316 GMP Reactor	1	Snehaa Equipments	GST/045	20.09.2020	5	10	16,80,000	12,25,000
74	6 KL Capacity SS316 GMP Reactor	1	Snehaa Equipments	GST/048	27.09.2020	5	10	16,80,000	12,25,000
75	5 KL SS316L Reactor with SS304 Limpet Coil, Dual Insulation with Ms Cladding 3 mm Thk, Up To Lugs Ss Cladding	1	Ryali Engineers	113	02.10.2020	5	10	11,75,000	7,75,000
76	5 KL SS316L Reactor with SS304 Limpet Coil, Dual Insulation with Ms Cladding 3 mm Thk, Up	1	Ryali Engineers	114	02.10.2020	5	10	11,75,000	7,75,000

S. No.	Description	Qty. (Nos.)	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Basic Invoice Value (Rs.)	GOLV (Rs.)
	To Lugs Ss Cladding								
77	48" Four Point SS316 CGMP Model Manual Top Discharge Centrifuge with Motor, Vfd and All Accessories, Sr. No. AE023/20-21	1	Accurate Engineers	97	07.10.2020	5	10	8,05,000	5,35,000
78	SS316 Tray Drier-192 Trays	1	Sagar Vacuum Systems & Engg Works	SVS/093	07.10.2020	5	10	9,60,000	6,50,000
79	8 KL SS316I Reactor with Ms Jacket & Dual Insulation with Ms Cladding 4 mm Thk, Upto Lugs Ss Cladding, Drive Stools MS Galvanizing	2	Ryali Engineers	136	19.10.2020	5	10	33,60,000	22,50,000
80	500 KVA Silent DG Set with Std Control Panel, Cummins Make Engine Model KTAA19-G10 Developing at 1500 rpm Coupled to 500 KVA, 415 Volts Stamford Make Alte, Sr. No. CJGS20101839, Engine No. 25458008	1	Jakson Limited	IP03201 02233	16.10.2020	5	10	24,25,000	16,25,000
81	Malvern Panalytical Particle, Model- Mastersizer 3000, Sr. No. MAL1243608	1	Malvern Panalytical Ltd	9089495	07.10.2020	5	10	54,76,802	36,50,000
82	Glass Assembly Over 8 KL GLR And 5 KL GLR Having 16sq. Mtr+6sq. Mtr H.T.A Shell & Tube Heat Exchanger	6	Goel Scientific Glass Works Ltd	862	31.10.2020	5	10	25,47,114	18,25,000
83	5 KL Agitated Filter Dryer, Model MH GMP HLFD-5, Sr. No. EN5158GT	1	H.L Equipment	272/20-21	13.11.2020	5	10	25,25,000	18,00,000

S. No.	Description	Qty. (Nos.)	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Basic Invoice Value (Rs.)	GOLV (Rs.)
84	5 KL Agitated Filter Dryer, Model MH GMP HLF5-5, Sr. No. EN5159GT	1	H.L Equipment	273/20-21	13.11.2020	5	10	25,25,000	18,00,000
85	48" Four Point SS316 CGMP Model Manual Top Discharge Centrifuge with Motor, VFD and All Accessories, Sr. No - AE/37/20-21	1	Accurate Engineers	125	20.11.2020	5	10	8,05,000	5,35,000
86	5 KL Agitated Filter Dryer, Model MH GMP HLF5-5, Sr. No. EN5160GT	1	H.L Equipment	280/20-21	24/11/2020	5	10	25,25,000	18,00,000
87	SS316 Tray Drier- 192 Trays	1	Sagar Vacuum Systems & Engg Works	SVS/114	30.11.2020	5	10	9,60,000	6,50,000
88	25 ltrs SS316 Candle Filters	4	Gk Techno Industries	INV/20-21/020	07.12.2020	5	10	1,40,000	1,00,000
89	200 ltrs SS316 Leaf Filter with SS304 Jacket	4	Gk Techno Industries	INV/20-21/020	07.12.2020	5	10	6,80,000	4,60,000
90	48" Four Point SS316 CGMP Model Manual Top Discharge Centrifuge with Motor, VFD And All Accessories	1	Accurate Engineers	148	28.12.2020	5	10	8,42,500	5,35,000
91	2300 LPH Pretreatment System with UF System PLC Based System, Purified Water Generation System with Two Pass Ro Edi, PLC Based System (1000 LPH) Cip System	1	Indu Ionpure(I) Pvt Ltd	207/20 20-21	25.12.2020	5	10	32,50,000	21,50,000
92	Purified Water 1 KL Tank with Loop System	1	Indu Ionpure(I) Pvt Ltd	207/20 20-21	25.12.2020	5	10	19,00,000	12,65,000
93	5 KL SS316 Reactor with SS304 Limpet Coil, Dual Insulation with Ms Cladding 3 mm Thk, Up to	1	Ryali Engineers	186	18.12.2020	5	10	13,40,000	7,75,000

