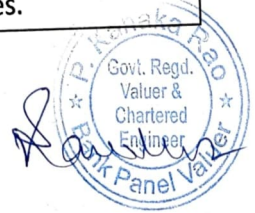




Ref No. PKR/E365/25-26

DATE: 10.01.2026

To	The Chief Manager Punjab & Sind Bank SAM, Abid Branch Hyderabad – 500001
1 Subject	Technical Inspection & Distress / Salvage Valuation Report of Tarpaulin Manufacturing Plant & Machinery, Sri Durga Bhavani Polymers.,
2 Date of Site Visit	05-01-2026
3 Inspection Team	Inspection carried out along with the Chief Manager, Punjab & Sind Bank and Branch Manager, Warangal
4 Purpose	Assessment of present condition and appropriate valuation basis of the plant and machinery for bank recovery / auction purpose.
5 Observations	The entire tarpaulin manufacturing plant and machinery was found idle and non-operational for approximately four years. Significant dust accumulation, corrosion, rusting and deterioration of mechanical assemblies were observed. Several machines were found dismantled and incomplete, with motors, couplings, guards, belts and accessories removed or lying detached. Electrical control panels were found open with exposed wiring and missing internal components. No trial run could be conducted and functional performance could not be verified. The technology is old and obsolete with very limited resale demand.
6 Valuation Basis	Considering the above conditions, the plant and machinery cannot be valued on item-wise or operational basis. Accordingly, valuation is adopted on lump-sum distress / salvage value basis on 'As-is-where-is, As-is- what-is and Whatever-there-is' condition, suitable only for dismantling, scrap or salvage purposes.



7	Conclusion	
8	The subject property is an industrial unit located in an industrial estate, comprising land, industrial shed and installed tarpaulin manufacturing machinery. The loan account is classified as NPA with Punjab & Sind Bank and the property has been subjected to multiple auction attempts earlier, which have received poor market response. During physical inspection, it was observed that the installed machinery is in idle, rusted and deteriorated condition and is not in operational state. From a functional and commercial point of view, the machinery presently carries only scrap / salvage value. However, in the event of segregated disposal of land and shed without machinery, serious practical difficulties are anticipated in handing over vacant and peaceful possession to the successful bidder. Dismantling, shifting and storage of heavy industrial machinery will involve substantial expenditure towards labour, material handling, transportation, storage rental and risk of damage, which may exceed the realizable scrap value. Further, separate disposal of machinery is likely to cause delay in recovery proceedings and may result in avoidable operational and financial burden to the Bank. Considering the above practical and commercial aspects, it is felt appropriate and prudent to dispose of the land, industrial shed and existing machinery together as a single lot on "As-Is-Where-Is, As-Is-What-Is and Whatever-There-Is Basis." Although the machinery has no significant operational value, its inclusion as part of the industrial setup may still offer limited utility to prospective bidders for refurbishment, reuse or cannibalization, thereby improving auction response. Accordingly, the machinery has been valued only on scrap / salvage basis and no functional or production value has been considered in this valuation. In the valuer's considered opinion, combined auction of land, shed and machinery is expected to yield better marketability, faster realization and smoother possession delivery, compared to segregated disposal. Final decision regarding the mode of sale shall remain at the sole discretion of Punjab & Sind Bank based on its recovery strategy and legal opinion.	
8	Disclaimer	This report does not certify the operational condition, remaining life or future performance of the machinery.


 SIGNATURE OF THE PANEL VALUER

Annexure - A

Ref. No. PKR/E365/25-26

Date:

10-01-2026

Sri Durga Bhavani Polymers.,
Plot No. 232, Sy. No. 337, IDA Rampur, Rampur Village, Dharmasagar Mandal, Warangal District.

