

**VALUATION REPORT OF  
PLANT & MACHINERIES  
FOR  
STATE BANK OF INDIA, SBI-SARB  
OWNER – EXVERSAL TRADING PVT. LTD.**



<b>Address of The Property</b>	<b>Gala No. 5 C, Devi Dayal Compound, Near Britania Biscuit Company, Reay Road Station (East), Mumbai, Maharashtra</b>
<b>Fair Market Value of The Property</b>	<b>Rs. 1,38,33,000/-</b>
<b>Realizable Value of The Property (85%)</b>	<b>Rs. 1,17,58,050/-</b>
<b>Distress Value of The Property (75%)</b>	<b>Rs. 1,03,74,750/-</b>

**REPORT PREPARED BY  
S.D.DESHPANDE**

**Chartered Engineer, Govt. Regd. Valuer, Competent Person & Arbitrator**

F.No-06, Vishwanath Plaza, Near Water Tank, Mahatma Nagar, Nasik-422 007, Maharashtra, India

**GSTIN: 27AELPD3957L1Z2**

|PAN No: AELPD3957L| |FIE No: 111193-7| |FIV No: 16367| |CAT-VII (N) CCIT/P&M/20/59/06/07| |MICA – IY/ICA/4843|

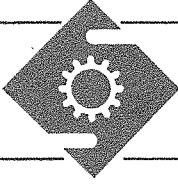
Contact: +91 94 222 58807 9820846791 95948 05666 95450 48899 251 2472666 253 2355475

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Address: **Mumbai/Thane:** 7, Shantaram Smruti, 1st Floor, Joshi Wadi, Station Rd, Thakurli (E), Dombivli.

**Pune:** 42/6, 'Chetak', Scheme -10, Sector-21, Yamunanagar, Nigadi, Pune- 411044.

**Aurangabad:** 127, Shrey Nagar, New Osmanpura, Aurangabad 431005.



# S. D. DESHPANDE B.E.(Mech) FIE FIV MICA

▪ Chartered Engineer ▪ Govt. Approved Valuer ▪ Competent Person ▪ Arbitrator

**Mumbai/Thane** : 7. Shantaram Smruti, 1st Floor, Joshi Wadi, Station Road, Thakurli (E), Dombivli 421 201, Dist. Thane, M.S. (India)

**Nasik** : Flat No.6, Vishwanath Plaza, Near Water Tank, Mahatma Nagar, Nasik 422 007, M.S. (India)

**Pune** : 42/6, 'Chatak', Scheme-10, Sector - 21, Yamunanagar, Nigdi, Pune 411 044, M.S. (India)

**Contact** : +91 94222 58807, 98208 46791, 95948 05666, 95450 48899, +91 251 2472 666, 253 2355 475

**Website** : www.sddeshpande.com • **Email** : sanjaydeshpande63@gmail.com, balkrishna.chikhalkar@gmail.com info@sddeshpande.com