S. No.	Description	Qty. (Nos.)	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Basic Invoice Value (Rs.)	GOLV (Rs.)
	Lugs SS Cladding								
94	60" 4 Point Centrifuge Motor 20 HP/FLP/CG/Make S. No.- TJAM0345 & TJAM0342 VFD 20 HP/Mitsubishi Make S. No.- AOZ17U021& C1203M011 S No.- AE/76/20-21& AE/77/20- 21	2	Accurate Engineers	179	06.03.2021	4	11	28,00,000	20,00,000
95	Shimadzu UV Vis Spectrophotometer (Model UV-19001) & (Shimaszu Ftir (Model: Irsprit-T) with Accessories	1	Shimadzu (Asia Pacific) Pte Ltd	SL108 5710	10.02.2021	4	11	20,66,400	15,00,000
96	100 TR RTWD Model (Brine Application) Water Cooled Screw Chiller with Compressor, RTWD150	1	Trane India Ltd.,	INT30 4673	17.06.2020	5	10	32,15,205	23,50,000
97	75 TR RTWD Model (Brine Application) Water Cooled Screw Chiller with Compressor, No. RTWD150	1	Trane India Ltd.,	INT30 4673	17.06.2020	5	10	28,97,654	21,25,000
98	100 TR RTWD Model (Brine Application) Water Cooled Screw Chiller with Compressor	2	Trane India Ltd.,	9383 655	30.10.2020	5	10	64,30,050	50,00,000
99	MSGL Rotary Conical Vacuum Dryer (Gross Volume of 2030 Ltrs) (GMP Model)	1	HLE Glascoat Limited	165	07.05.2021	4	11	31,00,000	22,50,000
100	Supply and Erection of 1 No. Johnson 1088 kgs Passenger Cum Goods Lift	1	Johnson Lifts Private Ltd	AP04012 000485	13.11.2020	5	10	1,68,432	1,15,000

S. No.	Description	Qty. (Nos.)	Supplier	Invoice No.	Invoice Date	Age (Yrs)	Residual Life (Yrs)	Basic Invoice Value (Rs.)	GOLV (Rs.)
							Total	16,04,45,350	11,03,80,000

Particulars	Gross Orderly Liquidation Value (₹)
Plant and Machinery	11,03,80,000/-

7. DECLARATION CUM UNDERTAKING (Annexure-IV)

I, Umang Patel son of Shri. Ashwin Patel do hereby solemnly affirm and state that:

- I am a citizen of India.
- 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.
- The information furnished in my valuation report dated **29.01.2025** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I/ my authorized representative has personally inspected the property on **24.01.2025**. The work is not sub - contracted to any other valuer and carried out by myself.
- Valuation report is submitted in the format as prescribed by the bank.
- 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.
- I have not been removed / dismissed from service / employment earlier.
- I have not been convicted of any offence and sentenced to a term of imprisonment.
- I have not been found guilty of misconduct in my professional capacity.
- I have not been declared to be unsound mind.
- I am not an undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- I am not an undischarged insolvent.

- m) I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income-tax (Appeals) or Income-tax Appellate Tribunal, as the case may have expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- n) I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958.
- 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 machinery.



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2. The maintenance up-keep and the present condition of the said machinery is considered while estimating the present realizable value for the machinery.
3. Information available on internet on the subject matter.
4. Our engineer visited the company/plant on January 24th, 2025 and has taken photographs of said Machinery which are attached to this report. Technical changes/obsolescence is not considered while preparing this report.
5. Further, I hereby provide the following information.

S. No.	Particulars	Valuer comment
1	Purpose of valuation and appointing authority	To assess the Gross Orderly Liquidation Value (GOLV) of Plant & Machinery for loan purpose for Siemens Financial Services Private Limited
2	Identity of the Valuer and any other experts involved in the valuation;	Umang Patel – Regd. Valuer Avinash Pandey- Valuation Engineer
3	Disclosure of Valuer interest or conflict, if any;	We have no interest, either direct or indirect, in the property valued. Further to state that we do not have relation or any connection with property owner / applicant directly or indirectly. Further to state that we are an independent Valuer and in no way related to property owner / applicant
4	Date of appointment, valuation date and date of report;	Date of Appointment – 24.01.2025 Valuation Date – 29.01.2025 Date of Report – 29.01.2025
5	Inspections and/or investigations undertaken;	Physical Inspection done on date 24.01.2025
6	Nature and sources of the information used or relied upon;	Copy of Tax Invoice Bill of Entry and List of Plant & Machinery under Valuation.
7	Procedures adopted in carrying	Cost Approach (Replacement cost Method)

