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Dated: 07.12.2021

VALUATION REPORT

OF

INDUSTRIAL PLANT & MACHINERY

SITUATED AT

VILLAGE- JEMUA, P.O. - MEJIA, DISTRICT- BANKURA, WEST BENGAL

OWNER/S

M/S. SHYAM STEEL MANUFACTURING LIMITED

■ Corporate Valuers

■ Business/ Enterprise/ Equity Valuations

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU
Banks

A/C: M/S. SHYAM STEEL MANUFACTURING LIMITED

REPORT PREPARED FOR

STATE BANK OF INDIA, COMMERCIAL BRANCH, MAGMA HOUSE, KOLKATA

***Important - In case of any query/ issue or escalation you may please contact Incident Manager*

at valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.

*NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which
report will be considered to be correct.*

CORPORATE OFFICE:

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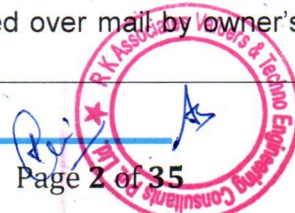
E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

PART A PLANT & MACHINERY VALUATION PROCEDURE

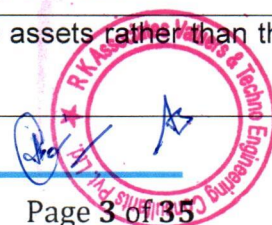
Name & Address of Branch	State Bank Of India, Commercial Branch, Magma House, Kolkata
Name of Customer (s)/ Borrower Unit	M/s. Shyam Steel Manufacturing Limited

S.NO.	CONTENTS	DESCRIPTION
1.	INTRODUCTION	
a.	Name of Property Owner	M/s. Shyam Steel Manufacturing Limited
	Address & Phone Number of the Owner	Village- Jemua, P.O.- Mejia, District- Bankura, West Bengal
b.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property
c.	Date of Inspection of the Property	12 January 2022
d.	Date of Valuation Report	3 February 2022
e.	Name of the Developer of the Property	Owners themselves
	Type of Developer	Property built by owner's themselves

2.	TECHNICAL DESCRIPTION OF THE PLANT/ MACHINERY																																		
a.	Nature of Plant & Machinery	Integrated Steel & cement Plant																																	
b.	Size of the Plant	Large scale Plant																																	
c.	Type of the Plant	Manual																																	
d.	Year of Installation/ Commissioning/ COD (Commercial Operation Date)	<table><tr><th>S.No.</th><th>Unit</th><th>Commercial Operation Date</th></tr><tr><td rowspan="4">1</td><td rowspan="4">DRI</td><td>04-06-2005</td></tr><tr><td>27-01-2009</td></tr><tr><td>22-04-2009</td></tr><tr><td>24-10-2014</td></tr><tr><td>2</td><td>Cement</td><td>27-03-2009</td></tr><tr><td>4</td><td>CPP</td><td>01-03-2012</td></tr></table>	S.No.	Unit	Commercial Operation Date	1	DRI	04-06-2005	27-01-2009	22-04-2009	24-10-2014	2	Cement	27-03-2009	4	CPP	01-03-2012	<table><tr><th>S.No.</th><th>Unit</th><th>Commercial Operation Date</th></tr><tr><td>3</td><td>Ferro</td><td>25-08-2009</td></tr><tr><td rowspan="3">5</td><td rowspan="3">SMS</td><td>08-12-2011</td></tr><tr><td>04-01-2016</td></tr><tr><td>02-07-2016</td></tr><tr><td>6</td><td>RM</td><td>08-05-2018</td></tr><tr><td></td><td></td><td></td></tr></table>	S.No.	Unit	Commercial Operation Date	3	Ferro	25-08-2009	5	SMS	08-12-2011	04-01-2016	02-07-2016	6	RM	08-05-2018			
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e.	Production Capacity	<table><tr><th>S.No.</th><th>Unit</th><th>Production Capacity (TPA)</th></tr><tr><td>1</td><td>DRI</td><td>225000</td></tr><tr><td>2</td><td>Cement</td><td>Not in Use</td></tr><tr><td>3</td><td>CPP</td><td>15 MW</td></tr><tr><td>4</td><td>Ferro</td><td>32400</td></tr><tr><td>5</td><td>SMS</td><td>234300</td></tr><tr><td>6</td><td>RM</td><td>290000</td></tr></table>				S.No.	Unit	Production Capacity (TPA)	1	DRI	225000	2	Cement	Not in Use	3	CPP	15 MW	4	Ferro	32400	5	SMS	234300	6	RM	290000									
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f.	Capacity at which Plant was running at the time of Survey	DRI-130%, SMS-105%, RM-92%, Ferrochrome-107%, CPP-118% of installed capacity as informed over mail by owner's representative																																	



g.	Number of Production Lines		S.No.	Unit	Production Lines
			1	DRI	4
			2	Cement	Not In Use
			4	CPP	1
			3	Ferro	2
			5	SMS	1
			6	RM	1
h.	Condition of Machines	Average.			
i.	Status of the Plant	Steel section was Fully operational while cement plant was not in operation since many years.			
j.	Products Manufactured in this Plant	Steel Billets & TMT bar.			
k.	Recent maintenance carried out on	No information provided			
l.	Recent upgradation, improvements if done any	No			
m.	Total Gross Block & Net Block of Assets	Gross Block		Net Block	
		As per FAR provided			
		Rs.327,71,18,880/-		Not Provided to us	
n.	Any other Details if any	NA			
1.	LOCATION/ ADDRESS WHERE PLANT/ MACHINES ARE FOUND TO BE INSTALLED				
	All the plant and machinery as per the Fixed Assets Register provided to us is considered to be installed inside in the premises of M/s. Shyam Steel Manufacturing Limited situated at Village- Jemua, P.O.- Mejia, District- Bankura, West Bengal				
2.	SURVEY DETAILS				
I.	Plant has been surveyed by our Engineering Team on dated 12/01/2022 & 13/01/2022				
II.	Site inspection was done in the presence of Owner's representative Mr. Praful Kant (+91-86956 12334) who were available from the company to furnish any specific detail about the Plant & Machinery.				
III.	Our team examined & verified the machines and utilities from the list provided by the bank. Only major machinery, process line & equipment has been verified.				
IV.	Photographs have also been taken of all the Machines and its accessories installed there.				
V.	Steel section of plant was completely operational during site visit while cement section was not operational since many years as per the information provided during the site survey.				
VI.	All the details have been cross checked as per the documents provided to us by the bank and what was observed at the site.				
VII.	Condition of the machines is checked through visual observation only. No technical/ mechanical/ operational testing has been carried out to ascertain the condition and efficiency of machines.				
VIII.	Site Survey has been carried out on the basis of the physical existence of the assets rather than their technical expediency.				



IX.	As per the overall site visit summary, machines installed in the plant found to be in average condition. And as per the information provided by the company official there is an amount of Rs.5.70 Cr spent by the company over the maintenance of machines form April 01, 2021 to December 31, 2021.
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3. MANUFACTURING PROCESS



4.	TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY
	NA

5. RAW MATERIALS REQUIRED & AVAILABILITY

Type of Raw Material:	Iron Ore, Coal, Dolomite etc.
Availability:	Available as per requirement.

6. AVAILABILITY & STATUS OF UTILITIES

Power/ Electricity	Yes, as per load
Water	Yes
Road/ Transport	Yes

7. COMMENT ON AVAILABILITY OF LABOUR

Availability:	Appears to be easily & adequately available and no labour issues came to our knowledge during site inspection.
Number of Labours working in the Factory	Company Payroll-1050

8. SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY

Strategic Sale as part of the complete Project.
Reason: This is a Large Scale Plant and can only be sold only as an Integrated Industry to preserve its value since complete process line & machines are special purpose machines and can't be used in any other Industry. Some of the machines are seen to be in below average condition during the site survey.

	So for fetching maximum value is through strategic sale to the players who are already into same or similar Industry who have plans for expansion or any large conglomerate who plans to enter into this new Industry.
9.	DEMAND OF SUCH PLANT & MACHINERY IN THE MARKET
	As per the current economic condition demand is in line if transaction happens for the complete integrated Project as a whole but not on piecemeal basis.
10.	VALUATION PROEDURE
a.	Basic Methodology: For arriving at fair market value of P&M & other fixed assets our engineering team has rationally applied the mixture of <u>'sales comparison (market approach)' and the disposable value approach</u> . The fair market value of Plant & Machinery on the date of valuation is its cost of reproduction & commissioning on that date less the depreciation & other deterioration deductions (Technological, Economic, Functional obsolescence) or additions for good maintenance from the date of commissioning of the machinery to the date of its valuation.
b.	Core P&M Asset Valuation is done keeping in mind various factors like technology used, machines availability, its condition, average age, maintenance & service and parts replacement availability of the machines and more importantly demand in the market.
c.	Main Machinery of this Plant are special purpose machines used for power generation and steel production including induction furnaces, Kiln, Boiler, Turbine, generator, bar cutting machine etc. while auxiliary machines include generator, conveyors etc..
d.	The main data point for the Valuation of Plant & Machinery is the Fixed Asset Register maintained by the company. Plant & Machinery FAR has been provided by the company which has been relied upon in good faith. Provided FAR included assets in different heads like Land, Building, Plant & Machinery, Electrical equipment's, Furniture & fittings, Office equipment, etc. Assets under different heads are segregated and are evaluated separately. From the Fixed Asset Register List two key inputs, Date of Capitalization and Cost of capitalization are taken which play vital role in evaluating used Plant & Machinery valuation.
e.	Provided Capitalization cost include soft cost incurred during the Project establishment like Pre-operative, IDC & Finance cost expenses also. On our request we have not got break-up of hard & soft cost separately hence we have to go by the given figure.
f.	For evaluating depreciation chart of Companies Act-2013 for ascertaining useful life of different types of machines are followed. Useful life of such Plant is 25 years. For calculating Replacement Cost of the machines as on date Cost Inflation Index is taken into consideration since this Plant is many years old and since then fluctuation has occurred in the prices of metals or industrial commodities.
g.	On the Depreciated Replacement Cost (DRC) deduction for obsolescence/ deterioration or addition for good maintenance has been taken to arrive at the estimated Prospective Fair Market Value of the machines.

h.	Underline assumption for the evaluation of this Plant & Machinery is that it will be sold as an Integrated Plant and not as discrete/ piecemeal machinery basis.
11.	CONSOLIDATED PLANT & MACHINERY VALUATION
	Consolidated valuation sheet of Plant & Machinery and other asset items are mentioned below with depreciated current market value as per different category of the machines/assets cumulated together. Our engineering team has separated the Cost of Equipment's in the different sections of the plant. The cost of equipment considered from P&M List doesn't includes Pre-operative, Finance, and IDC Charges etc. The capitalized/ purchase cost of machinery considered from P&M List consists of final commissioning of machines which includes freight, taxes, insurance, etc.