Ref No. 202/SDD/DMA/VR/P&M/SBI-SARB/2024-25

Dt. 02.04.2024

## VALUATION REPORT IN RESPECT OF PLANT & MACHINERY

1.	Name & Address of the Bank	To, The Assistant General Manager, State Bank of India, - SARB, 6th Floor, The International, 16 Maharshi Karve Road, Churchgate, Mumbai - 400 021.						
2.	Purpose of the Valuation	To Ascertain Current Fair Market Value of the property as on date.						
3.	Date of Inspection of the Machineries	05.03.2024						
4.	Date on which the Valuation is made	02.04.2024						
5.	Name of the owner(s) of the machinery/Plant under valuation	Exversal Trading Pvt. Ltd. Gala No. 5 C, Devi Dayal Compound, Near Britania Biscuit Company, Reay Road Station (East), Mumbai, Maharashtra 400 033						
6.	If the assets under valuation are under joint/co-ownership	Company Assets						
7.	Description of the assets under valuation & the purpose which the assets are used	Komori Make L - 640 + CX offset Printing Machine with standard accessories.						
8.	Valuation of the machinery / Plant & their condition	The Valuation Is Based On "AS IS WHERE IS BASIS" As Under: <table border="1"><tr><td>Fair Market Value</td><td>Rs. 1,38,33,000/- (Rupees One Crore Thirty Eight Lakhs Thirty Three Thousand Only.)</td></tr><tr><td>Realizable Sale value (85%)</td><td>Rs. 1,17,58,050/- (Rupees One Crore Seventeen Lakhs Fifty Eight Thousand Fifty Only.)</td></tr><tr><td>Distress Sale value (75%)</td><td>Rs. 1,03,74,750/- (Rupees One Crore Three Lakhs Seventy Four Thousand Seven hundred Fifty Only)</td></tr></table>	Fair Market Value	Rs. 1,38,33,000/- (Rupees One Crore Thirty Eight Lakhs Thirty Three Thousand Only.)	Realizable Sale value (85%)	Rs. 1,17,58,050/- (Rupees One Crore Seventeen Lakhs Fifty Eight Thousand Fifty Only.)	Distress Sale value (75%)	Rs. 1,03,74,750/- (Rupees One Crore Three Lakhs Seventy Four Thousand Seven hundred Fifty Only)
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**About the Company-** Exversal Trading India Private Limited is Established in 2009, EXVERSAL TRADING PVT.LIMITED. has made a name for itself in the list of top suppliers of Packaging Box, Sachet Pouch in India. The supplier company is located in Navi Mumbai, Maharashtra and is one of the leading sellers of listed products.

Ref. No. 202/SDD/DMA/VR/P&amp;M/SBI-SARB/2024-25

EXVERSAL TRADING PVT.LIMITED. is listed in Trade India's list of verified sellers offering supreme quality of Corrugated Packaging Box, Chilli Flakes Sachets Pouch etc. Buy Packaging Box, Sachet Pouch in bulk from us for the best quality products and service.

**ANNEXURE - I**  
**VALUATION OF PLANT & MACHINERY**

Exversal Trading Pvt. Ltd

Following Plant & Machineries Situated at Gala No. 5 C Devi Dayal Compound Near Britania Biscuit Company, Reay Road Station (East), Mumbai, Maharashtra. 400 033

The Machines were identified & inspected in the presence of Mr. Rakesh Panwar, Representative of The Borrower.

Sr. No.	Description (Name & specification)	Qty.	Year of Purchase	Purchase Price	FMV
1	Komori Make L - 640 + CX offset Printing Machine with standard accessories.	1	2019	Around 1,70,00,000/-	1,35,00,000/-
2	Seypa 132 PMC	1	Details not available	Details not available	1,12,500/-
3	Compressor	1			18,000/-
4	Lamination Machine	2			45000/-
5	Polar Cutting Machine	1			112500
6	Punching Machine	1			45,000/-
				Total -	1,38,33,000/-

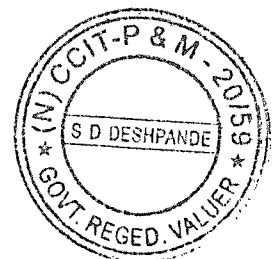
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**Conclusion: -**

- The company was closed / shut downed since last 02 years.
- Unit is not in operation from last 02 years
- Residual life cannot be judged as company is not working from last-02 years
- Machines were found in idle condition.

**Notes:**

- As per our observation and feedback received that the Machinery under valuation are installed in the year 2019.
- Plant & machinery found in idle condition & the power to the factory has been disconnected, hence the machinery is in a non-operational condition.
- Machinery setup for Offset Printing.
- We have prepared the list of the machinery. Few assumptions are also made. Hence, valuation is subject to correction. This is for your information & knowledge.



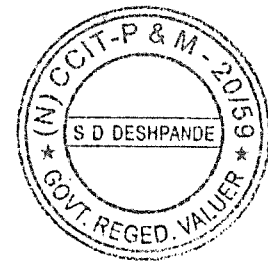
**Ref. No. 202/SDD/DMA/VR/P&M/SBI-SARB/2024-25**

- The Fair Market Value of Machines is judgemental value of the machineries assessed based on physical condition, and usability and current market demand study.
- The Valuation is carried out on “AS IS WHERE IS & AS IS WHATEVER IT IS BASIS”.
- If the machine is not used for a long period, it may affect the condition of machines, accuracy and may develop damage beyond repairs.
- If the unit stopped functioning or closed for a long period in that circumstances the market value of these machines can drastically come down.
- Value of old machines may much affect due to obsolescence factor and may not fetch the good value.
- Value varies with date and market condition and may vary from person to person with its usability, demand & supply for the same.
- Values have been assigned based on professional judgment of Pricing & Commercial data and latest information collected from various market sources.
- The contents of this report are only for technical valuation for specific purpose as defined and should not be read in any other context.

