

No. 2985/A, 2<sup>ND</sup> STAGE, RAJAJINAGAR, BANGALORE- 560 021  
(Near Jyothi Bakery, Hombe gowda college road)

**MEASUREMENTS OF INDUSTRIAL BUILDING (Excluding Land)  
BELONGING TO M/s. COSMOS WATCH INDUSTRY LTD.**

Name of the owner and : **M/s. COSMOS WATCH INDUSTRY LTD.,**  
Location of Property : Plot No. 27, 28, 29, 44, 45A & 45B,  
8th Road, Kolhar Industrial Area,  
Bidar – 585401  
Date of Inspection : 27/12/2010  
Documents provided to : Old Valuation Report  
Prove the owner ship

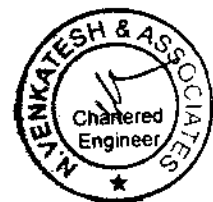
**LOCATION**

It is a walkable distance from J. B. Patil Medical College. The Property is situated in a developed Industrial location and all civic amenities are available within close range.

**BOUNDARIES**

The Site has uniform contour & it is bounded on

Plot No. 27 & 28	Plot No. 29
East by : Plot No. 29	Plot No. 28
West by : Plot no. 26	Plot no. 30
North by : 18 M Wide Road	18 M Wide Road
South by : Plot No. 44	Plot No. 42



**Plot No. 44**

East by : Plot No. 45A  
West by : Site No. 43  
North by : Plot No. 27  
South by : 18 M Wide Road

**Plot No. 45A & 45B**

Plot No. 45 Part  
Site No. 44  
Plot No. 25 & 26  
Plot No. 44

**EXTENT**

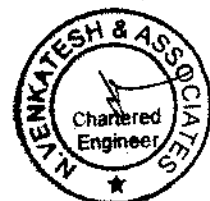
There is 4 Piece of land. 1). Plot No. 27 & 28 measuring 8079 Smt. or 86,849.25 Sft. 2). Plot No. 29 admeasuring 4074 Smt. or 43,795.5 Sft. 3). Plot No. 44 admeasuring 4039 Smt. 43419.25 Sft. 4). Plot No. 45A & 45B admeasuring 8103 Smt. 87107.25 Sft. Combined measurement is 261360 Sft. or 6 Acre

**BUILDINGS**

The building has Main Factory, Compressor Room & Assembly, Canteen Block, Labour Quarters, D. G. Room and Namaz Room. The built up area is about 22000 Sft, 1500 Sft, 4000 Sft, 2700 Sft, 2300 Sft and 950 Sft respectively.

**CONSTRUCTION DETAILS.**

- Foundation** : Size Stone Masonry
- Super Structure** : Table Mould Bricks
- ✓ **Roofing** : AC Sheet
- Plastering** : Cement mortar 1:6 plastered smoothly for internal wall, and roughly for external walls
- Wirings** : Concealed through conduits in wall and roofs
- Flooring** : CC Flooring
- Doors** : Rolling Shutters
- Windows** : MS



## LIFE OF SUPERSTRUCTURE

The age of Building is about 26 years. Considering the total life span of building to be 40 Years. The future life of the Building is Estimated to be 14 Years, If maintained properly.

## BUILDING CALCULATION:


PARTICULARS	QTY	UNIT	RATE Rs	AMOUNT Rs
Main Factory	22000	Sft		
Compressor Room & Assembly	1500	Sft		
Canteen Block	4000	Sft		
Labour Quarters	2700	Sft		
D. G. Room	2300	Sft		
Namaz Room	950	Sft		

✓ **Note : The Building is not Maintained & hence it is in a dilapidated condition.**