Valuation OF MACHINERY**All Values are in Rs.**

S.No	Description	Name of Vendor	Invoice Date	Invoice No.	Invoice Value	Present replacement cost as per RBI CII	Depreciation	Estimated market value
1	Extrusion Coating Plant Model JP 80 CRT 2200	JP Extrusions Limited	27.06.2017	0321	94,09,088	1,20,38,098	36,11,429	84,26,669
2	Plastic Extrusion Machinery JP 80 R 250/1100	JP Extrusions Limited	27.06.2017	0322	1,27,58,057	1,63,22,808	48,96,842	#####
3	Parts of Plastic Extrusion	JP Extrusions Limited	23.11.2017	498	12,500	15,993	4,798	11,195
4	Circular Weaving Machine Jaiko 6	JAICO Industries	29.06.2017	092	16,83,839	21,54,323	6,46,297	15,08,026
5	Circular Weaving Machine Jaiko 6	JAICO Industries	29.06.2017	093	16,83,839	21,54,323	6,46,297	15,08,026
6	Circular Weaving Machine Jaiko 6	JAICO Industries	29.06.2017	094	16,83,839	21,54,323	6,46,297	15,08,026
7	Circular Weaving Machine LF -	JAICO Industries	25.06.2017	GSTJ1015	41,10,196	52,58,633	15,77,590	36,81,043
8	Circular Weaving Machine LF -	JAICO Industries	08.08.2017	GSTJ1027	20,55,097	26,29,315	7,88,795	18,40,521
9	Circular Weaving Machine LF -	JAICO Industries	19.08.2017	GSTJ1036	20,55,097	26,29,315	7,88,795	18,40,521
10	Parts of Circular Looms	JAICO Industries	01.09.017	GSTJ1043	5,16,250	6,60,496	1,98,149	4,62,347
11	36" Weaving Ring	JAICO Industries	21.09.2017	GSTJ1058	30,090	38,497	11,549	26,948
12	1, 2 Head Tarpaulin Sealing	POLYSEAL Engineers Pvt.	24.06.2017	12-2017-18	7,35,547	9,41,067	2,82,320	6,58,747
13	6 Head Tarpaulin Sealing Machine	POLYSEAL Engineers Pvt.	24.06.2017	13-2017-18	14,38,851	18,40,883	5,52,265	12,88,618
14	Auto Stappling M/c	POLYSEAL Engineers Pvt.	17.11.2017	41	7,25,464	9,28,167	2,78,450	6,49,717
15	200 KVA Static Converter	Power Micro Systems Pvt. Ltd.,	26.06.2017	00685	24,58,863	31,45,898	9,43,769	22,02,129
16	180 KVA Generator	Jason Limited	28.06.2017	0000001447	0	0	0	0
17	200 KVA Generator	Jason Limited	28.06.2017	000001451	0	0	0	0
18	Cooling Tower	Frank Technologies Pvt Ltd.,	28.06.2017	290	4,50,738	5,76,679	1,73,004	4,03,676
19	3TR Chiller & Screw Compressor	Arm Strength Industries Ltd.,	28.06.2017	289	37,61,046	48,11,926	14,43,578	33,68,349
20	Arm Strength	Ginza Machinery Mig Co.,		ASIC 000123/1718	5,39,612	6,90,386	2,07,116	4,83,270



S.No	Description	Name of Vendor	Invoice Date	Invoice No.	Invoice Value	Present replacement cost as per RBI CII	Depreciation	Estimated market value
21	Brand Switching Machine	Ginza Machinery Mig Co.,		GINZA\0540\1718	5,44,432	6,96,553	2,08,966	4,87,587
22	Table for Sewing	Ginza Machinery Mig Co.,		GINZA\0541\1718	56,000	71,647	21,494	50,153
23	Ele Clutch Motor	Ginza Machinery Mig Co.,		GINZA\0542\1718	68,440	87,563	26,269	61,294
24	Steel Pipe	Prefect Belts Ltd.,	21.07.2017	T-3640	0	0	0	0
25	3 Tone SGEOT Crane Material	A.N. Engineering's	25	17.10.2017	5,00,025	6,39,738	1,91,921	4,47,817
26	3 Tone SGEOT Crane Material	A.N. Engineering's	28	11.11.2017	4,99,975	6,39,674	1,91,902	4,47,772
27	Eyelets Punching Machine	K.K. Trading Co.,	78	28.10.2017	13,871	17,747	5,324	12,423
28	Different Electrical Appliances	Lakshmi Enterprises	---	12.01.2016	13,59,149	17,38,911	5,21,673	12,17,238
29	Different Electrical Appliances	Lakshmi Enterprises	---	12.01.2016	18,73,646	23,97,165	7,19,149	16,78,015
30	Different Electrical Appliances	Lakshmi Enterprises	---	12.01.2016	17,12,807	21,91,385	6,57,416	15,33,970
Total value of the equipment					5,27,36,358			4,72,30,062

A) Items No. 16, and 17 are generators. At the time of inspection, these items are not available in the shed. Item 24, Steel pipes are also not available in the shed. Hence the value is made as Zero. (These items were available in the year Dec -2020)

B) In the above list some items are available/ are shifted to plot No. 240,(site A) Survey No. 337 in the same industrial area.

