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Specialised In:

- ◆ Chartered Engineer
- ◆ Engergy Audit
- ◆ Valuation-Plant & Machinery
- ◆ Steel Plant Equipments

M/S ANUGRAHA DISTILLERIES LIMITED



**VALUATION OF MOVABLE ASSETS OF M/S ANUGRAHA
DISTILLERIES LIMITED AT SURVEY NO. 2/1, 2/2 AND 3/2,
BAGADANALU VILLAGE, MALEBENNUR HOBBLI, HARIHARA
TALUK, DAVANAGERE DISTRICT, KARNATAKA STATE
AS ON 10.12.2014**

VALUER

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GSH/OL/08/2014

Date: 10.12.2014

VALUATION OF MOVABLE ASSETS OF M/S ANUGRAHA DISTILLERIES LIMITED AT SURVEY NO. 2/1, 2/2 AND 3/2, BAGADANALU VILLAGE, MALEBENNUR HOBLI, HARIHARA TALUK, DAVANAGERE DISTRICT, KARNATAKA STATE.

1. Name of Industry : M/S Anugraha Distilleries Limited.
2. Location of the factory : Survey No. 2/1, 2/2 and 3/2, Bagadanalu Village, Malebennur Hobli, Harihara Taluk, Davanagere District, Karnataka State.
3. Address of Registered Office : No. 1637/14, 'Vidya Ravi', Taralabalu Layout, Vidyanagar, Davanagere – 577 005.
4. Date of Inspection : 03.12.2014
5. Date as on valued : 10.12.2014
6. Purpose : To ascertain the fair market value of movable assets i.e. plant and machinery including factory shed and temporary structures.

REPORT

On the instruction of Official Liquidator, High Court of Karnataka, Bangalore, on 3rd December 2014 we visited factory premise of M/S Anugraha Distilleries Limited, Harihara, Karnataka State along with officer of the office of Official Liquidator. M/S Anugraha Distilleries was started in the year 2004-05 as a distillery unit with Dr. M. Basavaraj as their Managing Director. It worked well for about 2 years and operation closed in the year 2007. Since year 2007 it is under the custody of High Court of Karnataka. The purpose of the visit was to assess the fair market value of movable assets of the company like plant & machinery,

office furniture, office equipments and also recoverable from factory shed and other temporary buildings.

OBSERVATIONS AND APPROACH TO VALUATION:

The machinery of the factory consists of process equipments of continuous fermentation & distillation unit, rectified spirit receiving and storage section, bottling unit, instrumentation, boiler, steam turbine, DG sets, effluent treatment plant, water treatment plant, electrical etc. Most of the equipments were purchased as new equipments in the year 2004. The equipments are not maintained for last 7 years following closure of the company in the year 2007. The materials of major equipments are mild steel, stainless steel and steel piping. Therefore some equipments are corroded outwardly and sheds where these equipments are installed is dirty due to non-maintenance.

The main factory shed called fermentation & distillation section is a tall building of 30 meters height with structural steel columns and trusses with MS sheet roofing. Rectified spirit receiving section shed is also of similar type in a smaller degree with MS sheet roofing and SSM wall. All other sheds are with RCC columns, SSM/BBM walls, MS trusses and AC(corrugated Asbestos) sheet roofing. There are 1-2 RCC buildings in the premise.

The machines can be reused after refurbishing. The useful life of these machines is assessed as 10 years after refurbishing. The present value of the machines is arrived considering the age of the machines, condition of the machines and value of the new machines.

Steel scrap can be recovered from the building after demolishing them. The value of recovered material is more than the cost of demolishing. We have identified 13 buildings for such demolition and recovery. For each building the steel content is assessed. The value of AC sheets, bricks are not considered as the value is negligible and they are likely to be damaged during demolition. The value of recovery assigned for each building is net value i.e. cost of demolition is subtracted or paid.

Annexure gives the valuation chart for machinery, office equipments & office furniture and cost recoverable from the buildings.

Recommendations:

1. The machines should not be sold in piecemeal basis. While tendering one offer for all machines and all buildings together to be accepted. This will fetch higher amount.

2. Demolishing of the building is the responsibility of the buying party. Demolishing of the building should be complete up to floor or foundation level. This should be discussed with KIADB authorities who own the land.
3. RCC roof buildings should not be demolished. Our chart enlists only non-RCC building as per your instruction.