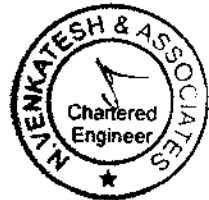
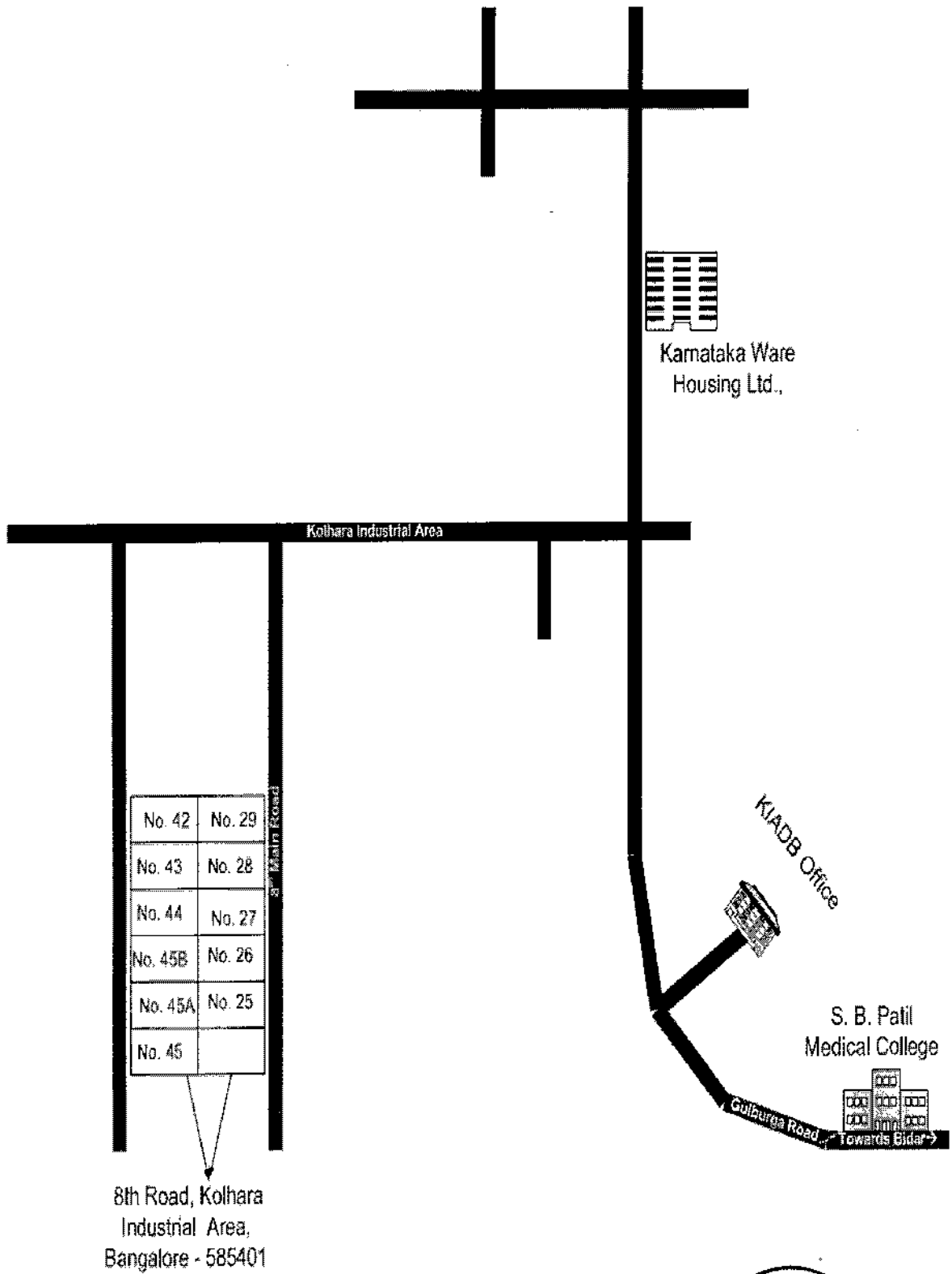
We hereby declare that

- We have no direct or indirect interest in the immovable property valued.
- This valuation report is based on the prevailing market condition in the area, subject to ownership of the property as per Bank guidelines.



  
**N. VENKATESH, B.E., F.I.V.**  
Approved Valuer for Income Tax & Banks  
CHARTERED ENGINEER  
Licence No.M 110457-09  
**N.VENKATESH & ASSOCIATES**  
Approved valuer and Engineers

ROUTEMAP SHOWING THE LOCATION OF PROPERTY





**PHOTOGRAPH OF INDUSTRIAL BUILDING ( EXCLUDING LAND )  
BELONGING TO M/S. COSMOS WATCH INDUSTRY LTD., AT PLOT NO.  
27, 28, 29, 44, 45A & 45B, 8TH ROAD, KOLHAR INDUSTRIAL AREA,  
BIDAR – 585401.**





4/2/11

SUBMITTED TO

**OFFICIAL LIQUIDATORS,  
HIGH COURT OF KARNATAKA**

INVENTORY OF PLANT & MACHINERY BELONGING TO  
M/s. COSMOS WATCH INDUSTRIES LTD.,

Head Office

**N.VENKATESH & ASSOCIATES**

**(INDIRA GANDHI SADBHAVANA AWARD WINNERS)  
(RAJIV GANDHI SHIROMANI AWARD - WINNERS)**

No. 2985 "A" 1st A Main, 2nd Stage, Rajajinagar,  
(Near Jyothi Bakery) BANGALORE - 560 021.

E-mail : venkatvaluer@yahoo.com

Tel : 2352 5600, 2332 6871

Mobile - 98440 11655

Fax - 2332 6871

Approved Valuer / Surveyor / Loss Assessor

# N. VENKATESH & ASSOCIATES

Ph : 23326871

Mob : 9844011655

No. 2985 / A, 2nd STAGE, RAJAJINAGAR,  
BANGALORE- 560 021.

