

- 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.: 105/PM

Date: 13/08/2026

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

Subject: Re-Valuation Report for Plumbing & Sanitary Material Stock

Name of Borrower: M/s. Shree Swami Samarth enterprise, Proprietor- Mr. Sanjay Anandrao 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.

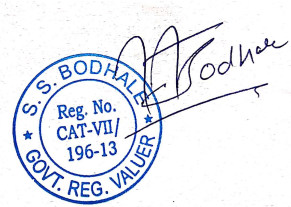
Summarized Valuation of the Property is-

1	Market Value -	Rs. 3,00,000.00
2	Realizable Value -	Rs. 2,70,000.00
3	Distress value -	Rs. 2,25,000.00

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,



Govt. Registered & Panel Valuer

Sachin S. Bodhale

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

- Chartered Engineers
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Ref. No.: 105/PM

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FORM 0-7

(See Rule 8 D)

Report of valuation of machinery & plant

- | | |
|------------------------------|--|
| 1. Name of Registered Valuer | Er. Sachin Suresh Bodhale
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 of the Plumbing & Sanitary Material Stock for securitization for a bank. |
| 2. Date as on which valuation is made | 13/08/2026 |
| 3. Name of Client | M/s. Shree Swami Samarth enterprise,
Proprietor- Mr. Sanjay Anandrao Gaikwad |
| 4. Name and address of the owner (s) of the stock under valuation | M/s. Shree Swami Samarth enterprise
Shop No.-1 on Ground Floor & Shop No.-2 on First 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 Mr. Sanjay Anandrao Gaikwad. |
| 6. Brief description of the stock 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 | <ul style="list-style-type: none">• Packaging materials (cardboard boxes, wooden crates, plastic wrap) are severely degraded, torn, or disintegrating due to prolonged lack of maintenance and |

exposure to environmental conditions over 3–4 years.

- The material has been left unattended in an unmaintained, closed premises. Heavy accumulation of dust, dirt, and ambient moisture is present across all exposed inventory.
- Metallic Components (Faucets, Valves, Pipes, Fittings): Surface oxidation, tarnish, and localized rusting or pitting are evident on brass, chrome-plated, or iron components due to prolonged humidity exposure without protective coating or proper ventilation.
- Rubber & Plastic Components (O-rings, Seals, PVC Fittings, Gaskets): Polymer materials show signs of hardening, brittleness, degradation, or loss of elasticity due to age and temperature fluctuations, rendering them unsafe for immediate pressurized plumbing applications without re-inspection.
- Ceramic & Porcelain Goods: Sanitaryware items show heavy grime buildup. While structural integrity may remain intact for uncracked ceramic, surface finishes require deep cleaning, and missing/damaged original boxes increase the risk of unseen micro-fractures or chipping during handling.
- 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.

a. Nature of Inspection

4. Expected future life of Stock

- While ceramics & plastics retain their physical durability, the Remaining Commercial Life of the inventory as a saleable retail lot is minimal due to degraded rubber parts, surface oxidation, and lost packaging.

5. Commercial Viability & Obsolescence

- The stock is non-moving, slow-moving, and aged (3–4 years old). Lack of original packaging, brand tags, or installation manuals significantly reduces the retail marketability and consumer demand.
- Due to torn and degraded boxes, loose components (such as mounting hardware, screws, seals, and trim kits) may be missing or mixed, rendering several sets incomplete and non-functional without sourcing replacement parts.

6. Procedure of Valuation

- The inventory has been inspected in an 'as-is, where-is' condition within a closed and unattended shop in bank possession. Due to the degraded state of original packaging and long-term unmaintained storage, physical verification was performed based on accessible lots. Functionality, and hidden micro-defects of ceramic/metal goods could not be verified without testing. Valuation reflects the estimated net realizable liquidation value under current physical conditions.
- Valuation has been assessed strictly on a Distressed Realizable Value or Scrap/Liquidation Basis due to physical deterioration and age.

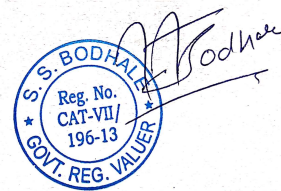
A) Value of Equipment :