Conclusion:

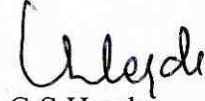
Fair Market Value of Machinery	= Rs. lakhs
Fair Market Value of Office furniture & Office Equipments	= Rs. lakh
Estimated Recoverable from Buildings	= Rs. lakhs
Total	= Rs. lakhs
	or say Rs. Crores

I have no direct or indirect interest in the machinery valued.

Bangalore
Date: 10.12. 2014.

Annexure:

1. Valuation calculation and chart
2. Some photos taken during factory inspection.
3. Route Map



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VALUATION OF MACHINERY AT M/S ANUGRAHA DISTILLARIES LIMITED

Sl. No.	Description of Machines	Quantity	Age of the Machine	Expected Future life of m/c	Estimated present value Rs. in lakh
I	PLANT & MACHINERY				
1	Continuous fermentation and distillation plant with instrumentation, electric panel board, plate heat exchangers, yeast separator, pumps, motors, cooling tower etc. Supplier – M/S Naranlala Limited, Gujarat	1 set	10 years	10 years	
2	10Tons/hour capacity oil/biogas fired boiler with 2000 liters diesel tank, water tank, gas drain, steam header, insulation and accessories and with electric panel. Supplier: M/S Walchandanager Industries, Maharashtra	1 set	15 years	5 years	
3	650 KW Steam Turbine with alternator & gearbox of same capacity. Pressure 25 kg per sq. cmt. Supplier: M/S Bellis India Limited, New Delhi.	1 set	10 years	10 years	
4	Primary Effluent Treatment consisting of digester, lemella clarifier, gas holder, blower, heat exchanger,, pumps, electric panel boards, safety devices and other accessories.	1 set	10 years	10 years	
5	Secondary Effluent Treatment Plant with 2 RCC aeration tanks with 10 nos. aerators, gearboxes with motors, 2nos clarifiers with RCC construction, tank,, scraper, motor and gear boxes, pump house and inter connecting piping, electric panel, cable, sludge driving bed and other accessories.	1 set	10 years	10 years	
6	Water Treatment Plant consisting of anion and carrion columns of 10,000 liters per hour. Supplier: M/S Crystal Water Systems, Bangalore	1 set	10 years	10 years	
7	Molasses Storage Tank of 6000 Tons capacity. M.S. Fabricated. Approximate Dimension – 23 m X 7 m. Supplier: M/S SLN Engineers, Bangalore.	1 no.	10 years	10 years	
8	Rectified Spirit receiving and storage tanks of total capacity of 15.80 lakhs liters of various sizes in MS fabrication. Total 16 nos. Supplier: M/s SLN Engineers, Bangalore.	1 lot	10 years	10 years	

Sl. No.	Description of Machines	Quantity	Age of the Machine	Expected Future life of m/c	Estimated present value Rs. in lakh
9	Weighbridge 30 Tons capacity without computer system. Supplier- M/S Avery India Limited, Bangalore.	1 set	10 years	10 years	
10	DG sets 320 KVA and 40 KVA with complete accessories, panel boards etc.	1 lot	15 years	5 years	
11	Piping works, pumps and fixtures	1 lot	10 years	-	
12	Amrut make submersible pumpset. 60 HP, 3 phase, 415volts, 50Hz with 108 meters designed head and discharge of 1200LPM including electrical control panel. Supplier: M/S Ravi Tools & general agencies, Davanagere.	1 set	10 years	10 years	
13	Automatic Bottling and packing plant with accessories like 7nos. S.S. Tanks	1 lot	10 years	10 years	
14	Automatic Packaging and sealing Machine. Make – Samarpan Fabricators Pvt. Ltd., Mumbai	1 no.	7 years	10 years	
15	11 KV Electric Sub-station consisting of HT insulators, HT cubicle, Power Transformer – 250 KVA, 11,000/433V 3phase 50HZ, Oil filled, Year – 2004. Make – Raikar Electric Company, Bangalore.	1 lot	10 years	10 years	
16	HT and LT and instrumentation cables	1 lot	10 years	10 years	
17	Tractor with trolley. Make – Ferguson Type AB ZP,1695,19531 Registration No. KA17-T-5245	1 no.	10 years	10 years	
18	Tractor with Trolley	1 no.	10 years	10 years	
19	Truck Model Tata 407	1 no.	10 years	10 years	
	Sub-total				
II	OFFICE FURNITURES & OFFICE EQUIPMENTS	1 lot	10 years	5 years	
1	M.D.'s Table	1 no.			
2	Office Table 2nos – steel; 1 no. wooden	3 nos.			
3	Wired chairs	4 nos.			
4	Leather seating chair	3 nos.			
5	Fax Machine	1 no.			
6	Computer and accessories like monitor, keyboard, printer	1 set			
7	Telephone. BSNL	1 no.			
8	Type writer	1 no.			
9	Servo controlled voltage stabilizer. Make - Bolax				
	Sub-total				

