Sachin S. Bodhale
ENGINEERING PROFESSIONALS
▪ Chartered Engineers
▪ Govt. Registered Valuers
▪ Surveyor & Loss Assessors
▪ Asset Management Services
▪ Architectural & MEP Consultants
Plot No.-2, S. No.- 19B+20B, Apanaghar Scheme, Visawa Camp, Godoli, Satara- 415003. Ph.- 09422405045

Ref. No.: 106/PM Date: 13/08/2026

To,
The Branch Manager,
State Bank of India,
Branch: Karad.

**Sub: Re-Valuation Report for Plumbing & Sanitary Material Stock**

Name of Borrower: **M/s. Jay Jay Raghuvir Samarth Enterprise, Proprietor- Mrs. Archana Sanjay Gaikwad**

Please find enclosed herewith the subject Valuation Report.

Value of the asset is being estimated, for a Bank, to ascertain the security against the financial dealing.

Summarized Valuation of the Property is-

| | | |
|---|---|---|
| 1 | Market Value - | **Rs. 1,50,000.00** |
| 2 | Realizable Value - | **Rs. 1,35,000.00** |
| 3 | Distress value - | **Rs. 1,12,500.00** |

The estimated value reported is as on the date of inspection. The value of any items added/deleted after this date does not fall in the scope of this valuation report.

Kindly acknowledge the receipt.

Thanking you,

S. S. BODHALE Reg. No. CAT-VII/ 196-13 GOVT. REG. VALUER

**Govt. Registered & Panel Valuer**
Sachin S. Bodhale
B.E., M.I.E., S.L.A., F.I.V., M. Val. (R.E.)

Ref. No.: 106/PM Date: 13/08/2026

**FORM 0–7**

(See Rule 8 D)

## Report of valuation of machinery & plant

| | |
|---|---|
| 1. Name of Registered Valuer | Er. Sachin Suresh Bodhale<br>B.E.(Mech.), M.I.E., S.L.A., F.I.V., M. Val. (R.E.) |
| 2. Registration No. | CAT-VII/196-13 |

**PART-I**

## QUESTIONNAIRE

**GENERAL**

| | |
|---|---|
| 1. Purpose for which valuation is made | To estimate the market value & distress sale value of the Plumbing & Sanitary Material Stock for securitization for a bank. |
| 2. Date as on which valuation in made | 13/08/2025 |
| 3. Name of Client | M/s. Jay Jay Raghuvir Samarth Enterprise, Proprietor- Mrs. Archana Sanjay Gaikwad |
| 4. Name and address of the owner (s) of the stock under valuation | M/s. Jay Jay Raghuvir Samarth Enterprise, Shop on Basement Floor, Unnati Apartment, C.S.No.-101, Shaniwar Peth-Karad, Tal.- Karad & Dist.- Satara. Pin.-415110. |
| 5. If the asset is under joint ownership / co-ownership, share of each such owner. Are the shares undivided? | Property is individually owned by Mrs. Archana Sanjay Gaikwad. |
| 6. Brief description of the machinery / plant and the purpose for which it is utilized? | Plumbing & Sanitary Material |

**PART-II**

**VALUATION**

| | |
|---|---|
| 1. Description of the stock | Plumbing & Sanitary Material stock |
| 2. Asset Purchased Year | All the stock is about 3-4 years old. |
| 3. Condition of Stock | • The basement-level stock has been directly exposed to rain water accumulation and stagnant dampness. |

| | |
|---|---|
| | • Cardboard boxes, paper cartons, and protective packaging are completely soaked, disintegrated, or covered in mold and sludge.<br>• Sanitaryware, pipes, and fittings are contaminated with mud, dirty rainwater residue, making them unsafe for immediate sanitary use without complete chemical disinfection.<br>• Brass, chrome, and iron components show active rust, severe oxidation, surface pitting, and mineral staining. Internal valve mechanisms, threads, and cartridges are likely seized or rusted shut.<br>• Prolonged waterlogging combined with stagnant humidity accelerates the breakdown of rubber seals, gaskets, and adhesive joints, rendering them unusable. |
| a. Nature of Inspection | • The physical inspection, examination & verification done for quantity, damages due to wear & tear, rust, oxidation, availability of tools - accessories - spares, etc., in accordance with the defined purpose. |
| 4. Expected future life of Machinery | • Due to direct rainwater submersion and severe contamination, the Remaining Economic and Useful Life of the basement stock can not be predicted. |
| 5. Procedure of Valuation | • The inventory located at the basement floor was inspected in an 'as-is, where-is' and severely damaged condition within a closed premises in bank possession. The stock has suffered direct immersion and long-term exposure to accumulated rainwater and stagnant moisture. |

- Due to complete disintegration of original packaging, heavy mud/silt deposition, and unsafe physical accessibility, verification was performed based on visual inspection of accessible lots only. Metallic components exhibit advanced rusting, internal thread seizure, and surface pitting, while rubber/seal materials are completely degraded. Sanitary items are heavily contaminated, rendering functional or hygienic testing impossible.
- Consequently, the basement stock possesses nil remaining economic life or retail marketability. The valuation has been assessed strictly on a Scrap / Salvage Realizable Value basis, reflecting maximum distress and the heavy costs required for clearing, cleaning, and scrap handling.