**General terms and conditions:**

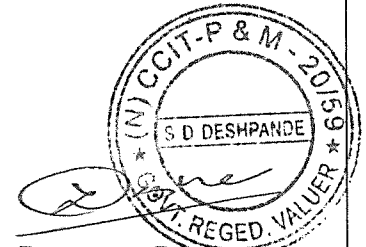
**Fair Market Value** as on date: The market value obtained in this report is defined as follows: Market Value is the estimated amount for which an asset should exchange on the date of Valuation between a willing buyer and a willing seller in an Arm's length transaction after proper marketing wherein the parties had each acted knowledgeably and without compulsion (As defined by the International Valuation Standards Committee, London.) Thus, the **characteristics of the Market Values** are –

- a) It is a free will sale.
- b) It is an estimated amount and not a predetermined or an actual sale price.
- c) It is time –specific as on the given date.
- d) It depends on 'purpose of valuation.
- e) Buyer & Seller are actuated by business principles. They are unrelated and are acting independently.
- f) Asset would be exposed to the market in the most appropriate manner to affect its disposal at the best price possible.
- g) This concludes my Valuation Report reserving the right to alter/amend the same for unintended error and also subject to future fluctuations, if any.
- h) This Report is Issued “**Without Prejudice**” and valid for one year only.



