

**S. M. Parchure**

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**VALUER****Valuation Report**Date **17-Jan-21**Pt. **Sub:-Assessment of Fair market valuation for machinery -GIFT DEED purpose**

No.

1 Name of Owner/s:-	<b>Inox Enterprises</b>
2 Name of Purchaser:-	<b>Not applicable</b>
3 Mob.	7776902529
4 Address	Plot nos.6 &10,F II block , MIDC,Pimpri,Pune-411018
5 Taluka	Haveli
6 District	Pune
7 Details of Machinery :	<b>Immovable assets as per</b>

Sr No	Name of Machines with Make	No.	Details & Capacity	Purchase Price
<b>Unit 01 at Plot no.06</b>				
1	Press Machine, Rajkot	1	300 Ton-H-Type	1,200,000
2	Press Machine,Punjab	1	250 Ton-H-Type	1,000,000
3	Press Machine,Punjab	1	200 Ton-H-Type	850,000
4	Press Machine,Punjab	1	150 Ton-H-Type	750,000
5	Press Machine,Punjab	3	50 Ton-C-Type	200,000
6	Press Machine,Punjab	1	30 Ton-C-Type	100,000
7	LATHE Machine,Heavy Duty	1	4.5 Inches	50,000
8	LATHE Machine,Tunnel Small Skill	1	4.5 Inches	50,000
9	Milling Machine,London Heavy Duty	1	Vertical ,Automatic	200,000
10	Milling Machine,Thompson London	1	Vertical ,Automatic	300,000
11	Milling Machine,Hindustan HMT NO-2	1	Vertical ,Automatic	250,000
12	Milling Machine,Punjab no.1	4	Vertical ,Automatic	200,000
13	Milling Machine,Hindustan HMT NO-2	2	Horizontal Machine	300,000
14	Milling Machine,Punjab no.1	3	Vertical ,Automatic	150,000
15	Drill Machine,Gujrat	12	1.5 Inches, Radial	50,000
16	Drill Machine,Gujrat	6	1 Inches, Radial	180,000
17	Tapping Machine,Gujrat	1	1 Inches, Radial	30,000
18	Welding Machine,Sai Arc	5	Co2,350Watt	200,000
19	Welding Machine,Sai Arc	6	Co2,250Watt	240,000
20	Welding Machine,Sai Arc	6	Co2,300Watt	240,000
21	Spot Welding Machine	1	NA	75,000
22	Belt Grinder,MAC	2	5HP	50,000
23	Band Saw Machine,Punjab	2	NA	25,000
24	Pipe Degree Cutting Machine,Rajkot	1	NA	150,000
25	Surface Grinding Machine,Impact India	1	NA	150,000
26	Troub Machine	1	NA	100,000
27	Piller Drilling Machine	2	NA	50,000
28	Dust Collector	1	Ultrasound	100,000
29	VMC MACHINE	1	BFW	2,500,000

Machinery Val Rep for GIFT DEED purpose

30	CNC MACHINE	1	BFW	1,700,000
<b>Unit 02at Plot no.10</b>				
1	cnc punching m/c	1	30 tones	5,000,000
2	Air compresur	1	100 liter	100,000
3	Cnc Bending m/c	1	150 tones	2,000,000
4	Cnc Bending m/c	1	110 tones	1,500,000
5	Stabilizer	1	5 kva	25,000
6	Stabilizer	1	10 kva	35,000
7	Stabilizer	1	15 kva	45,000
8	shearing m/c	1	NA	750,000
9	Lathe m/c	6	4 foot	120,000
10	Lathe m/c	1	7 foot	80,000
11	Press m/c	1	100 tones	200,000
12	Press m/c	2	50 tones	100,000
13	Bandsaw m/c	1	150 OD	25,000
14	Bench Grander	1	0.75 hp	5,000
15	Bench Vice	1	NA	2,000
16	CO2 Welding M/C	1	600A	100,000
17	CO2 Welding M/C	1	400A	75,000
18	CO2 Welding M/C	1	600A	100,000
19	CO2 Welding M/C	8	300A	480,000
20	CO2 Welding M/C	1	400A	75,000
21	CO2 Welding M/C	3	250A	120,000
22	ARC M/C	1	NA	20,000
23	GRINDER	6	4INCH	6,000
24	GRINDER	3	7INCH	6,000
25	COMPRSSER	1	245LIT	65,000
26	MAGNET DRILL M/C	1	NA	80,000
27	RADIAL DRILL M/C	1	1INCH	60,000
28	GAS CUTTER	1	16MM	50,000
29	CO2 Welding M/C	6	400 Amp	450,000
30	CO2 Welding M/C	4	350 Amp	200,000
31	CO2 Welding M/C	5	330 Amp	225,000
32	CO2 Welding M/C	5	300 Amp	200,000
33	CO2 Welding M/C	1	250 Amp	30,000
34	CO2 Welding M/C	1	200 Amp	25,000
35	GRINDER	8	4" INCH	16,000
36	GRINDER	6	7" INCH	24,000
37	Buffing m/c	1	NA	3,000
38	RADIAL DRILL M/C	2	1/2" INCH	30,000
39	RADIAL DRILL M/C	2	1INCH	40,000
40	GAS CUTTER	1	16MM	8,000
41	DIE & TOOLS	1	125 tons	31,250,000
42	Storage Racks	1	NA	200,000
43	Instruments	1	NA	100,000
44	Leakage testing	1	NA	50,000
45	Surface table	1	NA	150,000
46	Movable crane	1	NA	1,000,000