## INVENTORY OF PLANT & MACHINERY BELONGING TO M/s. COSMOS WATCH INDUSTRIES LTD.,

At the request of Office Liquidators, High Court of Karnataka to inspect the Machinery belonging to M/s. COSMOS WATCH INDUSTRIES LTD., We the undersigned Approved Valuer & Engineer did inspect the property on 27th January 2011

### WE NOW REPORT AS UNDER :

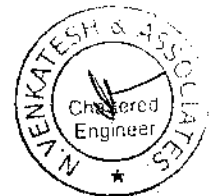
Name of the Company and : M/s. COSMOS WATCH INDUSTRIES LTD.,  
Address Plot No. 27, 28, 29, 44, 45A & 45B,  
8th Road,  
Kolhara Industrial Area,  
Bidar - 585401

Date as on which the : 27.01.2011  
valuation is made

-Basis of valuation : Market Value.

Place of Inspection : M/s. COSMOS WATCH INDUSTRIES LTD.,  
Address Plot No. 27, 28, 29, 44, 45A & 45B,  
8th Road,  
Kolhara Industrial Area,  
Bidar - 585401

Sl	Particulars	Nos
	<b>PRESS SHOP</b>	
1	Hydraulic Meyer Mess A4 150A Switzerland	2
2	Hydraulic Meyer Press ESSA Switzerland	1
3	Godrej Press	2
4	Bcmco Press 63 Ton	1
5	SA Muller Switzerland	1
6	Hand Press	2



7 MTA - 100 T Power Press M/S. Tools & Allied Inds. 1  
Faridabad

8 GEM Electronic Soldering 1

**MACHINE SHOP**

1 Gee Dee Wieler lathe Internal cutting 3

2 Bench Grinder 1

3 Tool Grinding 2

4 Tool Cutting Machine 2

5 Lathes Gee Dee Wieler/ others 17

**POLISHING SECTION**

1 Polishing M/c with air 6

2 Polishing Machine without air 11

3 Sandal Boss Polishing Blasting Machine 1

**DIAMOND CUTTING**

1 KNC 6

2 Drilling 2

3 Hand Drilling Machine 6

4 Diamond Cutting Machine 5

5 Diamond Tool Cutting 1

6 Hand Toggle Press Drilling 1

7 Out Side Diamond Cutting 1

**CNC DEPARTMENT**

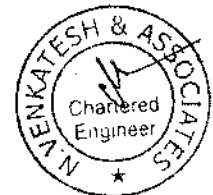
1 CNC Wire Cutting (case) Internal 3

2 CNC Diamond Cutting (lathe) - Big 2

3 CNC Diamond Cutting (lathe) - Small 1

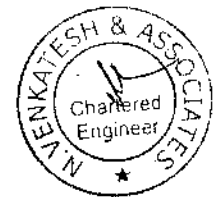
**DE GREASING**

1 Ultra Sonic Cleaning Machine 3





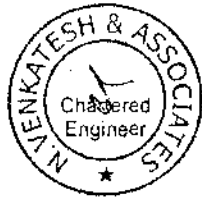
<b>HEAT TREATMENT</b>		
1	Hardening Machine	1
2	Heat Treatment Solo	2
<b>TOOL ROOM</b>		
1	Lathe Mahine	2
2	Tool Cutting	3
3	Harden Metal Cutting	2
4	Electronic Soldering	1
<b>ASSEMBLY</b>		
1	Assembly Tables - with lamps	60
<b>GOLD PATING SECTION</b>		
1	Buffing Machine	1
2	AFMC Oven	1
3	Plating Total unit	1
4	Back Cover printing ( Morlock MTM 1001)	1
5	Wall Fan	5
6	Exhaust Fan	4
7	Chairs	16
8	Working Tables - big 5 small - 2	7
<b>MISCELLANEOUS ITEMS</b>		
1	M. S. Tool Boxes	5
2	M. S. Tool Stand	12
3	Almond Wall Fan	17
4	Pedestal Fan	1
5	Working Tables	3



6	Wooden Small Boxes	10
7	M. S. Stool	30
8	Fire Extinguisher	10
9	Fire Bucket Stand	6
10	Notice Board	2
11	Water Cooler	1

**OUTSIDE BUILDING**

1	Air Compressor	2
2	D. G. set	3
3	Transformer	1



*N. Venkatesh*  
**N. VENKATESH, B.E., F.I.V.**  
 Approved Valuer for Income Tax & Banks  
 N. VENKATESH & ASSOCIATES  
 CHARTERED ENGINEER  
 Appointment No. MACH 558 OL MGR  
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