

S. M. Parchure

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Anup Yerte (Latur):- 7887911913, 8390906716

VALUER**Valuation Report**Date **17-Jan-21**

Pt. Sub:-Assessment of Fair market valuation for machinery -Bank Loan purpose
No.

1	Name of Owner/s:-		Inox Enterprises	
2	Name of Purchaser:-		Not applicable	
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 :		Immovable assets as per below list	
Sr No	Name of Machines with Make	No.	Details & Capacity	Fair/Pur. Value

Machinery purchased in year 2010**Unit 01 at Plot no.06**

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

Unit 02at Plot no.10

29	Air compresur	1	100 liter	100,000
30	Cnc Bending m/c	1	150 tones	2,000,000
31	Cnc Bending m/c	1	110 tones	1,500,000
32	Stabilizer	1	5 kva	25,000

Machinery Val Rep for bank loan purpose

33	Stabilizer	1	10 kva	35,000
34	Stabilizer	1	15 kva	45,000
35	shearing m/c	1	NA	750,000
36	Lathe m/c	6	4 foot	120,000
37	Lathe m/c	1	7 foot	80,000
38	Press m/c	1	100 tones	200,000
39	Press m/c	2	50 tones	100,000
40	Bandsaw m/c	1	150 OD	25,000
41	Bench Grander	1	0.75 hp	5,000
42	Bench Vice	1	NA	2,000
43	CO2 Welding M/C	1	600A	100,000
44	CO2 Welding M/C	1	400A	75,000
45	CO2 Welding M/C	1	600A	100,000
46	CO2 Welding M/C	8	300A	480,000
47	CO2 Welding M/C	1	400A	75,000
48	CO2 Welding M/C	3	250A	120,000
49	ARC M/C	1	NA	20,000
50	GRINDER	6	4INCH	6,000
51	GRINDER	3	7INCH	6,000
52	COMPRSSER	1	245LIT	65,000
53	MAGNET DRILL M/C	1	NA	80,000
54	RADIAL DRILL M/C	1	1INCH	60,000
55	GAS CUTTER	1	16MM	50,000
56	CO2 Welding M/C	6	400 Amp	450,000
57	CO2 Welding M/C	4	350 Amp	200,000
58	CO2 Welding M/C	5	330 Amp	225,000
59	CO2 Welding M/C	5	300 Amp	200,000
60	CO2 Welding M/C	1	250 Amp	30,000
61	CO2 Welding M/C	1	200 Amp	25,000
62	GRINDER	8	4" INCH	16,000
63	GRINDER	6	7" INCH	24,000
64	Buffing m/c	1	NA	3,000
65	RADIAL DRILL M/C	2	1/2" INCH	30,000
66	RADIAL DRILL M/C	2	1INCH	40,000
67	GAS CUTTER	1	16MM	8,000
68	DIE & TOOLS	1	125 tons	31,250,000
69	Storage Racks	1	NA	200,000
70	Instruments	1	NA	100,000
71	Leakage testing	1	NA	50,000
72	Surface table	1	NA	150,000
73	Movable crane	1	NA	1,000,000
74	Compressor	2	NA	100,000
75	Stabilizer	1	NA	80,000
76	OHCrane	1	NA	1,200,000
77	Powder coating unit	1	NA	5,000,000
78	Vehicle 407	1	NA	500,000
79	Computer software	LS	NA	200,000
80	Transformer	1	NA	1,000,000
Total cost of machinery purchased in Yr 2010				55,545,000
Depreciation % for 10 Years				76.83830537
Fair market value after depreciation in year 2020				12,865,163

Machinery Val Rep for bank loan purpose

Sr No	Name of Machines with Make	No.	Details & Capacity	Fair/Pur. Value
Machinery purchased in year 2010				
Unit 01 at Plot no.06				
81	VMC MACHINE	1	BFW	2,500,000
82	CNC MACHINE	1	BFW	1,700,000
Unit 02at Plot no.10				
83	cnc punching m/c	1	30 tones	5,000,000
84	Plasma	1	NA	8,000,000
Total cost of machinery purchased in Yr 2019				17,200,000
Depreciation % for 1 Years				15
Fair market value after depreciation in year 2020				14,620,000