S. No.	Particulars	Valuer comment
	out the valuation and valuation standards followed;	
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: 29.01.2025

Place: Thane

For Vastukala Consultants (I) Pvt. Ltd.**Umang Ashwin Patel**

Regd. Valuer

Chartered Engineer (India)

Reg. No. IBBI/RV/04/2019/10803



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8. ACTUAL SITE PHOTOGRAPHS



HPLC



UV



Purified Water System



GC

ACTUAL SITE PHOTOGRAPHS



Malvern Panalytical Particle, Model-Mastersizer 3000



Purified Water System



Purified Water System

ACTUAL SITE PHOTOGRAPHS



60" Centrifuge



Tank for Purified Water System



RCVD



ACTUAL SITE PHOTOGRAPHS



2 KL Receiver Tank



60" Centrifuge



RCVD



6.3 Reactor

ACTUAL SITE PHOTOGRAPHS



Lift



Purified Water System



6.3 KL SSGLR

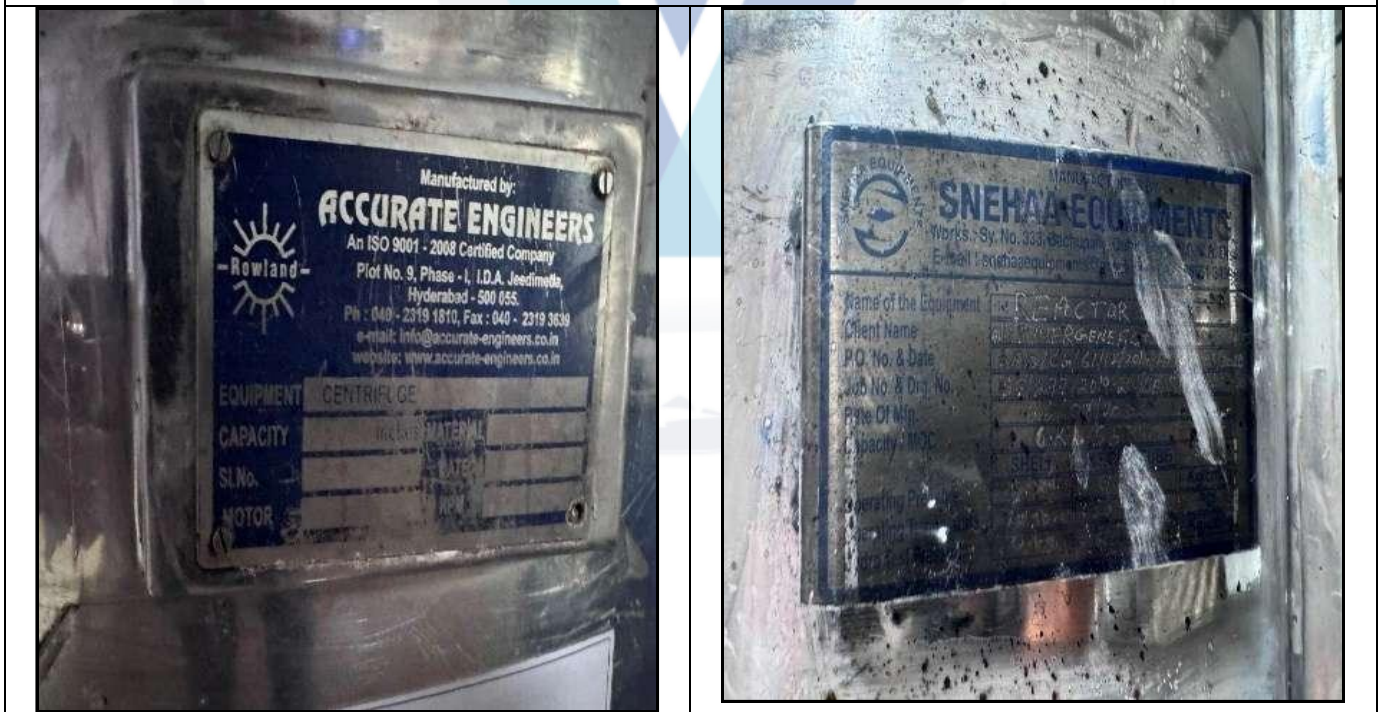


6.3 KL SSGLR

ACTUAL SITE PHOTOGRAPHS