SUMMARY- VALUATION OF PLANT & MACHINERY AND OTHER FIXED ASSETS OF M/S. SHYAM STEEL MANUFACTURING LIMITED VILLAGE- JEMUA, P.O. - MEJIA, DISTRICT- BANKURA, WEST BENGAL					
Sr. No.	Items	Annexure	Cost of Capitalization	Gross Current Replacement Cost (GCRC)	Current Depreciated Market Value
1	Plant & Machinery	A	₹ 2,95,03,48,656	₹ 3,36,34,06,785	₹ 1,58,01,93,410
2	Furniture and Fixtures	B	₹ 51,25,603	₹ 51,25,603	₹ 25,25,743
3	Computers	C	₹ 92,46,303	₹ 92,46,303	₹ 53,77,300
4	Office Equipments	D	₹ 90,77,980	₹ 90,77,980	₹ 24,51,220
5	Intangible Assets	E	₹ 6,93,008	₹ 6,93,008	₹ 2,35,513
6	CWIP	F	₹ 19,09,31,516	₹ 19,09,31,516	₹ 19,09,31,516
7	Vehicles	G	₹ 11,16,95,814	₹ 11,16,95,814	₹ 6,14,06,367
TOTAL			₹ 3,27,71,18,880	₹ 3,69,01,77,009	₹ 1,84,31,21,070
Notes:					
1. Asset items pertaining to M/S. Shyam Steel Manufacturing Limited, Village- Jemua, P.O. - Mejia, District- Bankura, West Bengal.					
2. Asset items of different classes are grouped together and summarized seperately. Detailed valuation sheet with calculation can be referred in attached annexures.					
3. Company has provided us the Fixed Asset Register (FAR) for the purpose of Valuation. This FAR has the capitalization of the items based on the capex incurred under various heads and shown it in under various phases. Hence, for the purpose of Valuation we have taken the FAR having capex incurred.					
4. For evaluating useful life for calculation of depreciation, Chart of Companies Act-2013 is referred					
6. For evaluating the Gross current replacement cost of the machines and equipments, we have adopted the inflation rate occurred in the manufacturing of the respective commodity. For the same we have used the whole sale price index provided by the Government of India through www.eaindustry.nic.in					
7. Final valuation includes Design, erection, procurement, installation & commissioning charges as well.					
8. Movable Items likes Vehicles, Laptops, Furnitures and other appliances capitalized were not verified individuallly as it is not viable					

PART B CONSOLIDATED VALUATION ASSESSMENT OF PLANT & MACHINERY

S.No.	Particulars	Book Value	Prospective Fair Market Value
1.	Plant & Machinery Value	Rs.3,27,71,18,880/-	Rs.184,31,21,070/-
2.	Additional Premium if any	----	----
	Details/ Justification	----	----
3.	Deductions charged if any	----	----
	Details/ Justification	----	----
4.	Total Prospective Fair Market Value[#]	----	Rs.184,31,21,070/-
5.	Rounded Off	----	Rs.184,31,00,000/-
6.	Expected Realizable Value[^] (@ ~15% less)	----	Rs.156,66,35,000/-
7.	Expected Forced Distress Sale Value* (@ ~25% less)	----	Rs.138,23,25,000/-

(RUPEES ONE HUNDRED EIGHTY FOUR CRORE AND THIRTY ONE LAKHS ONLY)

8.	Concluding Comments & Disclosures if any	i. This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. ii. Legal aspects for e.g. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals, etc. has to be taken care by legal experts/ Advocates. iii. This report only contains opinion based on technical & market information which came to knowledge during course of the assignment. It doesn't contain any recommendations. iv. This valuation assessment doesn't cover any Value addition or Enterprise/ Company Valuation factors of the Project/ Industry which may have additional premium or discounting impact on the overall Project/ Industry Value due to various other financial conditions of the Project. v. This report is prepared following our Standard Operating Procedures & Best Practices, Limitations, Conditions, Remarks, Important Notes, Valuation TOR.
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PART C

SUMMARY OF THE VALUATION REPORT

S.NO.	CONTENTS	DESCRIPTION
1.	GENERAL DETAILS	
a.	Report prepared for	Bank
b.	Name & Address of Organization	State Bank Of India, Commercial Branch, Magma House, Kolkata
c.	Name of Borrower unit	M/s. Shyam Steel Manufacturing Limited
d.	Name of Property Owner	M/s. Shyam Steel Manufacturing Limited
e.	Address & Phone Number of the owner	Village- Jemua, P. O.- Mejia, District- Bankura, West Bengal
f.	Address at which Plant & Machinery located	Village- Jemua, P. O.- Mejia, District- Bankura, West Bengal
g.	Type of the Property	Large Scale Industrial Plant
h.	Nature of Industry	Primary Steel Plant
i.	Type of Loan	NA
j.	Type of Valuation	Plant & Machinery Valuation
k.	Report Type	Plain Asset Valuation
l.	Date of Inspection of the Property	12 January 2022
m.	Date of Valuation Report	3 February 2022
n.	Plant Technical person name, contact number & designation assisted for Survey	Mr. Praful Kant (☎-+91- 86956 12334).
o.	Purpose of the Valuation	Periodic Re-valuation of the mortgaged asset
p.	Scope of the Assessment	Non Binding Opinion on General Prospective Valuation Assessment of the Plant & Machineries as found on site on as-is-where basis.
q.	Out-of-Scope of the Assessment	i. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. ii. Legal aspects & rights of the Plant & Machinery are out-of-scope of this report. iii. Inventorization of P&M is out of scope of work. iv. Componentization of Plant & Machinery is out of scope of this report. v. Identification of the P&M is only limited to cross verification of major machines & production lines. vi. Technical/ mechanical/ operational testing of the machines is out-of-scope of the report. vii. Comment/ determination on technological aspect is out of scope of this report. viii. Any kind of machine/ process design is out of scope of the report.



r.	Information provided/ available for assessment	Documents Requested		Documents Provided		
		Total 04 documents requested.		Total 01 documents provided.		
		Detailed Fixed Asset Register/ Inventory Sheet		Detailed Fixed Asset Register		
		Invoices/ Bills		No details/ information provided		
		Purchase Orders		No details/ information provided		
		EPC contract agreements		No details/ information provided		
s.	Identification of the property	☒	Cross checked from the name of the machines mentioned in the FAR/ Inventory list name plate displayed on the machine			
		☒	Identified by the company's representative			
		☐	Identified from the available Invoices			
		☐	Identification of the machines could not be done properly			
		☐	Due to large number of machines/ inventory, only major production lines & machines have been checked			
		☐	Physical inspection of the machines could not be done			

2. BRIEF DESCRIPTION OF THE ASSET UNDER VALUATION

a.



Snapshot of the Asset/ Property Under Valuation



This valuation report is prepared for plant & machinery pertaining to M/s. Shyam Steel Manufacturing Limited plant situated at Village- Jemua, P. O.- Mejia, District- Bankura, West Bengal.

We have been appointed as a consultant for preparing the valuation report for the fixed assets (Plant & machinery) by the "STATE BANK OF INDIA" through the work order vide Ref. No. SBI/CBK/AMT-II/2021-22/955 dated: -20/12/2021.

M/s. Shyam Steel Manufacturing Limited have purchased the subject plant from M/s. Shobha Ispat in the year 2011 and the company is manufacturing different kind of steel products since then. The company is involved in Manufacturing of MS ingot/MS billets, TMT etc. using iron ore, dolomite, coal etc.

Cement section within the premises of the plant is not in use since 2011.

As per the site survey it was observed that the steel section of subject plant was completely in operational condition and machines found to be in average condition.

As per the information provided by the company official there is an amount of Rs.5.70 Cr spent by the company over the maintenance of machines from April 01, 2021 to December 31, 2021

3. VALUATION SUMMARY

a.	Gross Block	Rs.327,71,18,880/-
b.	Total Prospective Fair Market Value	Rs.184,31,00,000/-
c.	Total Expected Realizable/ Fetch Value	Rs.156,66,35,000/-
d.	Total Expected Distress/ Forced Sale Value	Rs.138,23,25,000/-

4. ENCLOSURES

a.	Part B	Valuation Report as per SBI Format
b.	Part C	Consolidated Valuation Assessment of Plant & Machinery
c.	Annexure-1	Google Map Location
d.	Annexure-2	Detailed Plant & Machinery calculation
e.	Annexure-3	Photographs of Plant & Machinery
f.	Annexure-4	Survey Summary Sheet – Pages
g.	Annexure-5	Copy of relevant papers from the property documents referred in the Valuation – Pages x



R.K ASSOCIATES IMPORTANT NOTES:

1. **DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point of the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates won't be held responsible for any inaccuracy in any manner. Also if we will not hear back anything from you within 30 days, we will assume that report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.
2. Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
3. **COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