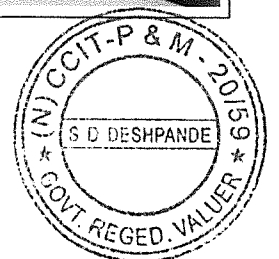
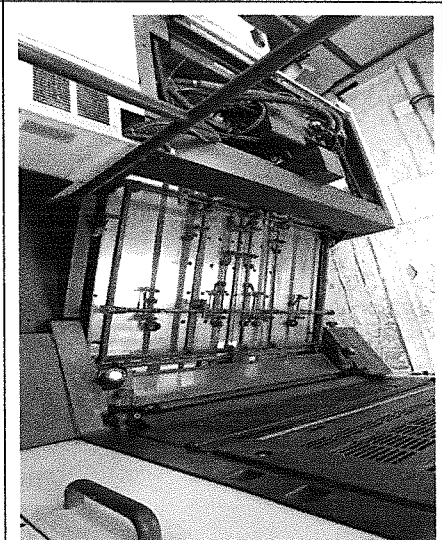
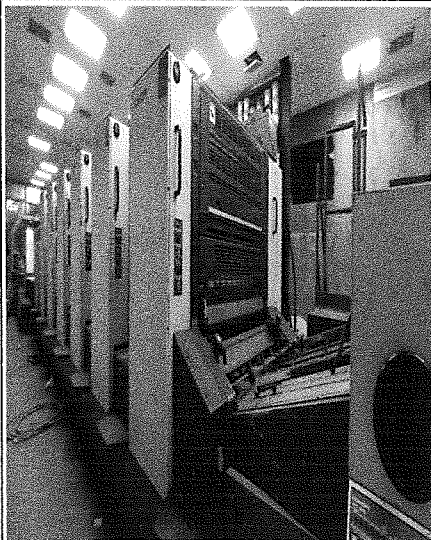
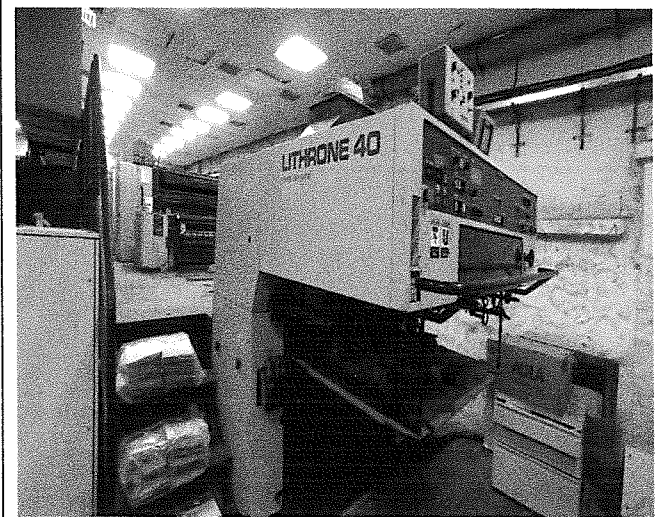
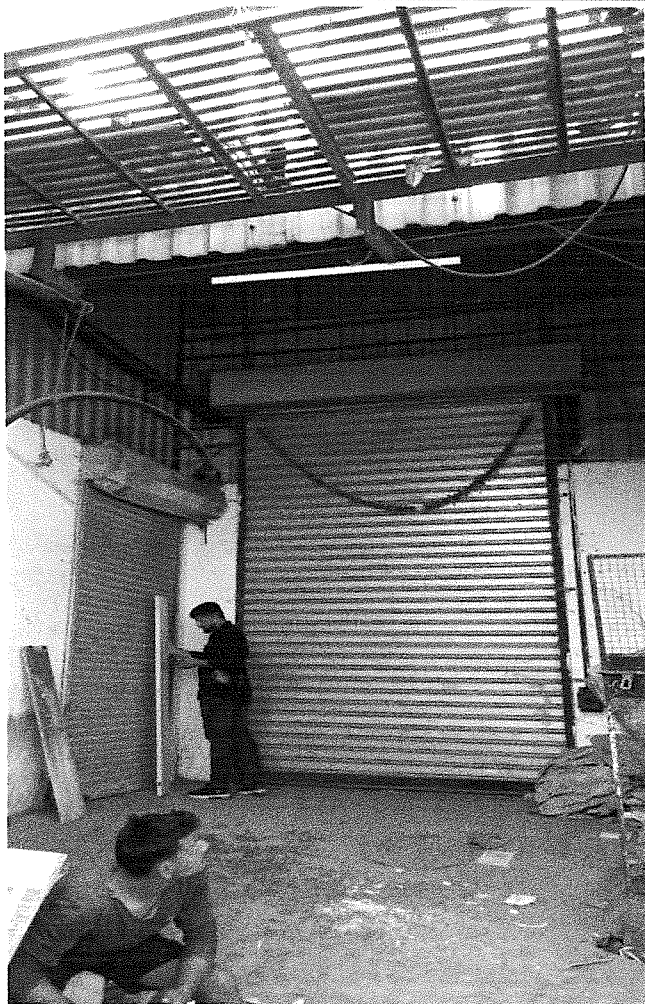
**Declaration****I hereby declare that:**

- i. The information provided is true and correct to the best of my knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- iv. I have no direct or indirect interest in the above property valued.
- v. My authorized representative has inspected the subject property on 05.03.2024
- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, for valuing property up to Unlimited Value
- vii. I have not been depanelled or removed from any Bank/ Financial Institution/ Government Organization at any point of time in the past.
- viii. I have submitted the Valuation Report(s) directly to the Bank.

