navanirman
ASSOCIATES

- Govt.Registered Valuers (Land & Building and Plant & Machinery)
- Chartered Engineers
- Arbitrators
- Project Management Consultants
- 3rd Party Engineering Consultants
- Turn Key Contractors

CANARA BANK, PUNJAB NATIONAL BANK, IDBI BANK, EXIM BANK, HUDCO,
UNION BANK OF INDIA, BOI (SARFAESI), IFCI LTD., SIDBI, MSTC LIMITED,
DEBTS RECOVERY TRIBUNAL [AT] NAGPUR, JNCH - NHAVA SHEVA,
O/O THE CUSTODIAN OF ENEMY PROPERTY OF INDIA, NEW DELHI

Empanelment(s) in the Individual Names of our Lead Valuers
STATE BANK OF INDIA, UNION BANK OF INDIA, UCO BANK,
PUNJAB NATIONAL BANK, BSNL, MTNL, APSFC, JNCH - NHAVA SHEVA,
MUMBAI PORT TRUST, CENTRAL WAREHOUSING CORPORATION [AT] HYDERABAD,
O/O THE PRINCIPAL COMMISSIONER OF CUSTOMS (HYDERABAD & MUMBAI)

CANARA BANK, BHALKI BRANCH

OPINION REPORT ON FAIR MARKET VALUE OF PLANT & MACHINERY

1	Purpose of Valuation	**To Arrive at the Fair Market Value of Equipment**		
2	Date of Inspection	29.01.2026		
3	Date of Report	30.01.2026		
4	Assigned by	Branch Head, Bhalki Branch		
5	Name of the Borrower	M/s. Sri Laxmi Agro & Vaishnavi Industries.		
6	Address: Factory/Mill/Workshop/Shop	# Plot No. 25, Sy. No. 299, KIADB, Kolhar Industrial Area, Kolhar, Bidar Dist. Karnataka-585404.		
7	Name of the Promoter	Smt Sangamma Biradar, Managing Partner.		
8	Co-ordinates	17.912325 -N	77.462489 -E	
9	Nature of Business/ Line of Activity	Chana Processing & Oil Mill		
10	List of documents handed to Valuer	Physical Inventory of Equipment taken during Inspection.		
11	Fair Market Value of Machinery	89.39	Lakhs	(Rupees Eighty-Nine Lakh Thirty-Nine Thousand Only)
12	Realizable Value of Machinery	80.45	Lakhs	(Rupees Eighty Lakh Forty-Five Thousand Only)
13	Distress Sale Value of Machinery	71.51	Lakhs	(Rupees Seventy-One Lakh Fifty-One Thousand Only)

14 Brief description of the Machinery with details of age , working condition, Technology involved and present market value of the same.

As per the instruction of ***The Branch Head, Canara Bank, Bhalki Branch***, the Machinery & Equipment belonging to ***M/s. Sri Laxmi Agro & M/s. Vaishnavi Industries.*** was Surveyed on 29th January 2026 in the prescence of the branch representative ***Mr. Shivraj, Canara Bank, Bhalki Branch,*** and listed in the Annexure attached, based on their actual condition at site on "As Is Where Is Basis". Detail Study & Verification of entire Equipment, based on the information furnished by the Branch/Promoter, our Visit/Inspection, Condition, Market Survey etc.

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Internal

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Plot Nos.128 & 129, Road No.8B, Alind Employees
Colony, Serilingampally, Hyderabad - 500 019

Normally the Industry / Financial Institution would like to know the present fair market value of the assets against the written-down value shown in the company books year by year. The present-day market value of the assets is shown higher than the written-down value, due to the difference between the rate of depreciation allowed by the company law and the worked out based on actual working life of the equipment. Moreover, though the equipment may depreciate due to ageing, yet there in appreciation in the cost of material and labour year by year. These factors are necessary to work out the replacement value of the equipment.

Generally, this type of equipment will have an economic life of 15-20 years depending upon the type of use. Replacement value of the equipment means the value of new but similar new equipment which is under consideration. While valuing the existing equipment, a suitable factor, to cover change in technology, must be adopted. To take this into account, it is the standard practice to work out the present-day price of similar new machine by using suitable escalation factor to escalate the original procurement price of the machine during the period of its age or by obtaining the replacement cost by market survey.

Methodology:

Normally over the original price, the average escalation during this period of 2% to 3% per annum is taken for all equipment covering material price variation. Replacement value of similar machine is calculated based on standard norms and period of usage. Depreciation is worked out taking the age and normal economic working life of the machines and Fair Market Value is arrived and tabulated.

DECLARATION:

1 The machinery is being valued by me personally.

2 The Fair Market Value is as per the prevailing market conditions Since the market conditions change from time to time, the machinery values may also change.