IF REPORT IS USED FOR BANK/ FIs

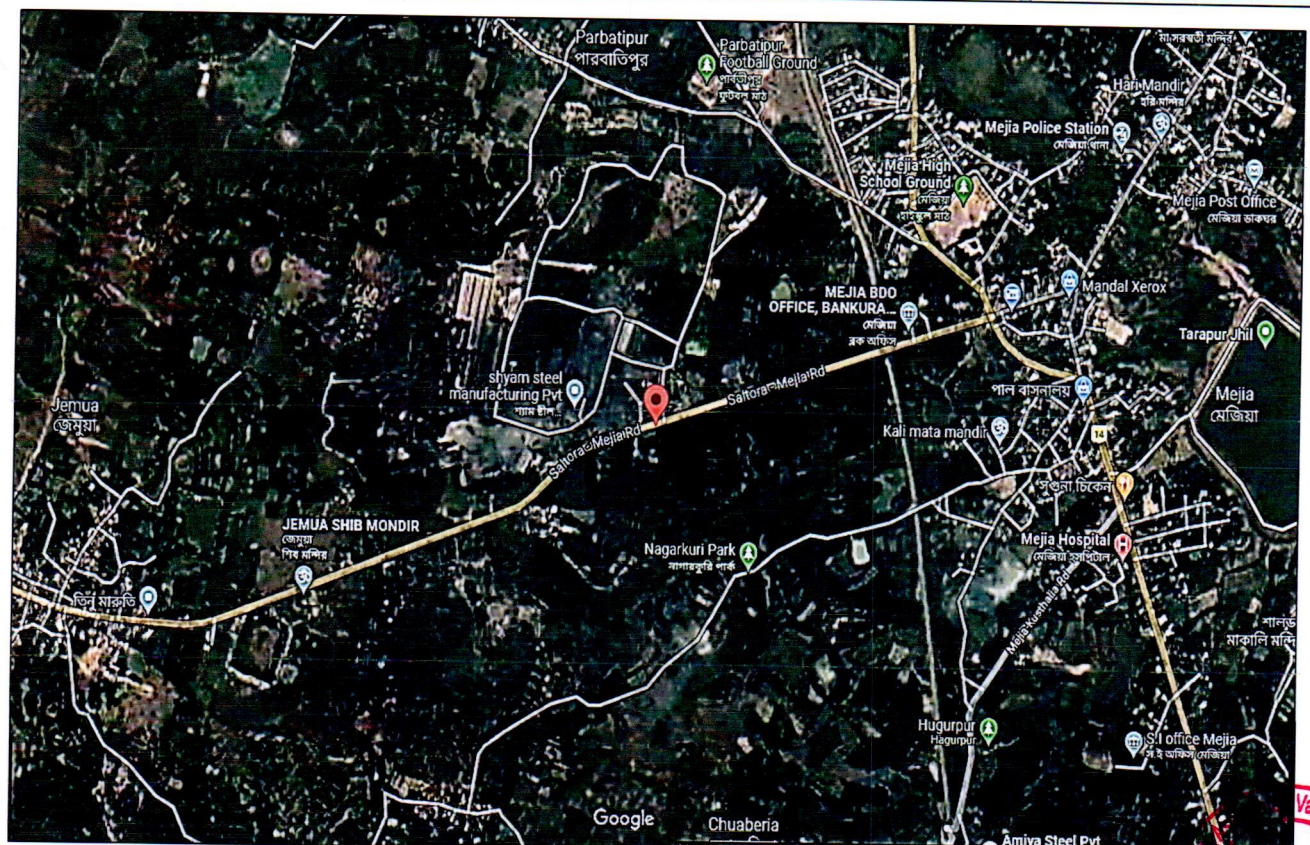
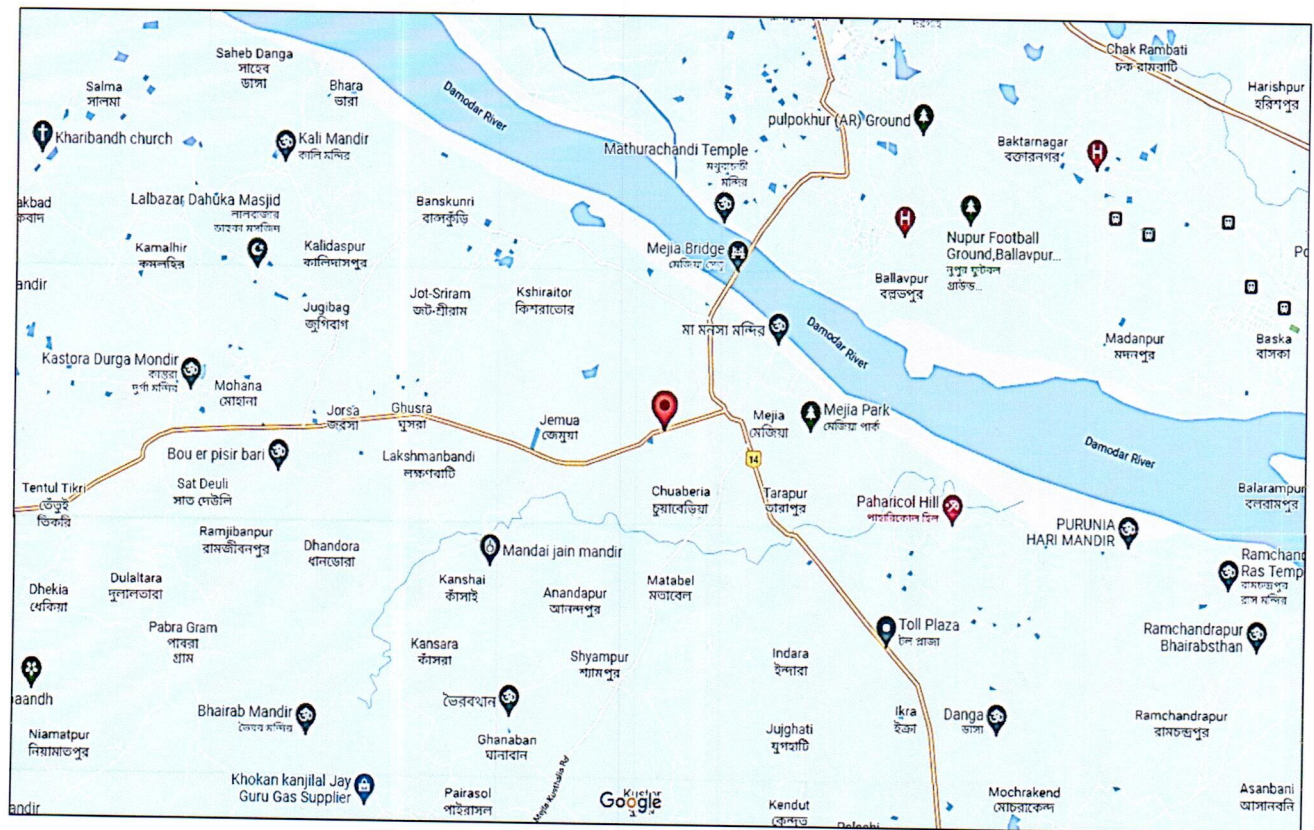
NOTE: As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.

At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

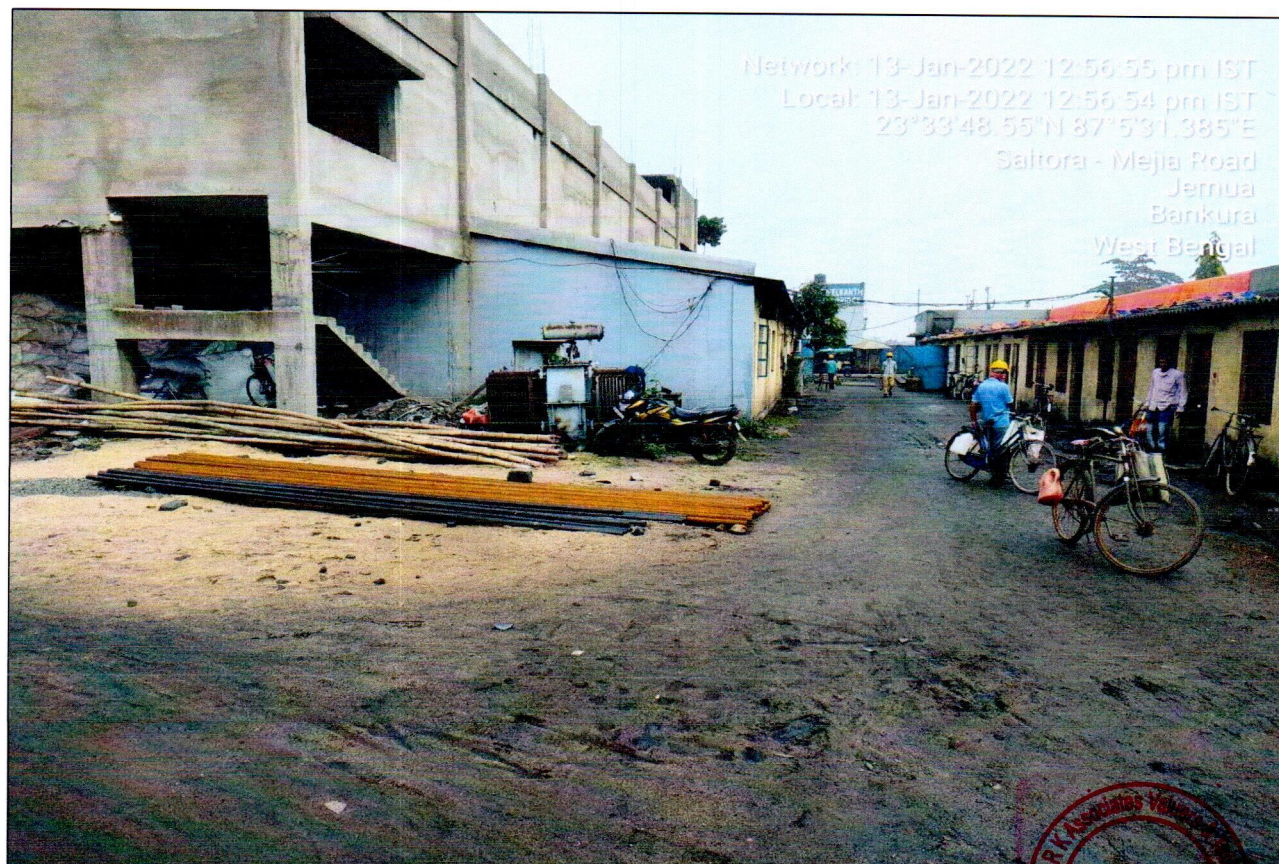
SURVEY ANALYST	ENGINEERING ANALYST	L1/ L2 REVIEWER
Anirban Roy	Abhishek Sharma	Inderjeet Rathee
		