RCVD Name Plate



Centrifuge

Reactor Name Plate

ACTUAL SITE PHOTOGRAPHS



RCVD



Centrifuge



RCVD

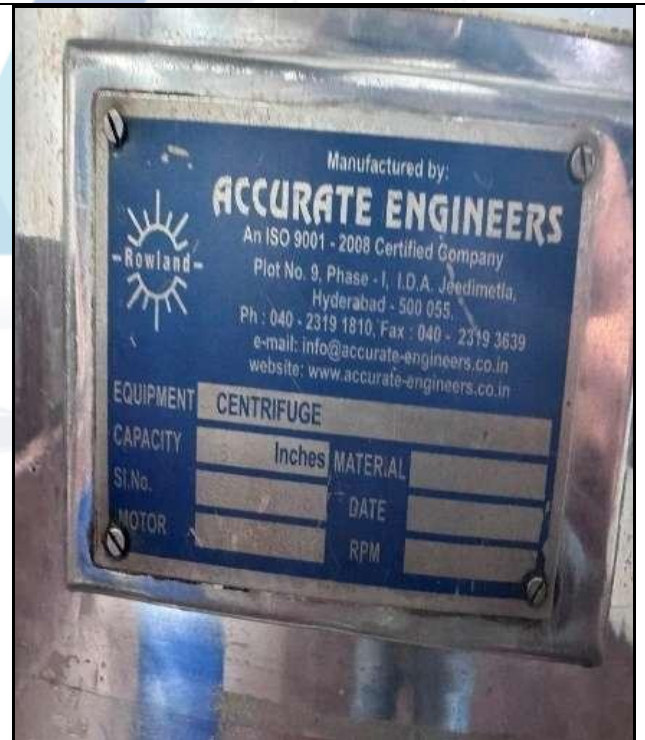


48" Centrifuge

ACTUAL SITE PHOTOGRAPHS



ANFD



ANFD Name Plate

ACTUAL SITE PHOTOGRAPHS



5 KL Horizontal Receiver Tank



2 KL Receiver Tank



ANFD

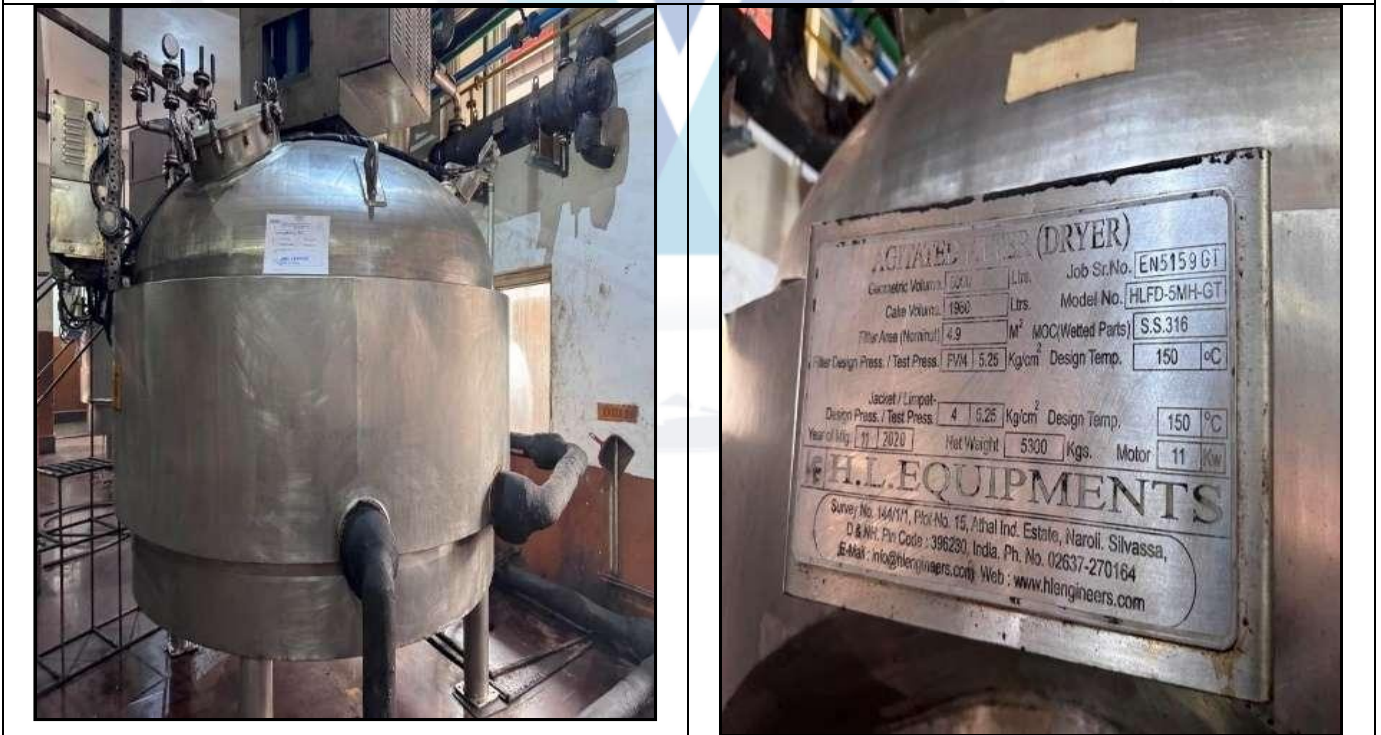


48" Centrifuge

ACTUAL SITE PHOTOGRAPHS



ANFD



ANFD

ACTUAL SITE PHOTOGRAPHS



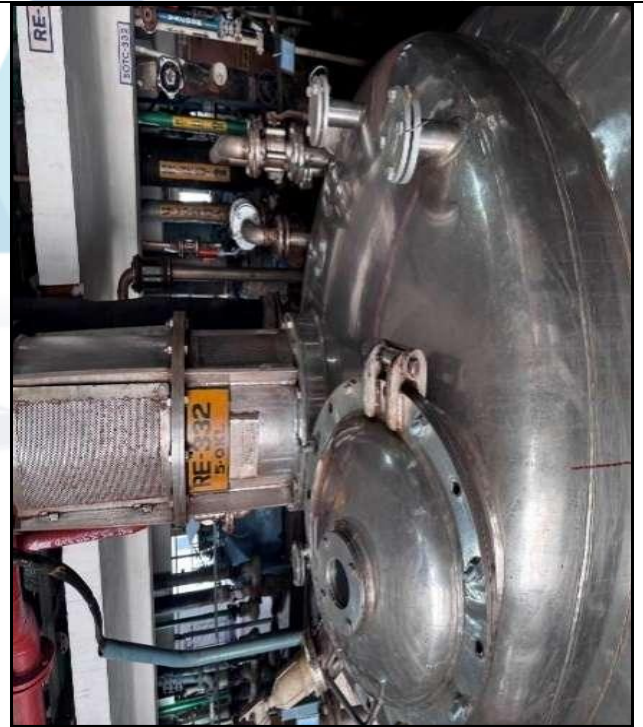