3 The Information furnished is true and correct to the best of our knowledge and belief.

4 We have no direct or indirect interest in the asset offered as security.

5 It is hereby certified that, as a result of appraisal and analysis, it is my considered opinion that the present Fair Market value of the above machinery in the prevailing condition with the specifications mentioned above enclosed as on 30.01.2026 is:

Fair Market Value of Machinery:: Rs. 89.39 Lakhs

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NAVA NIRMAN ASSOCIATES
Regd. No. 157040
HYDERABAD

for Nava Nirman Associates,
Y S Ashwini Kumar
Chartered Engineer (Mechanical)
Govt. Regd. Valuer (Plant & Machinery)

Encl: Tabular Statement and Snaps of Machinery.

ANNEXURE-I

OPINION ON FAIR MARKET VALUE OF CHANA PROCESSING & OIL MILL MACHINERY BELONGING TO M/s. SRI LAXMI AGRO & VAISHNAVI INDUSTRIES, LOCATED AT # PLOT NO. 25, SY. 299, KIADB, KOLHAR INDUSTRIAL AREA, KOLHAR, BIDAR DIST. KARNATAKA-585404.

	Description of Equipment	Qty	Historical Value	Purchase / Intalled Yr	Age	Rep. Value/ lakhs	Life/yrs	Salvage %	Dep'ted Value	Fair Market Value/ Lakhs
UNIT: SRI LAXMI AGRO										
1	Chana Dal Roaster Machine	1	-	2013	13	1.50	20	10	0.62	0.56
2	MS Cooling Silo	1	-	2013	13	2.00	20	10	0.83	0.75
3	De-Stoner Jaali type with bucket Elevator	2	-	2013	13	1.80	20	10	0.75	0.52
4	Belt Conveyor 15 Ft	1	-	2013	13	0.45	20	10	0.19	0.13
5	10" Bucket Elevator with 2 HP Motor	1	-	2013	13	1.35	20	10	0.56	0.39
6	Open Elevator	1	-	2013	13	0.20	20	10	0.08	0.06
UNIT: VAISHNAVI INDUSTRIES										
7	Gopal Oil Expeller:-Chamber size 36" x 6 1/2"Round kettle(Steam jacket),6 GEARS OF GRADED HELICAL CRAMER FEEDING SYSTEM, Heavy duty gears, Heavy duty bearings,With all accessories, 30 k.w (without motor), 960r.p.m 3 phase.	2	-	2020	6	81.34	20	10	59.38	44.53
8	Gopal Oil Expeller:-Chamber size 36" x 6 1/2"Round kettle(Steam jacket),6 GEARS OF GRADED HELICAL CRAMER FEEDING SYSTEM, Heavy duty gears, Heavy duty bearings,With all accessories, 30 k.w (with motor), 960r.p.m 3 phase.	1	-	2020	6	43.33	20	10	31.63	23.72
9	Packing Conveyor 15 Ft	1	-	2020	6	0.30	20	10	0.22	0.16

Internal

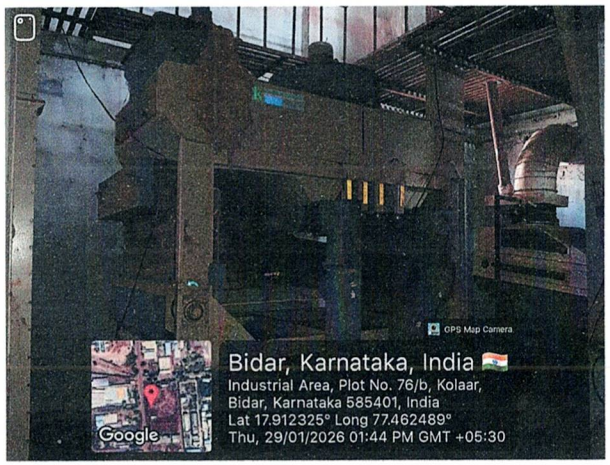
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10	Roll patti with Steel Plate	1	-	2013	13	0.50	20	10	0.21	0.16
11	MS Bucket Elevators 6" Bucket	12	-	2013	13	15.60	20	10	6.47	4.86
12	MS Bucket Elevators 8" Bucket	3	-	2020	6	4.50	20	10	3.29	2.46
13	Cyclone Blower with Air Lock System	1	-	2013	13	1.00	20	10	0.42	0.31
14	MS Storage Hopper 2-3T Capacity	1	-	2020	6	0.24	20	10	0.18	0.13
15	MS Pipeline for Material Transfer	1	-	2013	13	1.00	20	10	0.42	0.31
16	Panel Board, Starter boxes and Electrical Wiring etc.,	1	-	2013	13	5.00	20	10	2.08	1.56
17	MS Structure 65*40*14, with MS Plates, Rails & Staircase etc.,	1	-	2013	13	15.00	20	10	6.23	4.67
18	Kisan Agro make Special Gravity Separator	1		2020	6	2.50	20	10	1.83	1.37
19	Kisan Agro make Fine Cleaner with Blower	1		2020	6	3.00	20	10	2.19	1.64
20	SK Engg. Make De-Stoner with Blower & without Motor	1		2020	6	2.00	20	10	1.46	1.10
	TOTAL in Rupees Lakhs									***89.39***
	29.01.2026									