GOOGLE MAP LOCATION- ANNEXURE I



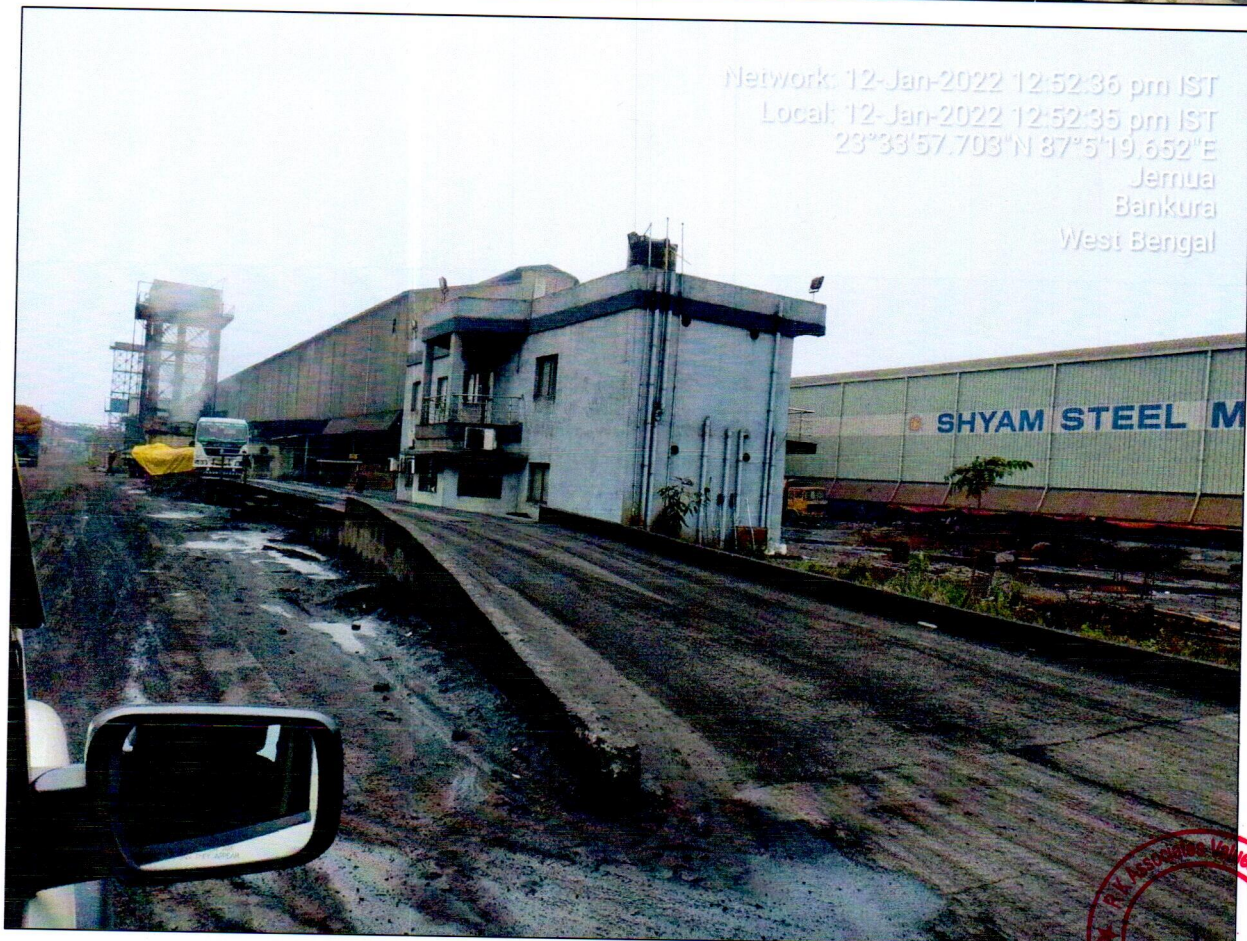
PHOTOGRAHS - ANNEXURE II











ENCLOSURE-I

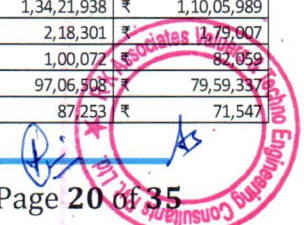
VALUATION OF PLANT AND MACHINERY							
S. NO	Description	Date of Installation	Life Consumed	Original Cost As per Documents Provided	Reproduction Cost (as per WPI Index)	Depreciated Value	Current Depreciated Market Value
1	Bar bending machine	07-05-2018	3.69	₹ 1,99,95,770	₹ 2,09,95,558	₹ 1,60,91,993	₹ 1,31,95,434
2	TMT BAR BUNDLE BENDING MACHINE	01-12-2018	3.12	₹ 1,06,020	₹ 1,09,902	₹ 77,350	₹ 63,427
3	SPOT BAR BENDING MACHINE	22-08-2018	3.39	₹ 1,30,337	₹ 1,35,109	₹ 91,539	₹ 75,062
4	BAR BENDING MACHINE	25-01-2019	2.97	₹ 13,73,100	₹ 13,88,357	₹ 9,97,011	₹ 8,17,549
5	TMT BAR BUNDLE BENDING MACHINE	31-01-2019	2.95	₹ 1,05,000	₹ 1,06,167	₹ 76,407	₹ 62,653
6	RM_ 2ND BAR BENDING MACHINE	31-12-2019	2.04	₹ 41,05,229	₹ 41,50,842	₹ 33,48,138	₹ 27,45,473
7	TMT BAR BUNDLE BENDING MACHINE	11-01-2020	2.01	₹ 2,02,020	₹ 2,02,020	₹ 1,63,531	₹ 1,34,095
8	PCC MCC DC & PLC Panels	07-05-2018	3.69	₹ 2,51,32,373	₹ 2,63,88,992	₹ 2,26,91,062	₹ 1,86,06,671
9	DRIVE WITH ACCESSORIES FOR PLC	28-10-2018	3.21	₹ 13,93,242	₹ 14,07,367	₹ 5,48,758	₹ 4,49,981
10	DC DRIVE PANEL	20-04-2019	2.73	₹ 10,17,780	₹ 10,17,780	₹ 9,12,031	₹ 7,47,866
11	Pinch Rolls	07-05-2018	3.69	₹ 30,89,856	₹ 31,59,487	₹ 24,21,581	₹ 19,85,696
12	GEAR PINCH ROLL RATIO-1:1.075	09-09-2018	3.35	₹ 7,00,000	₹ 7,15,775	₹ 5,64,128	₹ 4,62,585
13	PINCH ROLL SPRING LOADED	23-05-2019	2.64	₹ 1,79,550	₹ 1,80,046	₹ 89,604	₹ 73,475
14	PINCH ROLL CANTILEVER TYPE	23-05-2019	2.64	₹ 1,94,550	₹ 1,95,087	₹ 97,089	₹ 79,613
15	Roller Table & Accessories	07-05-2018	3.69	₹ 1,21,57,403	₹ 1,31,37,253	₹ 1,12,96,310	₹ 92,62,974
16	Shear	07-05-2018	3.69	₹ 1,58,50,624	₹ 1,66,43,155	₹ 1,43,10,925	₹ 1,17,34,958
17	COLD SHEAR CAP-300T	18-04-2019	2.74	₹ 16,23,000	₹ 16,23,000	₹ 13,41,384	₹ 10,99,935
18	TMT Box	07-05-2018	3.69	₹ 46,95,139	₹ 46,95,139	₹ 35,98,578	₹ 29,50,834
19	RECTIFIER DUTY TRANSFORMER 5000KVA	07-05-2018	3.69	₹ 27,77,766	₹ 29,84,561	₹ 22,87,510	₹ 18,75,758
20	RECTIFIER DUTY TRANSFORMER 2500KVA	07-05-2018	3.69	₹ 16,95,067	₹ 18,21,259	₹ 13,95,899	₹ 11,44,638
21	DISTRIBUTION DUTY TRANSFORMER 3500KVA	07-05-2018	3.69	₹ 19,45,067	₹ 20,89,871	₹ 16,01,776	₹ 13,13,456
22	Vacuum Circuit Breaker	07-05-2018	3.69	₹ 25,00,000	₹ 25,17,986	₹ 19,29,904	₹ 15,82,521
23	D G Set	07-05-2018	3.69	₹ 6,58,637	₹ 6,69,925	₹ 4,35,231	₹ 3,56,889
24	HYDRA - 14 TON	07-05-2018	3.69	₹ 11,53,500	₹ 11,79,494	₹ 6,62,981	₹ 5,43,644
25	HYDRA - 14 TON HD	07-05-2018	3.69	₹ 11,55,000	₹ 11,81,028	₹ 6,63,843	₹ 5,44,351
26	Block Mill 6 Stand	07-05-2018	3.69	₹ 5,09,65,123	₹ 5,35,13,379	₹ 4,60,14,468	₹ 3,77,31,864
27	Cooling Bed	07-05-2018	3.69	₹ 3,00,20,157	₹ 3,15,21,165	₹ 2,71,04,057	₹ 2,22,25,327
28	LT, HT, Instrumentation cables with CB	07-05-2018	3.69	₹ 2,14,03,407	₹ 2,24,73,577	₹ 1,93,24,321	₹ 1,58,45,943
29	Mill Equipment and Accessories	07-05-2018	3.69	₹ 1,89,22,368	₹ 1,98,68,487	₹ 1,70,84,286	₹ 1,40,09,114
30	Lab equipments	07-05-2018	3.69	₹ 26,17,710	₹ 26,17,710	₹ 20,06,337	₹ 16,45,196
31	Misc. Electrical	07-05-2018	3.69	₹ 1,11,18,731	₹ 1,16,74,667	₹ 1,00,38,679	₹ 82,31,717