**A) Value of Equipment :**

| Sr. No. | Details of Plant / Machinery | F.M.V. |
|---|---|---|
| 1. | 1. Long Plug – 50 x 9<br>2. End cap – 100 x 9<br>3. Fasteners – Nails, Screws, Nut-bolts, rivets, washers, etc.<br>4. Hexa Blade of various sizes<br>5. PVC – Joints, elbows, sockets, reducers, Tees,<br>6. Hinges of various sizes & types, j hooks,<br>7. Welding Goggle, Measuring tapes, Hand gloves, etc.<br>8. Tools, Spanners, plumb bobs, hammers, etc.<br>9. Polish Papers, Wash basin pipes, etc.<br>10. PVC solution, Rubber solution,<br>11. Flush Tanks couplings, Sink couplings, Etc,<br>12. Plastic cocks, chains,<br>13. UPVC – Tee, Elbow, Bush, Nipple, Clips,<br>14. Sink-1, commode- 2, WC Pan-1, Basin- 1,<br>15. Water Tank 500 ltrs. | Rs.1,50,000/- |

| Conclusion: |
| --- |

Hence, the Value of the stock, is worked out as **---**

| | | |
| --- | --- | --- |
| **A)** | **Market Value of the stock:** | **Rs. 1,50,000/-** |
| **B)** | **Realizable Value of Machinery:** | **Rs. 1,35,000/-** |
| **C)** | **Distress Sale Value of Machinery:** | **Rs. 1,12,500/-** |

S. S. BODHALE
Reg. No.
CAT-VII/
196-13
GOVT. REG. VALUER

**Govt. Registered & Panel Valuer**

Sachin S. Bodhale

B.E., M.I.E., S.L.A., F.I.V., M. Val. (R.E.)

**PART – III**

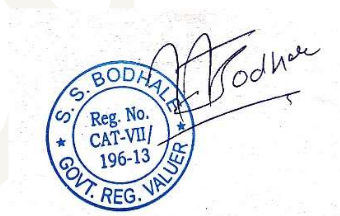
## DECLARATION

I hereby declare that,

a) The information furnished is true and correct to the best of my knowledge and belief.
b) I have no direct or indirect interest in the property valuation.
c) I have personally inspected the property on date 11/08/2026
d) I have not been convicted of any offence and sentenced to a term of imprisonment.
e) I have not been found guilty of misconduct in my professional.