**VALUATION OF RECOVERABLE FROM FACTORY SHEDS & OTHER
TEMPERORY SHEDS**

Sl. No.	Designation of Building	Size / Area	Type of building	Estimated Steel Content	Estimated Recovery Value Rs. in lakhs
1	Fermentation & Distillation Section	35.8 m X 19.5 m. 698 sq. m.	RCC foundation, structured steel column and trusses, MS sheet roofing and side cladding	300 Tons	
2	Rectified Spirit Receiving Section	20.4 m X 15.4 m 314.16 sq. m	RCC foundation, structural steel column and trusses, SSM wall, MS sheet roofing ht. 22 to 30 ft. and side cladding	50 Tons	
3	Boiler House	13.8 m X 13.4 m 184.92 sq. m.	RCC columns, BBM, MS window & Ventilation frames, rolling shutter, AC sheet roofing. ht. 30 to 35 ft.	12 Tons	
4	Turbine Room & Power House	15 m X 15 m 225 sq. m.	RCC columns, beams. BBM, MS windows & doors, AC sheet roofing. ht. 8 m.	15 Tons	
5	Sludge Collecting Shed & Spares Stores	14.7 m X 22.3 m 328 sq. m.	RCC columns, BBM, MS window & Ventilation frames, rolling shutter, AC sheet roofing on MS trusses ht. 20 to 25 ft.	22 Tons	
6	DM Water Building	10.5 m X 10 m 105 sq. m.	RCC foundation, RR stone masonry, BB in CM, AC sheet roofing on MS trusses ht. 20 to 25 ft.	7 Tons	
7	Husk Storage Room	30 m X 13 m 390 sq. m.	Steel Columns, Lean to roof with M.S trusses, AC sheet Roof	39 Tons	
8	Water Treatment Plant	10 m X 10 m 100 sq. m.	Steel columns, A.C. sheet roofing with trusses	6.5 Tons	
9	Bottling Plant	25 m X 25 m 625 sq. m.	RCC columns, BBM, MS window and doors, AC sheet roofing on MS trusses ht. 12 to 15 ft.	42 Tons	
10	Canteen	15 m X 12 m 180 sq. m.	RCC columns, BBM, MS window and doors, AC sheet roof on MS trusses ht 15/ 20 ft.	12 Tons	
11	Toilet Block	2 m X 10 m 20 sq. m.	BM, MS window frames and door frames. Lean to roof. AC sheet roofing	1.3 Tons	

Sl. No.	Designation of Building	Size / Area	Type of building	Estimated Steel Content	Estimated Recovery Value Rs. in lakhs
12	Security Residential Shed	50 m X 4 m 200 sq. m.	BM, MS window frames and door frames. Lean to roof. AC sheet roofing	13 Tons	
13	Pipe Support Steel columns between FD Plant and RSR shed	20 Nos.	Steel columns each 5 m. height	10 Tons	
	Total				

Summary:

1. Value of Plant & Machinery : Rs. lakhs
2. Value of Office Furniture and Office equipments : Rs. lakhs
3. Value of steel recoverable from buildings : Rs. lakhs
4. Total : Rs. Lakhs or say
Rs. Crores