32	RM_Office Electrical	31-12-2019	2.04	₹ 97,78,729	₹ 98,05,667	₹ 90,47,165	₹ 74,18,676
33	FLOWMETER,DN80,25-50M3/HR,OPTIFLUX 2000	01-09-2020	1.36	₹ 59,472	₹ 59,472	₹ 33,777	₹ 27,697
34	Motor & Pump	07-05-2018	3.69	₹ 2,63,88,413	₹ 2,80,32,060	₹ 1,82,11,623	₹ 1,49,33,531
35	SERVO MOTOR 18 KW	08-08-2018	3.43	₹ 2,74,250	₹ 2,91,332	₹ 1,72,569	₹ 1,41,507
36	Motor & Pump	10-08-2018	3.43	₹ 1,73,530	₹ 1,84,338	₹ 1,24,317	₹ 1,01,940
37	MOTOR-45KW, 60HP, 1475RPM	20-09-2018	3.32	₹ 88,000	₹ 93,481	₹ 56,681	₹ 46,478
38	DC MOTOR 220 KW	13-12-2018	3.08	₹ 10,60,000	₹ 11,26,024	₹ 7,13,521	₹ 5,85,087
39	AC MOTOR 1125 KW	12-02-2019	2.92	₹ 21,50,000	₹ 22,32,485	₹ 14,58,952	₹ 11,96,341
40	DC MOTOR 220 KW	01-05-2019	2.70	₹ 10,20,000	₹ 10,59,133	₹ 7,19,031	₹ 5,89,606
41	DC MOTOR 750KW	21-10-2019	2.23	₹ 21,05,000	₹ 21,85,759	₹ 16,06,907	₹ 13,17,664
42	SERVO DRIVE SYSTEM,W/FMD,OCS,F/DRM SHEAR	02-09-2020	1.36	₹ 5,63,600	₹ 5,63,600	₹ 4,17,790	₹ 3,42,588
43	MOTOR,DC,90KW,220VDC,0-1500-2250RPM,IEC	10-03-2021	0.84	₹ 5,86,840	₹ 5,86,840	₹ 5,28,035	₹ 4,32,989
44	DOUBLE GIRDER EOT CRANE 10/5T	07-05-2018	3.69	₹ 30,75,000	₹ 34,64,703	₹ 26,55,513	₹ 21,77,521
45	DOUBLE GIRDER EOT CRANE 10/5T	07-05-2018	3.69	₹ 30,75,000	₹ 34,64,703	₹ 26,55,513	₹ 21,77,521
46	DOUBLE GRINDER EOT CRANE 10T	07-05-2018	3.69	₹ 37,70,000	₹ 42,47,782	₹ 32,55,702	₹ 26,69,676
47	DOUBLE GRINDER EOT CRANE 10T	07-05-2018	3.69	₹ 37,70,000	₹ 42,47,782	₹ 32,55,702	₹ 26,69,676
48	EOT CRANE 3 TON, SINGLE GIRDER	07-05-2018	3.69	₹ 4,10,000	₹ 4,61,960	₹ 3,54,068	₹ 2,90,336
49	EOT CRANE 5 TON, DOUBLE GIRDER	07-05-2018	3.69	₹ 14,57,000	₹ 16,41,650	₹ 12,58,238	₹ 10,31,755
50	DOUBLE GRINDER EOT CRANE 10 T	24-01-2019	2.97	₹ 45,53,467	₹ 46,06,085	₹ 37,39,720	₹ 30,66,571
51	DOUBLE GIRDER EOT CRANE 10 T	21-11-2019	2.15	₹ 27,58,900	₹ 27,90,781	₹ 24,11,617	₹ 19,77,526
52	MS Rail	07-05-2018	3.69	₹ 46,09,142	₹ 52,91,173	₹ 45,49,713	₹ 37,30,765
53	WELDING MACHINE 450A 3 PHASE	07-05-2018	3.69	₹ 34,500	₹ 34,500	₹ 22,414	₹ 18,379
54	WELDING MACHINE 450A 3 PHASE	07-05-2018	3.69	₹ 1,03,500	₹ 1,03,500	₹ 67,241	₹ 55,138
55	WELDING MACHINE 3 PHASE DC, 80-600A	07-05-2018	3.69	₹ 1,72,000	₹ 1,72,000	₹ 1,11,743	₹ 91,630
56	RECTIFIER WELDING MACHINE 600A 3 PH	13-09-2018	3.33	₹ 88,000	₹ 88,000	₹ 60,126	₹ 49,303
57	Water Complex Area	30-05-2018	3.62	₹ 2,89,00,121	₹ 3,03,45,127	₹ 2,61,65,481	₹ 2,14,55,694
58	DEEP BED FILTER CAPACITY 225 M3/H	07-05-2018	3.69	₹ 48,49,791	₹ 48,49,791	₹ 41,70,182	₹ 34,19,550
59	COOLING TOWER	07-05-2018	3.69	₹ 21,55,463	₹ 21,60,636	₹ 18,57,863	₹ 15,23,448
60	ADAMITE ROLL 560 X 1600MM	07-05-2018	3.69	₹ 49,91,258	₹ 53,93,538	₹ 41,33,864	₹ 33,89,769
61	DPIC ROLL 340 X 650MM BL-continious mill	07-05-2018	3.69	₹ 7,31,660	₹ 7,31,660	₹ 4,11,258	₹ 3,37,232
62	SG IRON ROLL 340 X 650MM BL	07-05-2018	3.69	₹ 20,81,730	₹ 22,49,511	₹ 17,24,132	₹ 14,13,788
63	SG IRON ROLL 420 X 800MM BL	07-05-2018	3.69	₹ 38,77,851	₹ 41,90,394	₹ 32,31,717	₹ 26,33,608
64	Gear Box (REDUCTION WITH HARDENED)	07-05-2018	3.69	₹ 24,30,000	₹ 24,95,124	₹ 19,12,382	₹ 15,68,153
65	GEAR BOXES FOR 320MM IMS-C5	07-05-2018	3.69	₹ 7,02,000	₹ 7,20,814	₹ 5,52,466	₹ 4,53,022