Filter



5 KL Receiver Tank



8 KL Reactor



5 KL Reactor

ACTUAL SITE PHOTOGRAPHS



8 KL Reactor



5 KL Reactor



8 KL Reactor



5 KL Reactor

ACTUAL SITE PHOTOGRAPHS



6.3 KL Reactor



8 KL Reactor



Condensor

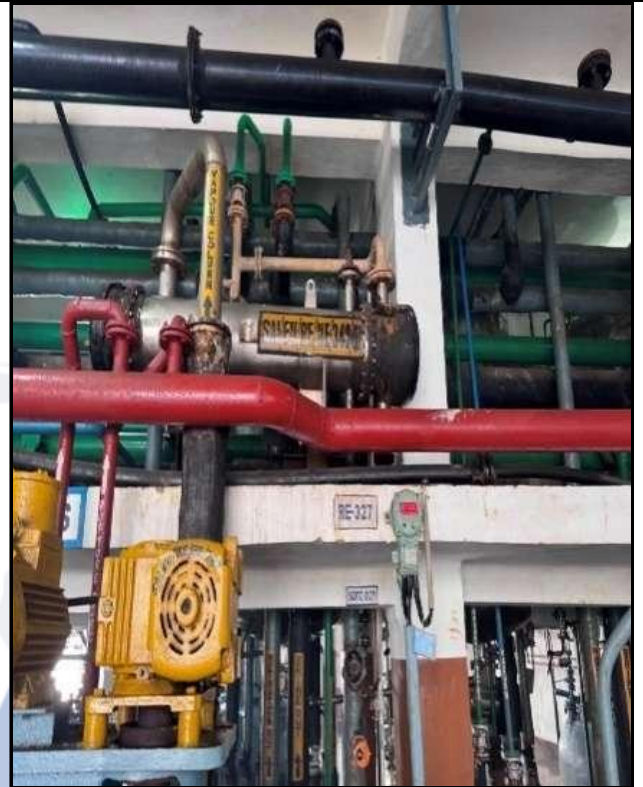


Tray Dryer

ACTUAL SITE PHOTOGRAPHS



Condensor



Condensor



3 KL Reactor

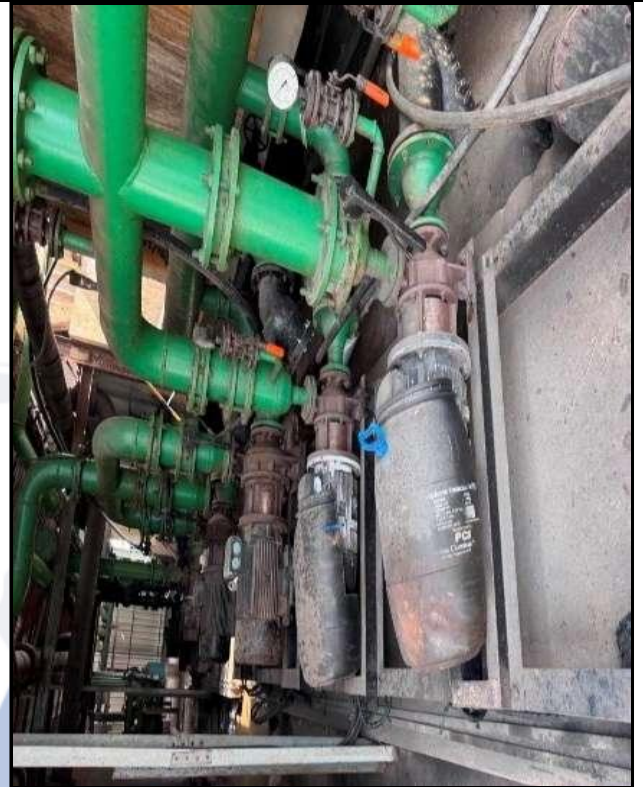


5 KL Reactor

ACTUAL SITE PHOTOGRAPHS