Machinery Val Rep for GIFT DEED purpose

47	Plasma	1	NA	8,000,000
48	Compressor	2	NA	100,000
49	Stabilizer	1	NA	80,000
50	OHCrane	1	NA	1,200,000
51	Powder coating unit	1	NA	5,000,000
52	Vehicle 407	1	NA	500,000
53	Computer software	LS	NA	200,000
54	Transformer	1	NA	1,000,000
				<b>72,745,000</b>

Pt.				
No.				
8	Product Sr. No.	As attached in muster	Value	Yr
9	Unladen weight kg	NA	100	1
10	Gross weight kg	NA	85	2
11	Color	NA	72.25	3
12	Fuel	Electric	61.4125	4
13	Capacity	Mentioned in Table	52.200625	5
14	Insurance company	Data Not provided to me	44.37053125	6
15	Insured amount	NA	37.71495156	7
16	Insurance policy number	NA	32.05770883	8
17	Insurance valid up to	NA	27.2490525	9
18	Fitness permit number	NA	23.16169463	10
19	Fitness valid up to	NA		
20	Name of manufacturer	Mentioned in Table		
21	Invoice no. & date	Not reported to me		
22	Purchase value as per Tax Invoice	Ref Invoices		
23	Purchase date	NA		
24	Accessories & other costs in Rs.	0		
25	Total value in Rs. As on date of purchase	<b>72,745,000</b>		
26	Life in years	15		
27	Age in years	10		
28	Depreciation @15% p.a.	76.84%		
29	Depreciation amount till date of valuation report	<b>55,896,025</b>		
30	Value after above consideration	<b>16,848,975</b>		
31	Present Market value of similar Mchn by inquiry online	<b>72,745,000</b>		
32	Net value of machinery as on date of valuation	<b>16,848,975</b>		
33	Special Notes	Documents,Condition of Vehicle & Market Rates are Aptly considered		
34	Remarks	This Valuation report is subject to Legal checking and hypothecation terms if any as per bank bylaws		
35	Condition of Machine	Good		
36	Deduction amount on account of condition	N.A.		
37	<b>Fair market value of Machinery in Rs.</b>	<b>16,848,975</b>		
38	<b>Realisable value of machine in Rs.</b>	<b>15,164,077</b>		
39	<b>Distress sale value of machine in Rs.</b>	<b>11,794,282</b>		
40	Date of Inspection & survey	15-Jan-21		
41	<b>Date of Valuation report :</b>	17-Jan-21		
42	<b>Name of Bank &amp; Branch:-</b>	<b>To whomsever it may concern</b>		
43	<b>Bank empanelment letter</b>	Not applicable		
44	<b>Name of Associate Valuer</b>	<b>R.S.Hingane FIV, F-26279 dtd 20.12.2016</b>		
45	<b>Name of Regi.Valuer :</b>	<b>S.M.Parchure</b>		

46 **PART - II VALUATION**

47 **Notes:-**

48 I have inspected documents & condition of machineries  
49 I have also considered market prices and about downward/upward trend etc  
50 I have verified all status through my associate mechanical engineer

51 **Declaration :**

52 I hereby declare that :-  
53 a) The information furnished in part 1 above is true and correct to the best of my  
54 knowledge and belief which is based on the data furnished to me by the owner :yes  
55 b) I have no any direct or indirect interest in the property valued :yes  
56 c)I have personally inspected the property on the date mentioned herein before: yes  
57 d)I have not been convicted of any offence and sentenced to a term of imprisonment: yes or ,  
58 d) I have not been convicted of any offence and sentenced to a term of imprisonment: No  
59 e) I have not been found guilty of any misconduct in my professional capacity: yes or  
60 e) I have been found guilty of any misconduct in my professional capacity: No  
61 I have no relation for whom property is valued, and I have no interest in ownership property valued  
62 The said property is inspected by my qualified associate on the date of inspection & survey  
63 The said property was not valued earlier by me for other financial institution

64 **Approach to Valuation:**

65 I have taken the measurements and calculated the quantities of important items by,  
66 approximate quantities method. Suitabale sizes are assumed for calculating these items.  
67 Standard market rate analysis based on applicable norms & std valuation practice considered  
68 Necessary depreciation/ appreciation based on condition, age & life of building etc considered  
69 Aplicable distress factor aptly considered  
70 All important aspects of valuation engineering norms have been considered  
71 I have enquired basic data for valuation & extra & other charges/costs as applicable  
72 I have considered cost of all items of machinery provided in the property as applicable.  
73 Machinery running condition, status, accessories and appurtenances & requisite data is considered  
74 Attached google map, necessary documents & photos for ready reference.  
75 Based on my long experience and technical knowledge, I valued property on date of valuation

76 **Conclusion:**

77 **I assess that the value of machinery, on** **16,848,975**  
**the date of valuation in words Rs.**

78	<b>One</b>	Crores
79	<b>Sixty eight</b>	Lakhs
80	<b>Forty eight</b>	Thousand
81	<b>Nine</b>	Hundred
82	<b>Seventy five</b>	Rs. Only

83 **Name of Regi.Valuer :**

84 Govt. approved valuer CBDT-ITWT & ED Act and CC of IT Pune	<b>S.M.Parchure</b> REGI. VALUERS CAT-I -2536 of 1973 vide F.No.L525/379/of IT WT Govt. of India, CBDT dtd.15.12.84 & Estate Duty, CAT-ED-I -1049 of 1975 vide letter no.NSK/Tech/400/84-85/ 110255 dated 29.11.1984 AND CC of IT, Pune CAT-I-238 of 1988 dated 09.09.1992
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Place Pune- Date->

17-Jan-21

D.A. :- Photo file and Google drop pin

Signature & seal of registered valuer S.M.Parchure



For S. M. Parchure & Associates