VALUATION ASSESSMENT

M/S SHYAM STEEL MANUFACTURING LIMITED.

VALUATION OF PLANT AND MACHINERY							
S. NO	Description	Date of Installation	Life Consumed	Original Cost As per Documents Provided	Reproduction Cost (as per WPI Index)	Depreciated Value	Current Depreciated Market Value
66	GEAR BOXES FOR 320MM IMS-C6	07-05-2018	3.69	₹ 7,02,000	₹ 7,20,814	₹ 5,52,466	₹ 4,53,022
67	GEAR BOXES FOR 320MM IMS-C7	07-05-2018	3.69	₹ 5,40,000	₹ 5,54,472	₹ 4,24,974	₹ 3,48,478
68	GEAR BOXES FOR 320MM IMS-C8	07-05-2018	3.69	₹ 5,40,000	₹ 5,54,472	₹ 4,24,974	₹ 3,48,478
69	GEAR BOXES FOR 400MM IMS-C1	07-05-2018	3.69	₹ 15,57,000	₹ 15,98,728	₹ 12,25,341	₹ 10,04,779
70	GEAR BOXES FOR 400MM IMS-C2	07-05-2018	3.69	₹ 15,57,000	₹ 15,98,728	₹ 12,25,341	₹ 10,04,779
71	GEAR BOXES FOR 400MM IMS-C3	07-05-2018	3.69	₹ 13,50,000	₹ 13,86,180	₹ 10,62,434	₹ 8,71,196
72	GEAR BOXES FOR 400MM IMS-C4	07-05-2018	3.69	₹ 13,50,000	₹ 13,86,180	₹ 10,62,434	₹ 8,71,196
73	SWIPE ARM GEAR BOX	07-02-2019	2.93	₹ 1,37,170	₹ 1,39,241	₹ 1,00,464	₹ 82,380
74	Roughing Mill	07-05-2018	3.69	₹ 1,74,07,728	₹ 1,82,78,114	₹ 1,50,76,439	₹ 1,23,62,680
75	320MM CLOSED TOP INTERMEDIATE MILL STAND	07-05-2018	3.69	₹ 19,46,027	₹ 19,46,027	₹ 16,73,327	₹ 13,72,128
76	400MM CLOSED TOP INTERMEDIATE MILL STAND	07-05-2018	3.69	₹ 60,39,930	₹ 60,39,930	₹ 51,93,546	₹ 42,58,707
77	CARDAN SHAFTS-continous mill	07-05-2018	3.69	₹ 41,70,820	₹ 43,83,323	₹ 33,59,587	₹ 27,54,861
78	CARDON SHAFT STAND-C4	12-08-2018	3.42	₹ 1,55,100	₹ 1,63,002	₹ 1,10,013	₹ 90,211
79	CARDON SHAFT STAND-C1	12-08-2018	3.42	₹ 2,88,580	₹ 3,03,283	₹ 2,04,691	₹ 1,67,847
80	CARDON SHAFT STAND-C7&C8	12-08-2018	3.42	₹ 95,880	₹ 1,00,765	₹ 68,008	₹ 55,767
81	CARDON SHAFT STAND-C5&C6	12-08-2018	3.42	₹ 1,08,100	₹ 1,13,608	₹ 76,676	₹ 62,874
82	CARDON SHAFT STAND-C2	12-08-2018	3.42	₹ 1,90,820	₹ 2,00,542	₹ 1,35,350	₹ 1,10,987
83	Continous Mill	07-05-2018	3.69	₹ 1,37,32,478	₹ 1,44,19,102	₹ 1,23,98,531	₹ 1,01,66,796
84	HOUSINGLESS 320MM TOP IMS	07-05-2018	3.69	₹ 25,28,002	₹ 25,28,002	₹ 19,37,581	₹ 15,88,816
85	Lathe Machine- 10"HEAVY DUTY ROLL TURNING	07-05-2018	3.69	₹ 2,21,520	₹ 2,29,508	₹ 1,75,906	₹ 1,44,243
86	Lathe Machine- 16"HEAVY DUTY ROLL TURNING	07-05-2018	3.69	₹ 11,07,600	₹ 11,47,540	₹ 8,79,529	₹ 7,21,214
87	Lathe Machine- 7" ALL GEARED PRECISION	07-05-2018	3.69	₹ 6,96,210	₹ 7,21,315	₹ 5,52,850	₹ 4,53,337
88	LATHE MACHINE 20FT-PMT-20	08-10-2020	1.26	₹ 5,73,000	₹ 5,73,000	₹ 5,27,165	₹ 4,32,275
89	LATHE MACHINE 12FT PMT-12	08-10-2020	1.26	₹ 3,27,000	₹ 3,27,000	₹ 3,00,843	₹ 2,46,691
90	DRILLING MACHINE-40MM PILLAR TYPE	07-05-2018	3.69	₹ 94,940	₹ 1,04,434	₹ 67,848	₹ 55,635
91	Shapping Machine-750MM HEAVY DUTY	07-05-2018	3.69	₹ 2,16,240	₹ 2,37,864	₹ 1,82,310	₹ 1,49,494
92	Shapping Machine-900MM HEAVY DUTY	07-05-2018	3.69	₹ 2,84,810	₹ 3,13,291	₹ 2,40,121	₹ 1,96,899
93	CNC RIB CUTTING MACHINE (560UA)	07-05-2018	3.69	₹ 35,26,000	₹ 38,78,600	₹ 29,72,743	₹ 24,37,649
94	GRINDING MACHINE-WTC ECOLINE-CNC TC ROLL	07-05-2018	3.69	₹ 24,85,000	₹ 26,37,549	₹ 20,21,543	₹ 16,57,665
95	GRINDING MACHINE(SURFACE)	07-05-2018	3.69	₹ 1,58,976	₹ 1,68,735	₹ 1,29,327	₹ 1,06,048
96	SPARES	07-05-2018	3.69	₹ 28,84,503	₹ 28,84,503	₹ 8,63,454	₹ 7,08,032
97	POLISHING MACHINE	27-06-2018	3.55	₹ 68,448	₹ 72,650	₹ 48,163	₹ 39,494
98	BAR CUTTING MACHINE	13-10-2018	3.25	₹ 1,90,000	₹ 2,09,000	₹ 1,44,430	₹ 1,18,433
99	ASSEMBLED ROLL UNIT	25-10-2018	3.22	₹ 24,73,100	₹ 26,72,424	₹ 21,27,567	₹ 17,44,605
100	OIL FILTRATION WITH DEHYDRATION SYSTEM	13-12-2018	3.08	₹ 8,80,000	₹ 8,80,000	₹ 6,22,100	₹ 5,10,122
101	MACHINE OIL FILTER 1HP,1200LPH,1PHASE	19-01-2021	0.98	₹ 94,000	₹ 94,000	₹ 85,241	₹ 69,898
102	CRANE WEIGHING SYSTEM	29-01-2019	2.96	₹ 1,43,542	₹ 1,45,200	₹ 63,645	₹ 52,189
103	FLYING SHEAR 16 TO 32 MM	28-01-2019	2.96	₹ 24,61,100	₹ 24,61,100	₹ 21,84,378	₹ 17,91,190
104	FLYING SHEAR 16 TO 32 MM	08-07-2019	2.52	₹ 38,914	₹ 38,914	₹ 20,298	₹ 16,644
105	DISCALLING WITH BRUSHING UNIT	30-03-2019	2.79	₹ 6,45,191	₹ 6,45,191	₹ 4,74,074	₹ 3,88,740
106	STRIPPING MACHINE	17-01-2019	2.99	₹ 38,320	₹ 42,152	₹ 30,183	₹ 24,750
107	STRIPPING MACHINE VP306	07-09-2021	0.35	₹ 44,820	₹ 44,820	₹ 43,338	₹ 35,538
108	RM_Weighbridge	01-04-2019	2.79	₹ 33,97,148	₹ 33,97,148	₹ 27,97,668	₹ 22,94,088
109	AIR COMPRESSOR EG-90	09-09-2019	2.35	₹ 24,06,000	₹ 24,06,000	₹ 18,69,956	₹ 15,33,364
110	Roll Holder Guide 210 MM W	29-09-2020	1.29	₹ 23,65,381	₹ 23,65,381	₹ 22,49,639	₹ 18,44,704
111	RM Water Sofener Plant	10-02-2021	0.92	₹ 6,77,861	₹ 6,77,861	₹ 6,54,149	₹ 5,36,402
112	Induction Furnace - 8 T	04-01-2016	6.03	₹ 3,25,15,957	₹ 3,41,41,755	₹ 2,43,66,924	₹ 1,99,80,877
113	Induction Furnace - 8 T*3	02-07-2016	5.53	₹ 3,17,52,744	₹ 3,33,40,381	₹ 2,45,75,971	₹ 2,01,52,297
114	INDUCTION FURNANCE ACCESSORIES	22-11-2018	3.14	₹ 1,39,64,806	₹ 1,46,63,046	₹ 1,24,74,336	₹ 1,02,28,955
115	10 Kg Induction Furnace	01-06-2021	0.62	₹ 8,49,836	₹ 8,49,836	₹ 8,16,657	₹ 6,69,659
116	Induction Motors	04-01-2016	6.03	₹ 19,44,262	₹ 21,45,927	₹ 6,09,973	₹ 5,00,177
117	Induction Motors	02-07-2016	5.53	₹ 7,60,848	₹ 8,39,766	₹ 2,87,879	₹ 2,36,060
118	INDUCTION MOTOR-37KW 50HP	22-05-2018	3.65	₹ 1,60,000	₹ 1,69,966	₹ 96,365	₹ 79,020
119	Furance transformer	04-01-2016	6.03	₹ 79,60,827	₹ 85,02,163	₹ 52,56,589	₹ 43,10,403
120	Furance transformer	02-07-2016	5.53	₹ 76,79,206	₹ 82,01,392	₹ 53,26,785	₹ 43,67,964
121	Auxillary transformer	04-01-2016	6.03	₹ 15,16,030	₹ 16,19,120	₹ 10,01,045	₹ 8,20,857
122	EOT Crane	04-01-2016	6.03	₹ 1,13,08,790	₹ 1,28,69,403	₹ 79,56,699	₹ 65,24,494
123	EOT Crane	04-01-2016	6.03	₹ 82,15,127	₹ 93,48,815	₹ 57,80,043	₹ 47,39,636
124	EOT Crane 10 ton	02-07-2016	5.53	₹ 22,79,850	₹ 25,94,469	₹ 16,85,102	₹ 13,81,784
125	EOT Crane -10ton	02-07-2016	5.53	₹ 29,02,650	₹ 33,03,216	₹ 21,45,431	₹ 17,59,253
126	EOT Crane	02-07-2016	5.53	₹ 26,18,375	₹ 29,79,711	₹ 19,35,315	₹ 15,86,959
127	Cooling tower	04-01-2016	6.03	₹ 31,21,861	₹ 32,99,270	₹ 25,43,601	₹ 20,85,753
128	Cooling tower	02-07-2016	5.53	₹ 44,47,715	₹ 47,00,469	₹ 37,11,954	₹ 30,43,802
129	Water treatment plant	04-01-2016	6.03	₹ 10,45,533	₹ 11,56,258	₹ 8,91,427	₹ 7,30,970
130	Water treatment plant	02-07-2016	5.53	₹ 5,98,000	₹ 6,61,330	₹ 5,22,251	₹ 4,28,246