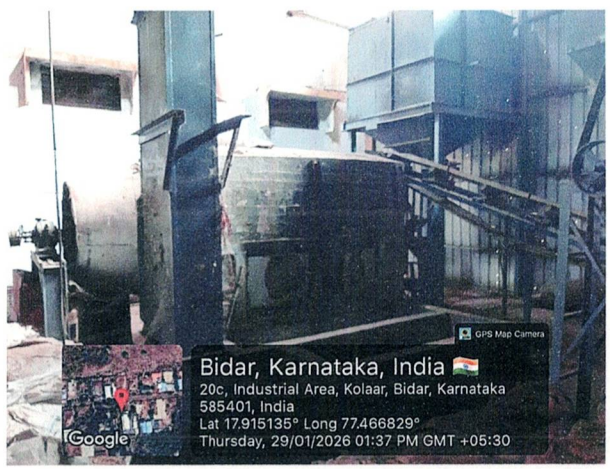
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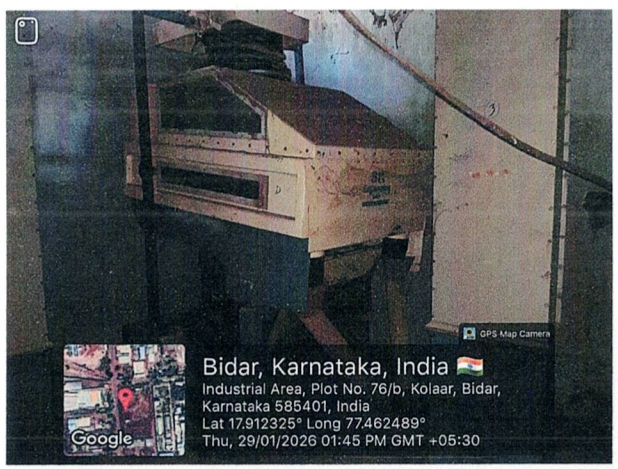
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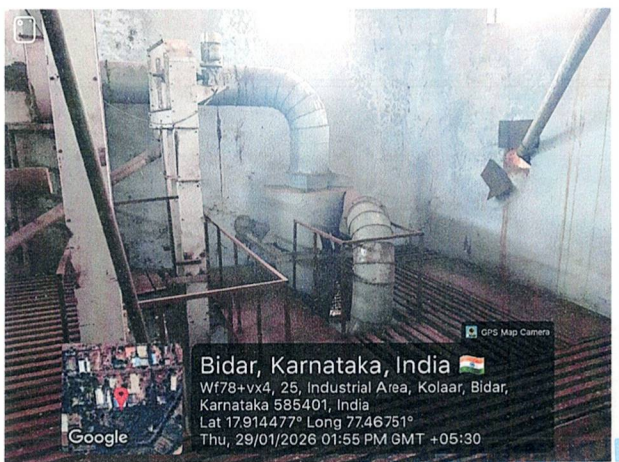


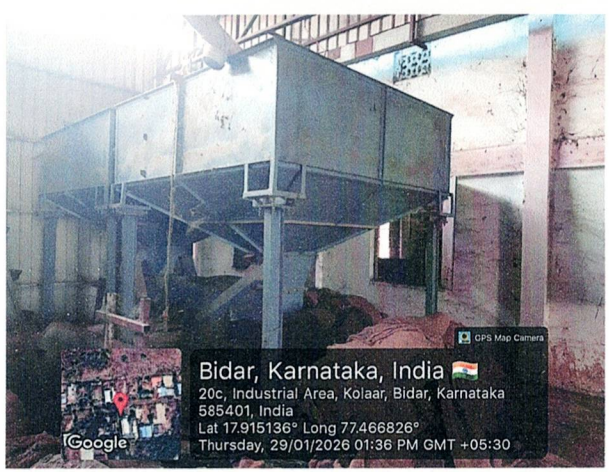


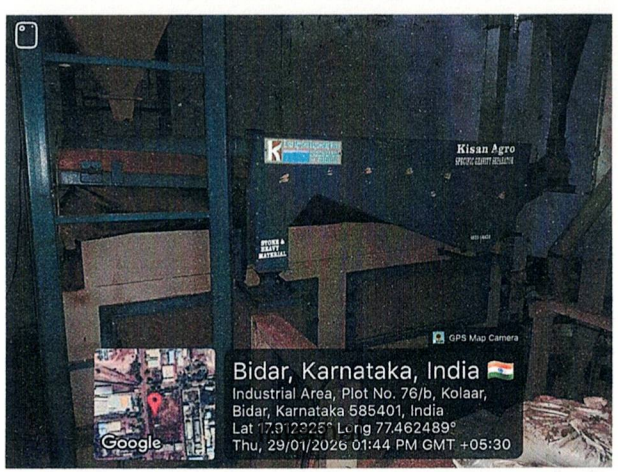














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