Pt. Sub:-Assessment of Fair market valuation for machinery -Bank Loan purpose
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	Total value in Rs. As on date of purchase for Last years Purchased machinery	17,200,000		
25	Total value in Rs. As on date of purchase for old machinery	55,545,000		
26	Life in years	15		
27	Age in years	10		
28	Depreciation @15% p.a.	76.84%		
29	Life in years	15		
30	Age in years	1		
31	Total Value of machinery after deprecitaion as on date of valuation report	27,485,163		
32	However considering good condition of machine, latest market trends and current market rate etc-apply appreciation rate in %	120%		
33	Value after above consideration	32,982,196		
34	Present Market value of similar Mchn by inquiry online	72,745,000		
35	Net value of machinery as on date of valuation	32,982,196		
36	Special Notes	Documents,Condition of Vehicle & Market Rates are Aptly considered		
37	Remarks	This Valuation report is subject to Legal checking and hypothecation terms if any as per bank bylaws		
38	Condition of Machine	Good		
39	Deduction amount on account of condition	0		
40	Fair market value of Machinery in Rs.	32,982,196		
41	Realisable value of machine in Rs.	29,683,976		
42	Distress sale value of machine in Rs.	23,087,537		
43	Date of Inspection & survey	15-Jan-21		
44	Date of Valuation report :	17-Jan-21		
45	Name of Bank & Branch:-	To whomsever it may concern		

46	Bank empanelment letter		Not applicable
47	Name of Associate Valuer		R.S.Hingane FIV, F-26279 dtd 20.12.2016
48	Name of Regi.Valuer :		S.M.Parchure

49 **PART - II VALUATION**50 **Notes:-**

51 I have inspected documents & condition of machineries

52 I have also considered market prices and about downward/upward trend etc

53 I have verified all status through my associate mechanical engineer

54 **Declaration :**

55 I hereby declare that :-

56 a) The information furnished in part 1 above is true and correct to the best of my

57 knowledge and belief which is based on the data furnished to me by the owner :yes

58 b) I have no any direct or indirect interest in the property valued :yes

59 c)I have personally inspected the property on the date mentioned herein before: yes

60 d)I have not been convicted of any offence and sentenced to a term of imprisonment: yes or ,

61 d) I have been convicted of any offence and sentenced to a term of imprisonment: No

62 e) I have not been found guilty of any misconduct in my professional capacity: yes or

63 e) I have been found guilty of any misconduct in my professional capacity: No

64 I have no relation for whom property is valued, and I have no interest in ownership property valued

65 The said property is inspected by my qualified associate on the date of inspection & survey

66 The said property was not valued earlier by me for other financial institution

67 **Approach to Valuation:**

68 I have taken the measurements and calculated the quantities of important items by,

69 approximate quantities method. Suitable sizes are assumed for calculating these items.

70 Standard market rate analysis based on applicable norms & std valuation practice considered

71 Necessary depreciation/ appreciation based on condition, age & life of building etc considered

72 Applicable distress factor aptly considered

73 All important aspects of valuation engineering norms have been considered

74 I have enquired basic data for valuation & extra & other charges/costs as applicable

75 I have considered cost of all items of machinery provided in the property as applicable.

76 Machinery running condition, status, accessories and appurtenances & requisite data is considered

77 Attached google map, necessary documents & photos for ready reference.

78 Based on my long experience and technical knowledge, I valued property on date of valuation

79 **Conclusion:**80 **I assess that the value of machinery, on 32,982,196
the date of valuation in words Rs.**

81	Three	Crores
82	Twenty nine	Lakhs
83	Eighty two	Thousand
84	One	Hundred
85	nil	Rs. Only

86 **Name of Regi.Valuer :****S.M.Parchure**87 Govt. approved valuer CBDT-ITWT & ED Act
and CC of IT PuneREGI. 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

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

S. M. Parchure

Proprietor