VALUATION OF PLANT AND MACHINERY							
S. NO	Description	Date of Installation	Life Consumed	Original Cost As per Documents Provided	Reproduction Cost (as per WPI Index)	Depreciated Value	Current Depreciated Market Value
131	Heat exchanger system	04-01-2016	6.03	₹ 15,80,319	₹ 16,78,656	₹ 12,94,175	₹ 10,61,223
132	Heat exchanger system	02-07-2016	5.53	₹ 7,58,200	₹ 8,05,380	₹ 6,36,007	₹ 5,21,526
133	Piping & fitting -water complex	04-01-2016	6.03	₹ 76,03,660	₹ 89,66,580	₹ 69,12,864	₹ 56,68,549
134	Piping & fitting -water complex	02-07-2016	5.53	₹ 20,76,357	₹ 24,48,534	₹ 19,33,604	₹ 15,85,555
135	HT Vacuum circuit break	04-01-2016	6.03	₹ 81,76,843	₹ 84,64,015	₹ 65,25,408	₹ 53,50,834
136	HT Vacuum circuit break	02-07-2016	5.53	₹ 45,16,467	₹ 46,75,086	₹ 36,91,909	₹ 30,27,365
137	HT Vacuum circuit break	27-09-2017	4.30	₹ 3,30,000	₹ 3,38,462	₹ 2,46,375	₹ 2,02,028
138	12 KV VACUUM CIRCUIT BREAKER	01-08-2019	2.45	₹ 5,85,600	₹ 5,87,699	₹ 4,96,431	₹ 4,07,074
139	Battery & battery charger	04-01-2016	6.03	₹ 4,62,163	₹ 4,62,163	₹ -	₹ 23,108
140	LT Panel & Cables	04-01-2016	6.03	₹ 58,80,517	₹ 61,53,775	₹ 47,44,308	₹ 38,90,332
141	LT Panel & Cables	02-07-2016	5.53	₹ 14,10,272	₹ 14,75,805	₹ 11,65,441	₹ 9,55,662
142	Circular lifting magnet	04-01-2016	6.03	₹ 25,28,195	₹ 26,07,455	₹ 16,12,098	₹ 13,21,920
143	Circular lifting magnet	02-07-2016	5.53	₹ 21,72,075	₹ 22,40,171	₹ 14,54,986	₹ 11,93,088
144	RECTANGULAR LIFTING MAGNET	15-10-2016	5.25	₹ 7,48,947	₹ 7,72,427	₹ 5,15,762	₹ 4,22,925
145	Fume Extraction system	04-01-2016	6.03	₹ 30,75,856	₹ 31,57,352	₹ 24,34,188	₹ 19,96,034
146	DG Set	04-01-2016	6.03	₹ 30,06,487	₹ 32,59,087	₹ 13,92,925	₹ 11,42,198
147	continious Casting machine	04-01-2016	6.03	₹ 2,81,83,423	₹ 3,05,03,745	₹ 2,35,17,134	₹ 1,92,84,050
148	continious Casting machine	02-07-2016	5.53	₹ 23,60,500	₹ 25,54,838	₹ 20,17,552	₹ 16,54,393
149	SMS Modification of CCM	10-02-2021	0.92	₹ 29,39,588	₹ 29,39,588	₹ 28,36,759	₹ 23,26,142
150	Air receiver	04-01-2016	6.03	₹ 53,500	₹ 54,917	₹ 23,472	₹ 19,247
151	Air compressor	04-01-2016	6.03	₹ 6,80,000	₹ 8,92,160	₹ 3,81,307	₹ 3,12,672
152	pumps	04-01-2016	6.03	₹ 11,40,896	₹ 13,62,230	₹ 5,82,213	₹ 4,77,415
153	MONOBLOCK PUMP 15HP	03-09-2017	4.36	₹ 76,560	₹ 84,407	₹ 49,432	₹ * 40,535
154	SNATCH BLOCK ASSY. 25 TON	01-04-2019	2.79	₹ 2,83,450	₹ 2,83,450	₹ 2,08,421	₹ 1,70,905
155	Weilding machine	04-01-2016	6.03	₹ 1,16,115	₹ 1,17,228	₹ 33,322	₹ 27,324
156	Weilding machine	04-01-2016	6.03	₹ 44,000	₹ 44,422	₹ 12,627	₹ 10,354
157	Weilding machine	04-01-2016	6.03	₹ 84,242	₹ 85,049	₹ 24,175	₹ 19,823
158	WELDING MACHINE 400A 3PH 440V	02-07-2016	5.53	₹ 45,334	₹ 45,334	₹ 21,499	₹ 17,630
159	Weighing balance	02-07-2016	5.53	₹ 60,375	₹ 62,268	₹ -	₹ 3,113
160	HYDRA - 14 TON	26-03-2016	5.80	₹ 11,76,750	₹ 12,60,060	₹ 3,91,784	₹ 3,21,263
161	Utilities pumps	02-07-2016	5.53	₹ 3,39,933	₹ 4,05,879	₹ 1,92,487	₹ 1,57,839
162	pollution Control Equipment	02-07-2016	5.53	₹ 18,40,981	₹ 18,98,696	₹ 6,50,889	₹ 5,33,729
163	SPECTRO METER(SPECTRUMAXM)	01-11-2016	5.20	₹ 25,97,930	₹ 27,74,190	₹ 10,61,128	₹ 8,70,125
164	FLOWMETER,DGTL,1/2IN,F025S114CCAZEZZZO2	20-08-2021	0.40	₹ 2,75,000	₹ 2,75,000	₹ 2,62,027	₹ 2,14,862
165	POLISHING MACHINE	12-09-2016	5.34	₹ 68,927	₹ 73,354	₹ 36,163	₹ 29,653
166	DOUBLE RECTIFIER BATTERY CHARGER	12-12-2016	5.09	₹ 4,22,230	₹ 4,22,230	₹ 14,078	₹ 21,112
167	ONLINE UPS	05-10-2016	5.27	₹ 41,475	₹ 42,775	₹ -	₹ 2,139
168	panel & substation	07-01-2017	5.02	₹ 6,35,930	₹ 6,53,337	₹ 5,28,795	₹ 4,33,612
169	panel & substation	17-02-2018	3.90	₹ 3,90,000	₹ 3,92,089	₹ 3,33,920	₹ 2,73,815
170	Gear Box	19-11-2016	5.15	₹ 69,655	₹ 74,217	₹ 28,823	₹ 23,635
171	MOULD ASSEMBLY	08-06-2017	4.60	₹ 8,41,500	₹ 9,13,959	₹ 4,14,709	₹ 3,40,061
172	SLAG POT	02-03-2017	4.87	₹ 2,78,160	₹ 3,04,416	₹ 22,827	₹ 18,718
173	SHEARING MACHINE	09-02-2017	4.93	₹ 26,99,710	₹ 27,35,962	₹ 18,82,392	₹ 15,43,561
174	SHEARING MACHINE	11-09-2017	4.34	₹ 6,25,000	₹ 6,33,393	₹ 4,59,305	₹ 3,76,630
175	dUMPER	18-11-2016	5.15	₹ 16,00,000	₹ 16,00,000	₹ 6,20,849	₹ 5,09,096
176	RIGID DUMMY BAR WITH HEAD	12-05-2017	4.67	₹ 2,40,511	₹ 2,43,741	₹ 1,35,513	₹ 1,11,121
177	CURRENT TRANSFORMER	27-09-2017	4.30	₹ 40,000	₹ 42,892	₹ 31,222	₹ 25,602
178	TRANSFORMER 4500KVA	29-11-2019	2.12	₹ 25,12,500	₹ 26,02,667	₹ 22,52,674	₹ 18,47,193
179	CRANE WEIGHING SYSTEM	17-08-2018	3.41	₹ 3,63,194	₹ 4,09,223	₹ 1,44,226	₹ 1,18,265
180	AC DRIVE 550-01-072A-4	07-12-2018	3.10	₹ 3,45,000	₹ 3,48,498	₹ 2,80,046	₹ 2,29,638
181	LADLE	22-01-2019	2.98	₹ 6,85,000	₹ 6,89,293	₹ 5,59,404	₹ 4,58,711
182	SECONDARY AUTOMATION CCM,4/7X2,CONCAST	17-06-2021	0.57	₹ 15,50,586	₹ 15,50,586	₹ 14,94,354	₹ 12,25,370
183	Diesel Generator (P&M)	30-09-2005	16.30	₹ 53,10,213	₹ 79,49,698	₹ -	₹ 3,97,485
184	Diesel Generator (P&M)	27-01-2009	12.97	₹ 61,43,531	₹ 83,22,272	₹ -	₹ 4,16,114
185	Diesel Generator (P&M)	31-03-2009	12.79	₹ 59,415	₹ 80,486	₹ -	₹ 4,024
186	Pump (P&M)	24-12-2006	15.06	₹ 1,54,781	₹ 2,66,142	₹ -	₹ 13,307
187	Pump (P&M)	27-01-2009	12.97	₹ 2,72,350	₹ 3,86,762	₹ -	₹ 19,338
188	Pump (P&M)	31-03-2010	11.79	₹ 1,27,59,648	₹ 1,68,90,211	₹ -	₹ 8,44,511
189	CENTRIFUGAL PUMP	04-08-2013	8.45	₹ 32,900	₹ 36,436	₹ 7,199	₹ 5,903
190	HP DOSING PUMP SL-20, 22 LPH	28-08-2013	8.38	₹ 57,736	₹ 68,828	₹ 14,029	₹ 11,504
191	Other Machinery (P&M)	30-09-2005	16.30	₹ 2,03,92,600	₹ 3,52,50,744	₹ 1,34,21,938	₹ 1,10,05,989
192	Other Machinery (P&M)	31-03-2006	15.80	₹ 5,25,118	₹ 8,74,499	₹ 2,18,301	₹ 1,79,907
193	Other Machinery (P&M)	31-03-2006	15.80	₹ 2,40,720	₹ 4,00,880	₹ 1,00,072	₹ 82,059
194	Other Machinery (P&M)	27-01-2009	12.97	₹ 1,32,36,768	₹ 1,91,35,577	₹ 97,06,508	₹ 79,59,337
195	Other Machinery (P&M)	31-03-2009	12.79	₹ 1,53,867	₹ 2,22,436	₹ 87,253	₹ 71,547