Sr.	Details of Plant / Machinery	F.M.V.
1.	1. SWR 4.0" pipe 10' x 53 Nos. 2. SWR 1.5" pipe 20' x 5 Nos. 3. SWR 2.0" pipe 20' x 4 Nos. 4. CPVC 28.5 mm pipe 10' x 7 Nos. 5. CPVC 1.5" pipe 10' x 4 Nos. 6. CPVC 0.75" pipe 10' x 44 Nos. 7. CPVC 1.0" pipe 10' x 9 Nos. 8. CPVC 1.5" pipe 10' x 20 Nos. – White 9. CPVC pipe approx. 20 Nos. in 2 Blue bags 10. CPVC 1.25" pipe 10' x 15 Nos 11. Various PVC Joints – couplings, elbows, tees, 4-way, end caps, etc. 12. Various pipe fittings & accessories – 24 Boxes 13. Drainage pipe 2 Nos. 14. Flush Tank- 3 Nos. + 12 Nos. 15. Sink support – 20 Nos. 16. Cross elbow 4 " – 8 Nos. 17. Small Wash Basin- 63 Nos. 18. Urine Pot- 15 Nos. 19. Reducer Tee 1.5 inch 20. Elbow- 14 Nos. 21. Commode 4 Nos. + 6 Nos. 22. Indian WC Pan- 30 Nos.+ 29 Nos.+ 9 Nos.	Rs.3,00,000/-

Conclusion:

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

A) Market Value of the stock:	Rs. 3,00,000/-
B) Realizable Value of Machinery:	Rs. 2,70,000/-
C) Distress Sale Value of Machinery:	Rs. 2,25,000/-



Govt. Registered & Panel Valuer

Sachin S. Bodhale

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

PART – III

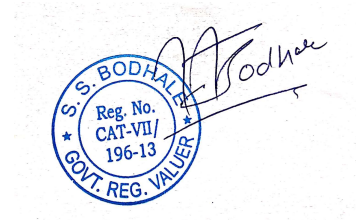
DECLARATION

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

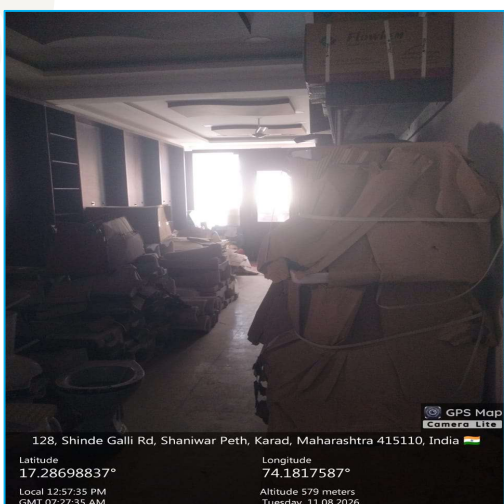
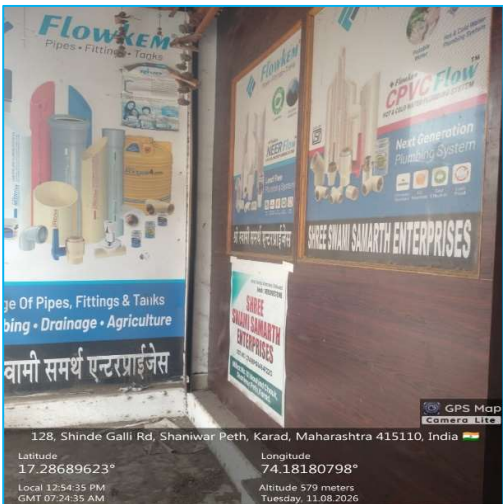


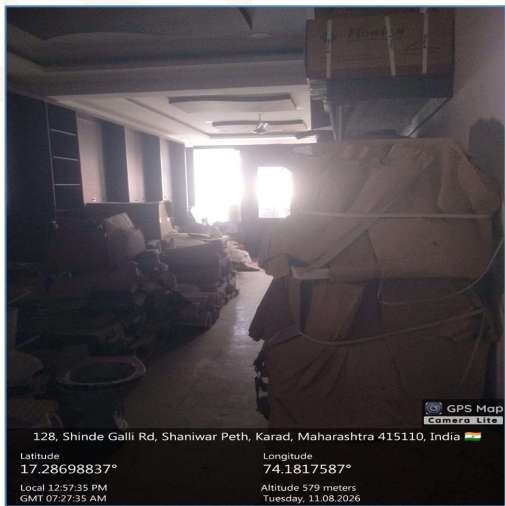
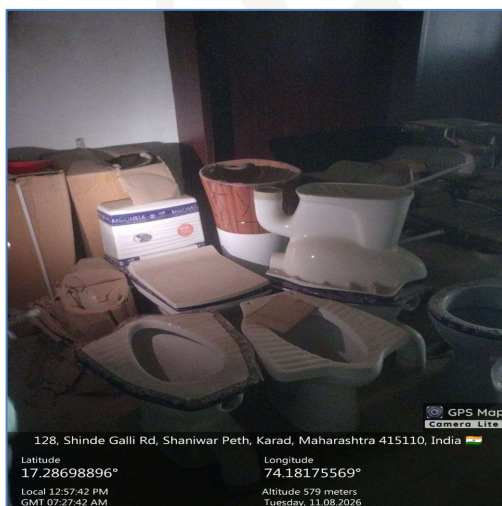
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Photographs-





LOCATION MAP-