2 KL Receiver Tank



Pumps

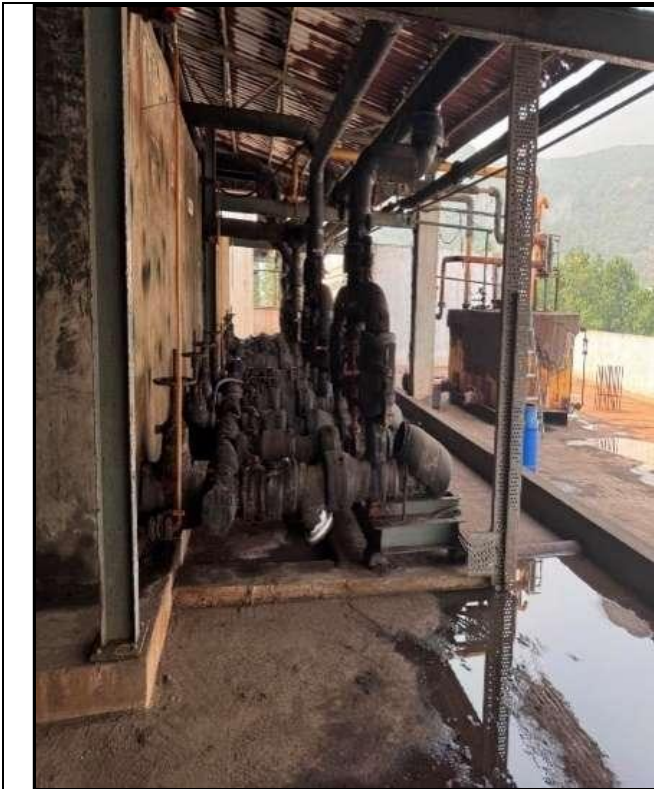


6.3 KL Reactor



6.3 KL Reactor

ACTUAL SITE PHOTOGRAPHS



Pumps



Pumps



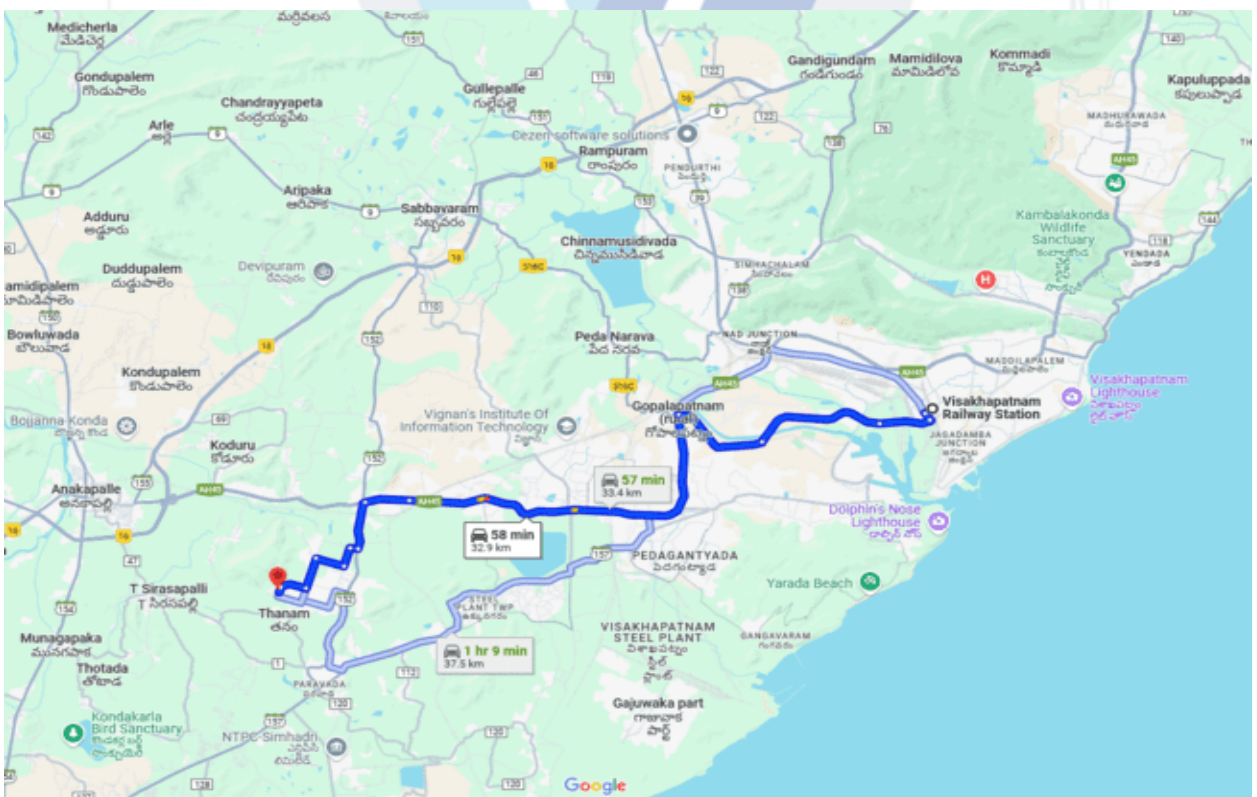
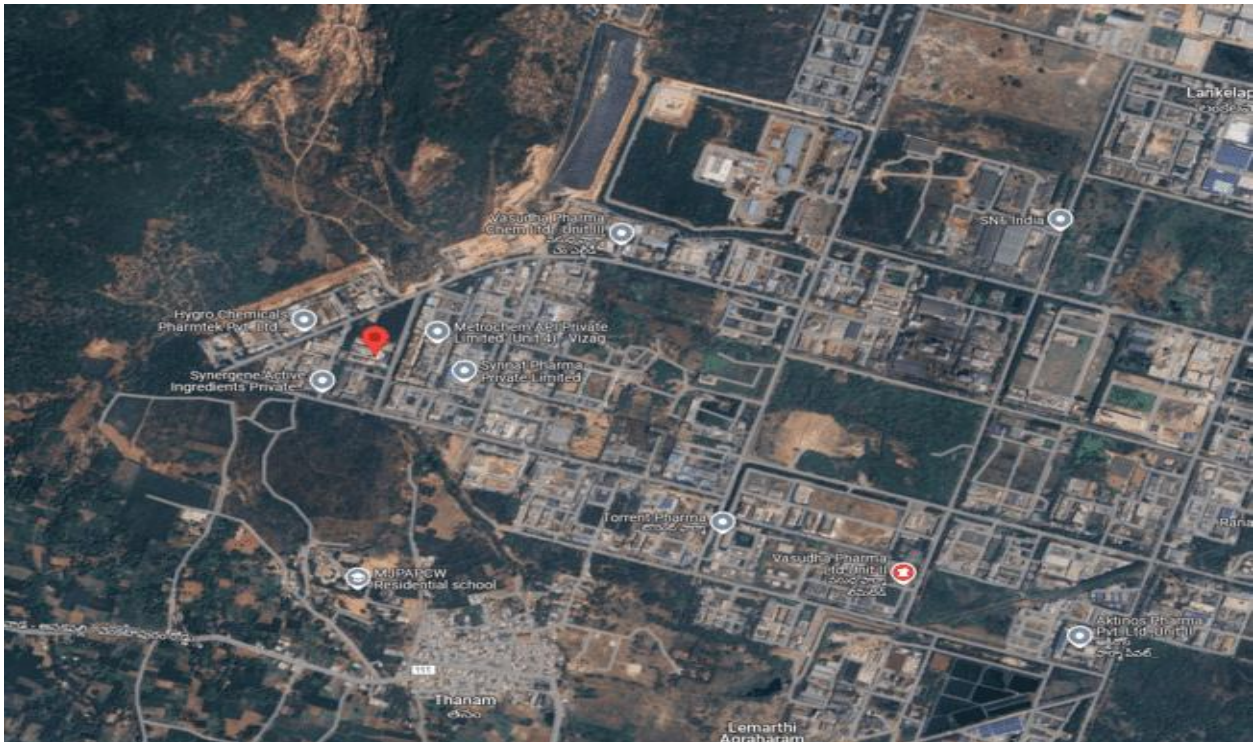
500 KVA DG Set



Chiller

9. ROUTE MAP OF THE PROPERTY

Site u/r



Longitude Latitude: 17°39'21.8"N 83°04'03.8"E

Note: The Blue line shows the route to site from nearest railway station (Visakhapatnam-32.9 Kms.)