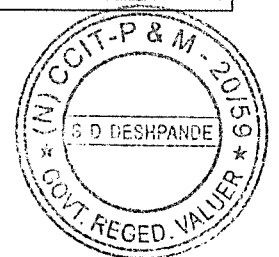
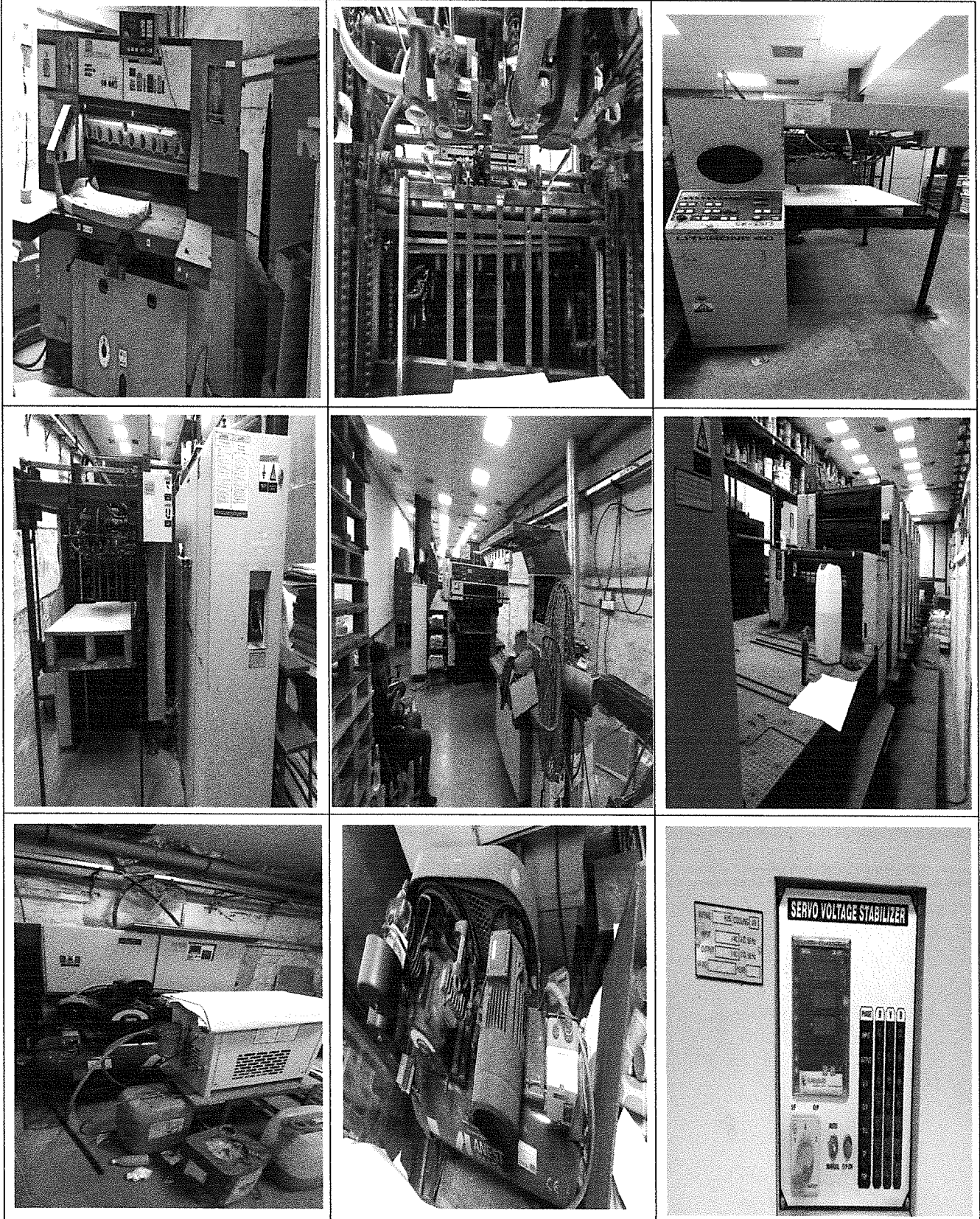
**Place: Mumbai****Date: 02.04.2024****Sanjay Dattatray Deshpande****B.E. (Mech.) FIE FIV MICA F-111193/7 Institute of Engineers (India)  
Chartered Engineer, Govt. Approved Valuer, Competent Person****Mumbai/Thane**

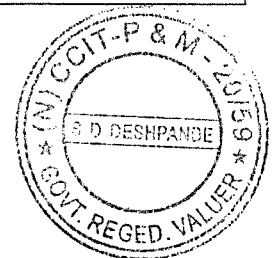
Owner: - Exversal Trading Pvt. Ltd

Address: - Gala No. 5 C Devi Dayal Compound Near Britania Biscuit Company, Reay Road Station (East), Mumbai, Maharashtra. 400 033











Location of the Property - 18°58'30.2"N, 72°50'50.0"E