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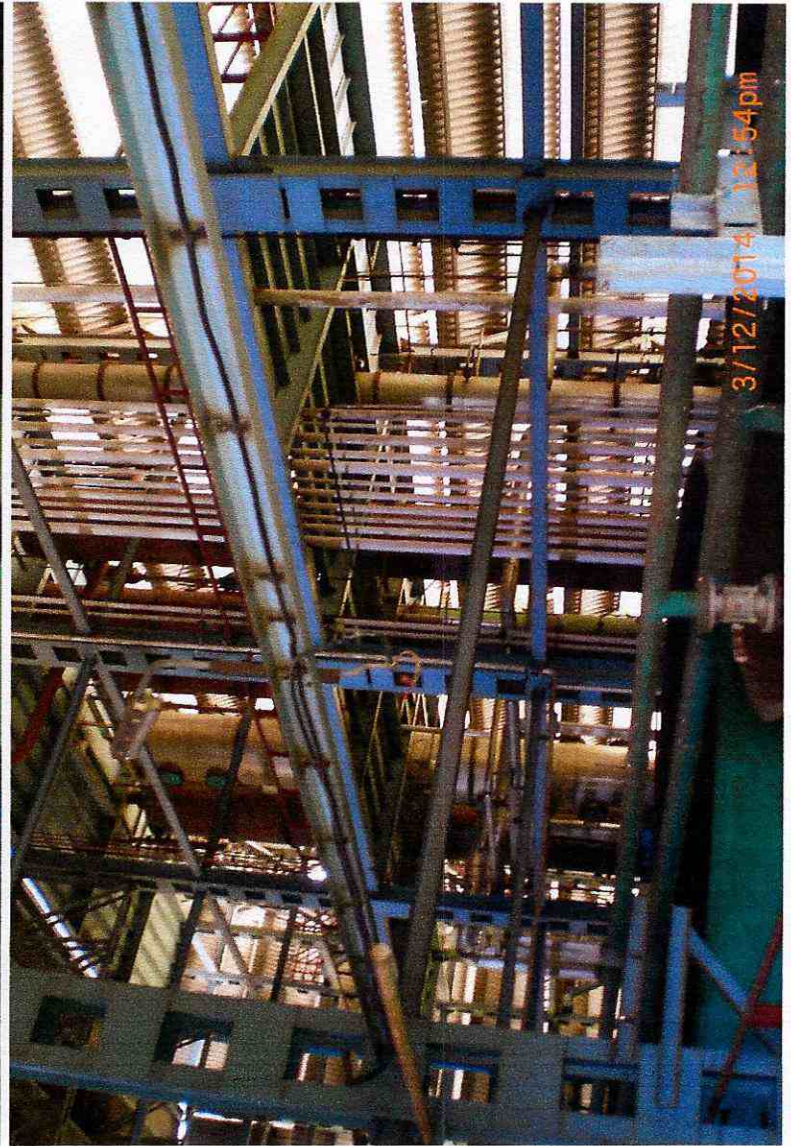
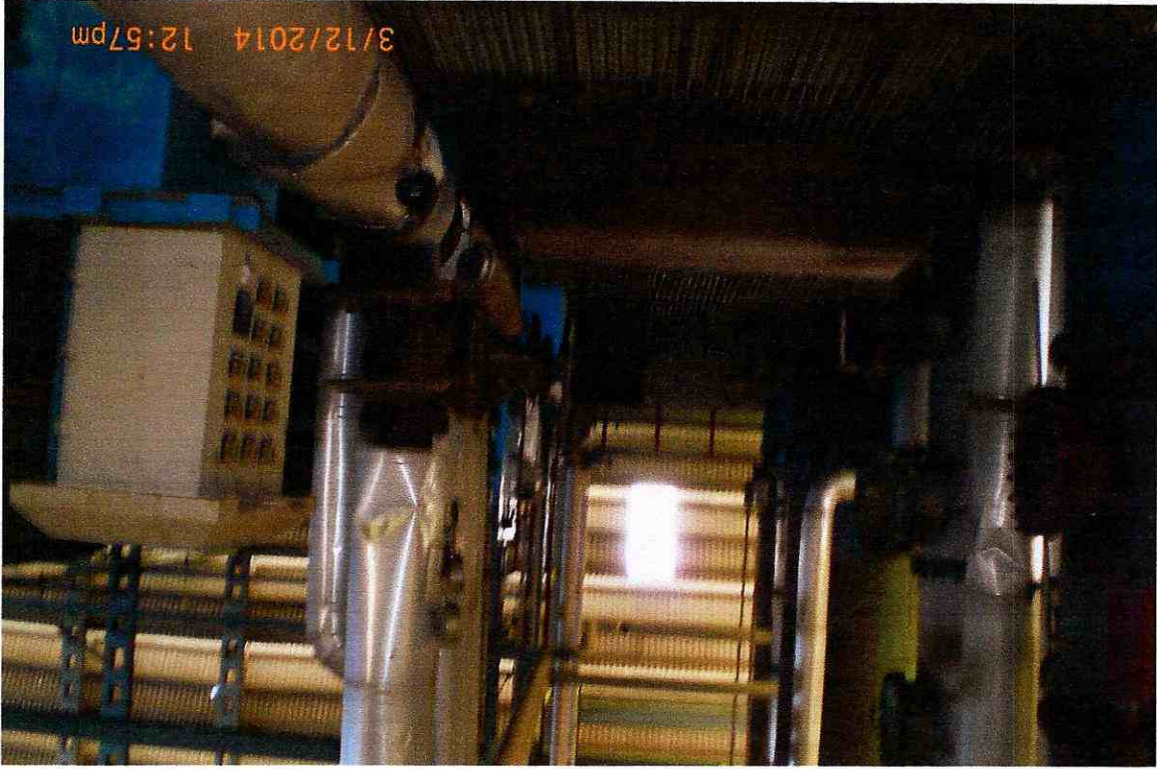
G E N E R A L V I E W O F F A C T O R Y