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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/owners.
- No responsibility is to be assumed for matters legal in nature, nor is any opinion of title rendered by this report. Good title is assumed.
- In no events shall the valuer be held responsible or liable for special, direct or consequential damages, as the assignment has been completed with best efforts, available knowledge & in good intentions following professional ethics.
- I have upon the invoices provided to us by the Client for the technical specification as well as details of manufacturer for the machineries or equipment. I have assumed that no major

replacement of components in any of the machineries has been done unless otherwise specific details provided to me.

- Valuation is done on physical verification and external inspection basis. The valuer does not bear any responsibility for any error which is due to the assumptions made for working condition or internal part of machines which are not inspectable without dismantling.
- The Valuer, by reasons of this report, is not required to give testimony in court, with reference to the appraised assets unless arrangements for such contingency have been previously agreed upon.
- The analysis and additional data (like company information, micro-market data) of this report is based on Publicly available information, Industry Benchmark / Standards or my Professional Judgment where the information has not been furnished by the company.
- For the purpose of this exercise, I have assumed (where sufficient ownership data has not been provided) that the assets considered under this exercise are owned by the Company and has a clear and marketable title and is free from any legal and physical encumbrances, disputes, claims and other statutory liabilities and the requisite planning approvals from appropriate authorities has already been pursued; if any, I do not bear any responsibility for the same.
- The condition assessment and the estimation of useful life is based on industry standards as any visual observations / review of maintenance was beyond the scope of work.
- The inspection, due diligence and condition assessment of the asset was made by individuals generally familiar with valuation assessment of such assets. However, I do not opine nor am I responsible for its conformity to any health, safety, environmental or any other regulatory requirements that were not readily apparent to my team of experts during their inspection.
- This valuation is valid only for the purpose mentioned in this report; and neither intended nor valid to be used for any other purposes.
- The valuation is not a precise science and the conclusions arrived at in many cases will be subjective and dependent on the exercise of individual judgement. Hence, there is no indisputable single value. Whilst I consider my conclusions to be both reasonable and defensible based on the information available to us, others may place a different value based on the same information.
- I reserve my rights to change my conclusion at later date, if it is found that the data provided to us was not reliable, complete or accurate in any material aspect.
- For the purpose of this valuation report, the fair market value and fair value of the assets may be considered to be synonymous.
- All figures are in INR, unless mentioned otherwise. Further, round off errors (if any) arising from calculations or conversions to millions/ other units have negligible impact on the final value, therefore, can be ignored.

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.



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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 valuers 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).



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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.

12. DEFINITION OF VALUE FOR THIS SPECIFIC PURPOSE

This exercise is to assess **Gross Orderly Liquidation Value** of the property under reference as on **29th January 2025**.

The term **Gross Orderly Liquidation Value** is defined as

“A Gross orderly liquidation describes the value of a group of assets that could be realised in a liquidation sale, given a reasonable period to find a purchaser (or purchasers), with the seller being compelled to sell on an as-is, where-is basis”.

Fundamental assumptions and conditions presumed in this definition are:

1. Buyer and seller are motivated by self-interest.
2. Buyer and seller are well informed and are acting prudently.
3. The property is exposed for a reasonable time on the open market.
4. Payment is made in cash or equivalent or in specified financing terms.

DECLARATION OF PROFESSIONAL FEES CHARGED

We hereby declare that our professional fees are not contingent upon the valuation findings. However, if the statute AND/OR client demands that, the fees should be charged on the percentage of assessed value then, with the full knowledge of the AND/OR end user, it is being charged accordingly.

13. VALUATION OF MOVABLE ASSETS

Considering various parameters recorded, existing economic scenario, and the information that is available with reference to the industrial development and method selected for valuation, we are of the opinion that, the assets can be assessed and valued for particular purpose at:

Particulars	Gross Orderly Liquidation Value (₹)
Plant and Machinery	11,03,80,000/-

This Valuation report is valid for **6 months**.



Place: Thane
Date: 29.01.2025

For Vastukala Consultants (I) Pvt. Ltd.

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



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