From the assessed total "Estimated market value" (document-based, indexed cost & depreciation) works out to about: ₹ 4,72,30,062/-
However, considering the severe negative factors (idle period, missing parts, rust, no test run, distress sale conditions), I recommend adopting a conservative salvage factor.

Recommended lump-sum Distress / Salvage Value

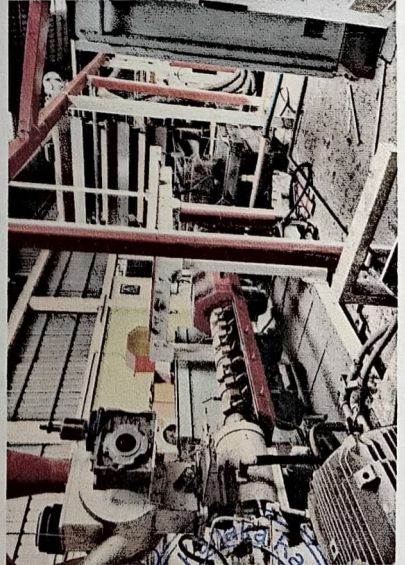
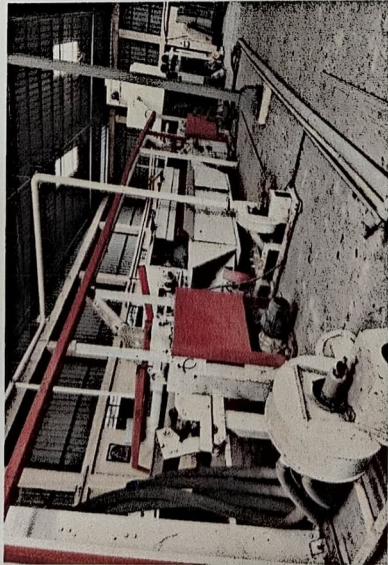
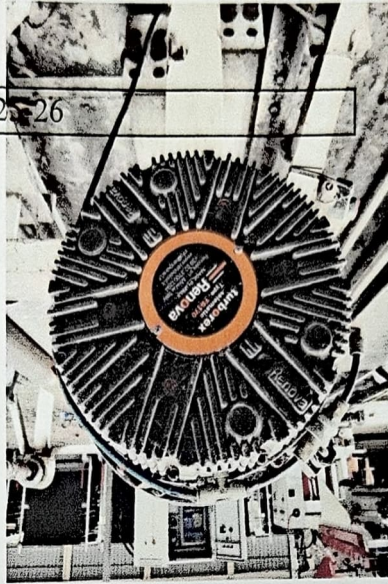
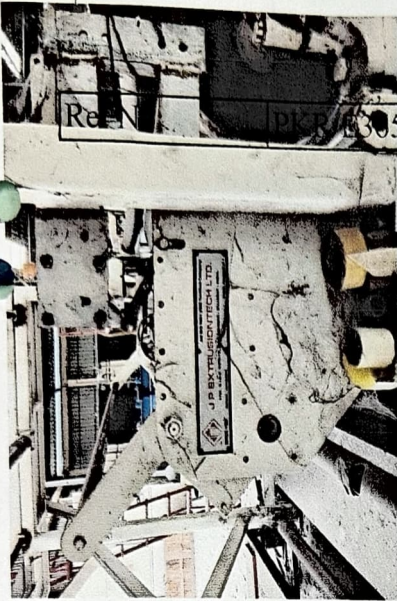
Adopted factor: 10% of assessed document-based market value (conservative, for scrap/slump sale)

Recommended Distress / Salvage Value (Lump-sum): ₹ 47,23,006/-

(Rupees Thirty Seven Lakh Seventy Eight Thousand only)

Signature of the panel valuer





Plot No. 232 (Site-A), in Sy No.337, situated at Green City Plantation Pvt Ltd. Rampur Village Grama Panchayath, New Khazipet Mandal (Old Dharamasagar Mandal), New Hanumakonda (old Warangal District), Telangana State.

Govt. Regd.
Valuer &
Engineer
Panel Value