**Date :-** 13/08/2026

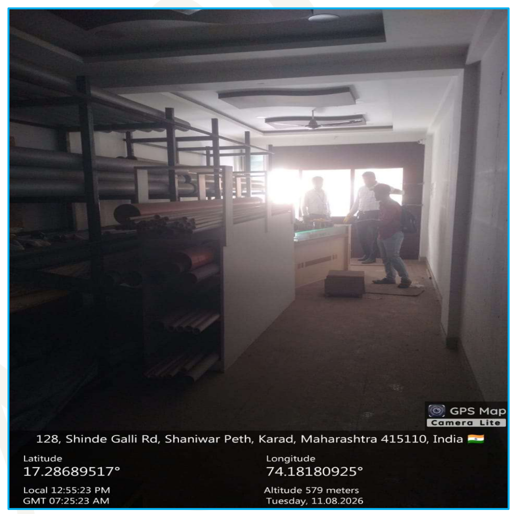
**Place :-** Satara

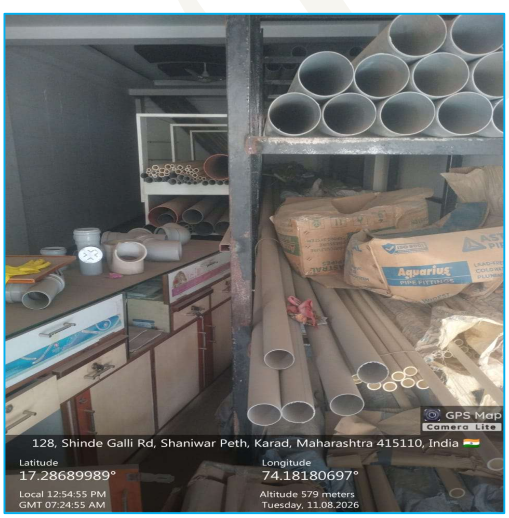


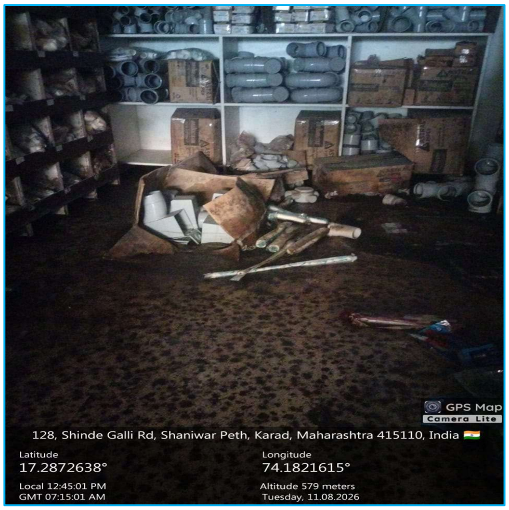

**Govt. Registered & Panel Valuer**
Sachin S. Bodhale
B.E., M.I.E., S.L.A., F.I.V., M. Val. (R.E.)

**Photographs-**

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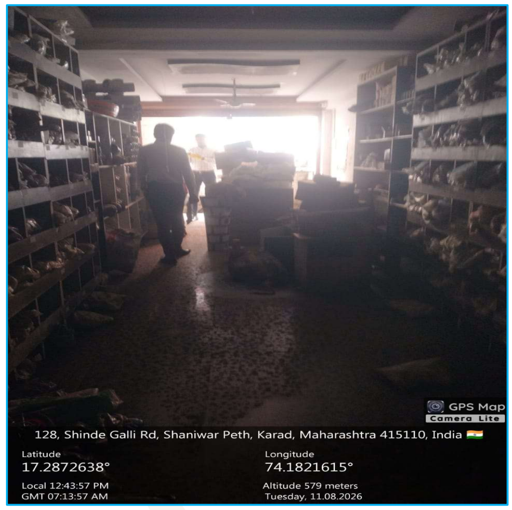
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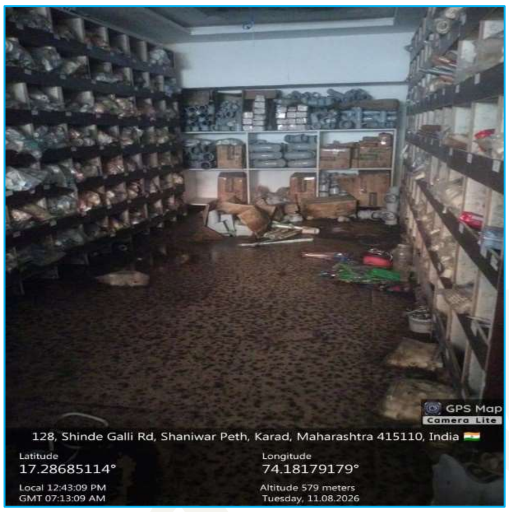
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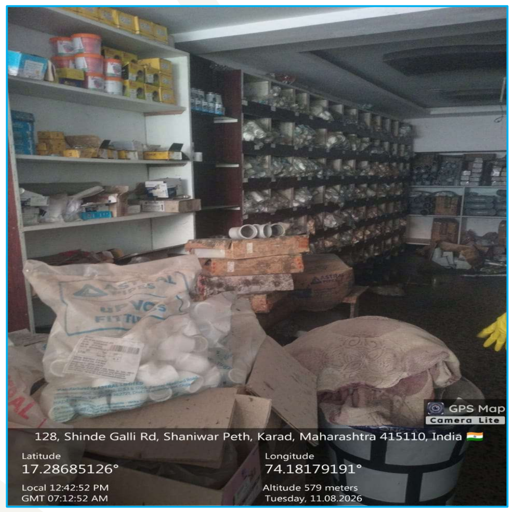
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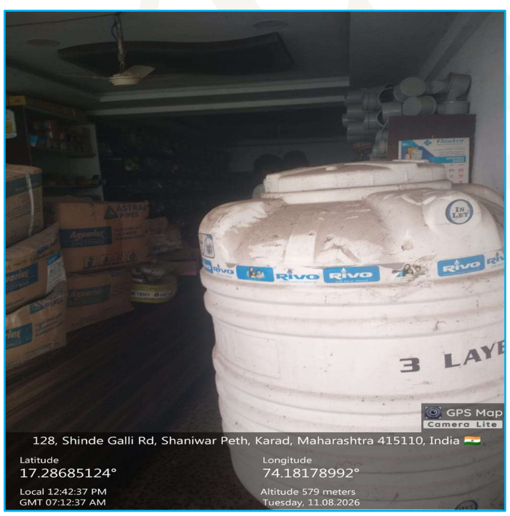
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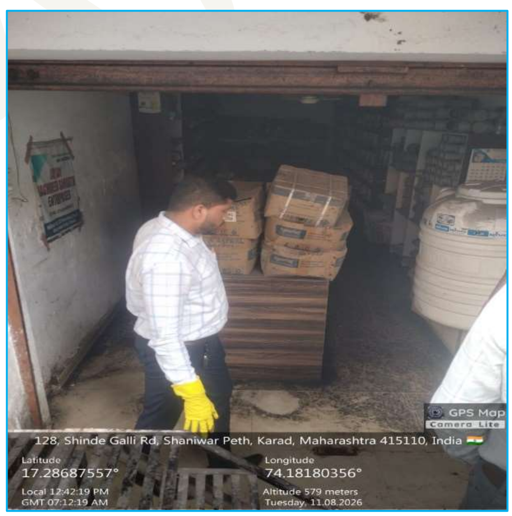
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