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FERMENTATION & DISTILLATION SECTION



BOTTLING
PLANT

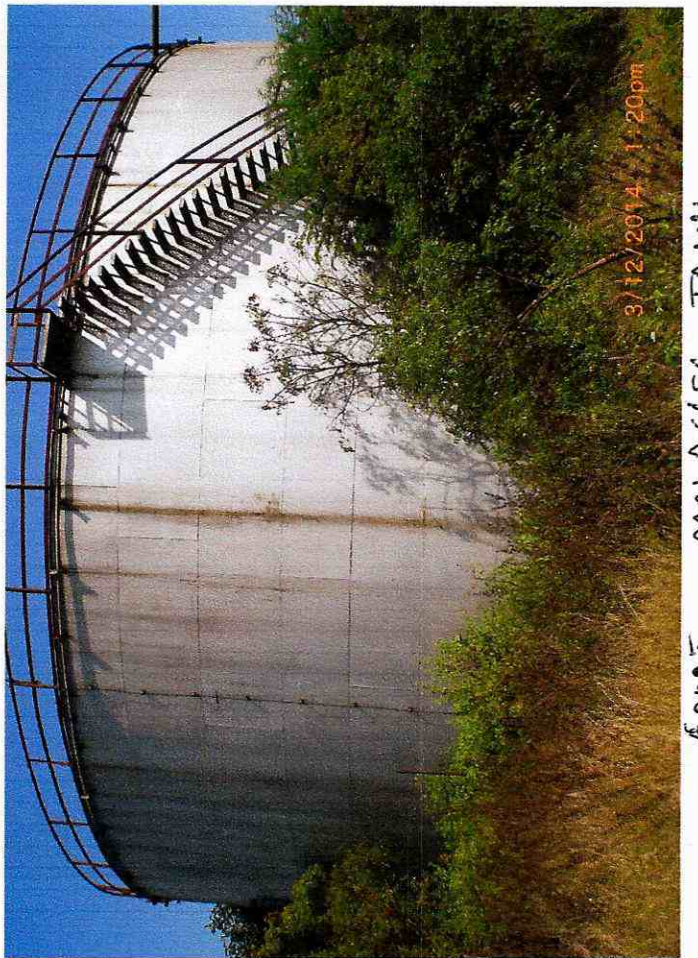
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POWER TRANSFORMER & SUBSTATION



BOILER



6000 Ton MOLASSES TANK



3/12/2014 2:34pm

BOTTLING PLANT SHED (9)



3/12/2014 1:58pm

STEEL COLUMNS (13)



3/12/2014

HOSE STORAGE SHED (7)



3/12/2014 1:15pm

FERMENTATION & DISTILLATION SHED (1)

To see all the details that are visible on the screen, use the "Print" link next to the map.



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