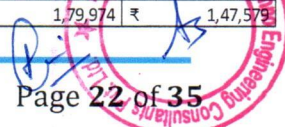
VALUATION OF PLANT AND MACHINERY							
S. NO	Description	Date of Installation	Life Consumed	Original Cost As per Documents Provided	Reproduction Cost (as per WPI Index)	Depreciated Value	Current Depreciated Market Value
196	Other Machinery (P&M)	31-08-2010	11.38	₹ 36,68,431	₹ 52,34,839	₹ 14,63,460	₹ 12,00,037
197	LABORATORY PULVERISER AIM 443-1	22-09-2013	8.31	₹ 58,492	₹ 58,492	₹ 27,699	₹ 22,713
198	MACHINE,PULVERISER,3PH,AIMIL,AIM-443-1	04-02-2021	0.94	₹ 63,000	₹ 63,000	₹ 57,392	₹ 47,062
199	Weigh Bridge (P&M)	30-09-2005	16.30	₹ 13,51,953	₹ 22,05,674	₹ -	₹ 1,10,284
200	Weigh Bridge (P&M)	31-03-2009	12.79	₹ 7,15,233	₹ 11,85,459	₹ 2,24,858	₹ 1,84,384
201	Weigh Bridge (P&M)	17-02-2011	10.91	₹ 55,000	₹ 90,741	₹ -	₹ 4,537
202	Weigh Bridge (P&M) -100 ton	28-03-2014	7.80	₹ 21,84,104	₹ 21,84,104	₹ 11,05,157	₹ 9,06,229
203	PAN MIXER MACHINE	22-01-2019	2.98	₹ 1,40,000	₹ 1,42,375	₹ 1,02,132	₹ 83,748
204	Hydraulic Hacksaw Machine	06-02-2011	10.94	₹ 47,089	₹ 59,075	₹ 18,145	₹ 14,879
205	Lathe Machine	06-02-2011	10.94	₹ 4,12,707	₹ 5,63,137	₹ 1,72,968	₹ 1,41,834
206	Transformer	27-01-2009	12.97	₹ 71,68,688	₹ 78,28,406	₹ 13,99,319	₹ 11,47,441
207	Transformer	31-03-2009	12.79	₹ 19,49,999	₹ 21,29,453	₹ 4,03,915	₹ 3,31,211
208	Kiln & Coolers(P&M)	30-09-2005	16.30	₹ 9,96,36,321	₹ 12,95,27,217	₹ 2,92,66,054	₹ 2,39,98,164
209	Kiln & Coolers(P&M)	31-03-2006	15.80	₹ 2,00,674	₹ 2,60,876	₹ -	₹ 13,044
210	Kiln & Coolers(P&M)	27-01-2009	12.97	₹ 8,24,09,527	₹ 10,71,32,385	₹ 4,11,45,440	₹ 3,37,39,261
211	Kiln & Coolers(P&M)	31-03-2009	12.79	₹ 1,46,27,923	₹ 1,90,16,300	₹ 74,59,339	₹ 61,16,658
212	Kiln & Coolers(P&M)	31-03-2010	11.79	₹ 15,70,100	₹ 20,41,130	₹ 8,97,608	₹ 7,36,038
213	Kiln & Coolers(P&M)	01-04-2011	10.79	₹ 16,39,618	₹ 21,31,503	₹ 10,38,874	₹ 8,51,877
214	Kiln & Coolers(P&M)	24-10-2014	7.22	₹ 6,72,00,904	₹ 7,08,35,172	₹ 4,65,26,578	₹ 3,81,51,794
215	Cooling Tower (P&M)	30-09-2005	16.30	₹ 5,89,595	₹ 9,60,683	₹ 3,65,786	₹ 2,99,944
216	Cooling Tower (P&M)	31-03-2009	12.79	₹ 14,15,140	₹ 23,37,139	₹ 12,00,841	₹ 9,84,690
217	Pollution Control System	30-09-2005	16.30	₹ 3,36,12,728	₹ 3,52,93,364	₹ -	₹ 17,64,668
218	Pollution Control System	31-03-2006	15.80	₹ 1,88,429	₹ 1,88,429	₹ -	₹ 9,421
219	Pollution Control System	30-11-2006	15.13	₹ 6,13,000	₹ 6,13,000	₹ -	₹ 30,650
220	Pollution Control System	27-01-2009	12.97	₹ 14,71,698	₹ 14,71,698	₹ -	₹ 73,585
221	Pollution Control System	24-10-2014	7.22	₹ 1,35,60,925	₹ 1,60,71,272	₹ 1,16,59,114	₹ 95,60,473
222	Pollution Control System	24-10-2014	7.22	₹ 1,83,69,697	₹ 2,17,70,227	₹ 1,57,93,495	₹ 1,29,50,666
223	Pollution Control System- bag filter	31-03-2017	4.79	₹ 64,50,705	₹ 69,46,913	₹ 56,82,689	₹ 46,59,805
224	RM & FG Handling System	30-09-2005	16.30	₹ 4,96,43,095	₹ 6,85,37,820	₹ 2,60,96,198	₹ 2,13,98,882
225	RM & FG Handling System	31-03-2006	15.80	₹ 1,74,408	₹ 2,22,459	₹ 55,532	₹ 45,537
226	RM & FG Handling System	27-01-2009	12.97	₹ 8,59,04,995	₹ 9,59,02,709	₹ 4,86,46,583	₹ 3,98,90,198
227	RM & FG Handling System	31-03-2010	11.79	₹ 1,77,09,976	₹ 2,01,94,927	₹ 88,80,927	₹ 72,82,360
228	RM & FG Handling System	31-05-2013	8.62	₹ 2,00,72,475	₹ 2,13,00,954	₹ 1,25,74,566	₹ 1,03,11,144
229	RM & FG Handling System	24-10-2014	7.22	₹ 2,56,91,132	₹ 2,69,75,689	₹ 1,77,18,408	₹ 1,45,29,095
230	RM & FG Handling System	24-10-2014	7.22	₹ 57,89,349	₹ 57,89,349	₹ 38,02,611	₹ 31,18,141
231	Electricals & Instrumentation	30-09-2005	16.30	₹ 2,74,55,032	₹ 3,48,70,078	₹ 1,32,76,997	₹ 1,08,87,138
232	Electricals & Instrumentation	27-01-2009	12.97	₹ 5,37,43,339	₹ 6,36,02,693	₹ 3,22,62,422	₹ 2,64,55,186
233	Electricals & Instrumentation	01-04-2011	10.79	₹ 4,04,077	₹ 4,64,911	₹ 1,47,154	₹ 1,20,666
234	Electricals & Instrumentation	31-05-2013	8.62	₹ 9,50,318	₹ 10,07,522	₹ 4,57,185	₹ 3,74,892
235	Electricals & Instrumentation	24-10-2014	7.22	₹ 19,28,883	₹ 19,74,077	₹ 10,70,815	₹ 8,78,068
236	Electricals & Instrumentation	24-10-2014	7.22	₹ 1,22,59,743	₹ 1,28,72,730	₹ 93,38,690	₹ 76,57,726
237	Electricals & Instrumentation	20-04-2017	4.73	₹ 3,35,800	₹ 3,45,611	₹ 2,41,985	₹ 1,98,427
238	WELDING MACHINE 3 PHASE DC, 80-600A	29-07-2011	10.47	₹ 86,979	₹ 86,979	₹ 500	₹ 4,349
239	WELDING MACHINE 3 PHASE DC, 80-600A	25-03-2014	7.81	₹ 87,812	₹ 87,812	₹ 22,675	₹ 18,593
240	WELDING MACHINE 400A 3PH 440V V+	11-02-2015	6.92	₹ 1,15,500	₹ 1,15,500	₹ 39,534	₹ 32,418
241	WELDING MACHINE ,ADOR,THYROLUXE 600	28-08-2020	1.38	₹ 85,000	₹ 85,000	₹ 73,894	₹ 60,593
242	motors	11-10-2011	10.26	₹ 79,800	₹ 95,760	₹ -	₹ 4,788
243	motors 3P 11KW 15HP 2900RPM	08-03-2012	9.85	₹ 1,00,860	₹ 1,25,571	₹ -	₹ 6,279
244	motors-3P 30KW 40HP 1500RPM	09-10-2011	10.27	₹ 53,086	₹ 63,703	₹ -	₹ 3,185
245	motors-3P 22KW 30HP 2900RPM	09-10-2011	10.27	₹ 37,240	₹ 44,688	₹ -	₹ 2,234
246	MOTOR-18.5KW 25HP 1475 RPM V+	09-10-2011	10.27	₹ 35,264	₹ 42,317	₹ -	₹ 2,116
247	MOTOR-10 HP, 7.5 KW, SQ.CAGE INDUCTIONV+	11-10-2011	10.26	₹ 43,320	₹ 51,984	₹ -	₹ 2,599
248	GEAR MOTOR - 3.7 KW 1430 RPM V+	19-10-2013	8.24	₹ 89,660	₹ 1,08,270	₹ 2,349	₹ 5,414
249	MOTOR-100HP,75KW,986RPM	21-03-2015	6.82	₹ 1,86,175	₹ 2,07,882	₹ 39,544	₹ 32,426
250	motors	24-10-2014	7.22	₹ 17,54,778	₹ 20,15,405	₹ 2,86,332	₹ 2,34,793
251	MOTOR 3P 15KW 20HP 2900RPM	28-04-2016	5.71	₹ 1,05,832	₹ 1,16,809	₹ 37,573	₹ 30,810
252	INDUCTION MOTOR 3PH 5.5KW, 7.5HP, 720RPM	30-06-2017	4.54	₹ 1,05,456	₹ 1,14,466	₹ 52,758	₹ 43,262
253	3 PH SQUIRREL CAGE MOTOR 160KW 1000RPM	14-12-2017	4.08	₹ 9,75,000	₹ 10,58,304	₹ 5,45,280	₹ 4,47,130
254	3 PH SQUIRRELCAGE MOTOR 160 KW 1000RPM	07-11-2018	3.18	₹ 5,45,000	₹ 5,78,946	₹ 3,60,077	₹ 2,95,263
255	GEAR BOX	02-07-2012	9.54	₹ 4,61,244	₹ 4,95,376	₹ 46,559	₹ 38,178
256	GEAR BOX KILN MAIN	27-09-2014	7.30	₹ 14,50,001	₹ 16,20,521	₹ 8,71,440	₹ 7,14,581
257	GEAR BOX	12-01-2017	5.00	₹ 30,12,036	₹ 31,87,035	₹ 21,77,254	₹ 17,85,349
258	GEAR BOX ,RATIO-40:1, MODEL-SUM-5	10-12-2018	3.09	₹ 1,79,725	₹ 1,84,542	₹ 1,30,318	₹ 1,06,858
259	GEARBOX,CSC355,100:1,22KW,PN-BM-03	24-04-2021	0.72	₹ 7,59,500	₹ 7,59,500	₹ 7,24,840	₹ 5,94,369
260	AIR COMPRESSOR	12-05-2013	8.68	₹ 8,34,096	₹ 11,12,899	₹ 1,95,550	₹ 1,60,831

VALUATION ASSESSMENT

M/S SHYAM STEEL MANUFACTURING LIMITED.

VALUATION OF PLANT AND MACHINERY

S. NO	Description	Date of Installation	Life Consumed	Original Cost As per Documents Provided	Reproduction Cost (as per WPI Index)	Depreciated Value	Current Depreciated Market Value
261	TWINE LUBE COMPRESSURE	03-07-2013	8.53	₹ 1,96,448	₹ 2,13,776	₹ 40,456	₹ 33,174
262	AIR COMPRESSOR	15-09-2015	6.33	₹ 8,73,788	₹ 11,48,106	₹ 4,57,528	₹ 3,75,173
263	AIR COMPRESSOR	03-12-2017	4.11	₹ 1,24,000	₹ 1,25,628	₹ 76,549	₹ 62,770
264	AIR COMPRESSOR	02-11-2020	1.19	₹ 2,53,500	₹ 2,53,500	₹ 2,24,733	₹ 1,84,281
265	AIR COMPRESSOR LOBE,TWIN,RM-290WC	23-10-2021	0.22	₹ 3,50,000	₹ 3,50,000	₹ 3,42,621	₹ 2,80,949
266	Bag filter	31-05-2013	8.62	₹ 39,71,000	₹ 43,70,679	₹ 7,89,596	₹ 6,47,469
267	pump	07-01-2014	8.02	₹ 1,65,000	₹ 1,98,097	₹ 47,182	₹ 38,690
268	pump	07-01-2014	8.02	₹ 1,97,970	₹ 2,37,681	₹ 56,610	₹ 46,420
269	pump	26-12-2015	6.05	₹ 2,36,755	₹ 2,83,065	₹ 1,20,318	₹ 98,661
270	pump	22-02-2016	5.89	₹ 54,570	₹ 65,157	₹ 28,679	₹ 23,517
271	pump	03-12-2017	4.11	₹ 54,000	₹ 59,535	₹ 36,276	₹ 29,746
272	WEIGHBRIDGE DIGITIZER	12-02-2014	7.92	₹ 48,141	₹ 48,141	-	₹ 2,407
273	CI WEIGHTS 1 MT	29-04-2014	7.71	₹ 2,41,320	₹ 2,41,320	-	₹ 12,066
274	VIBRATING SCREEN	27-08-2014	7.38	₹ 6,39,133	₹ 6,37,642	₹ 1,90,375	₹ 1,56,108
275	CONTINUOUS ONLINE DUST MONITORING SYSTEM	25-09-2014	7.30	₹ 2,39,700	₹ 2,84,072	₹ 37,679	₹ 30,896
276	CONTINUOUS ONLINE DUST MONITORING SYSTEM	25-09-2014	7.30	₹ 2,39,700	₹ 2,84,072	₹ 37,679	₹ 30,896
277	CONTINUOUS ONLINE DUST MONITORING SYSTEM	23-05-2015	6.65	₹ 2,39,700	₹ 2,73,391	₹ 57,609	₹ 47,239
278	ROOTS BLOWER	25-09-2014	7.30	₹ 2,08,166	₹ 2,07,680	-	₹ 10,384
279	PLC enhancement -ENBT Card	03-06-2014	7.62	₹ 33,345	₹ 39,518	₹ 10,924	₹ 8,958
280	liquid Oxygen supply system	16-03-2015	6.83	₹ 5,88,679	₹ 5,88,679	₹ 3,33,929	₹ 2,73,821
281	Fire Fighting System- DRI Klin	12-03-2015	6.84	₹ 8,63,730	₹ 10,24,347	₹ 7,57,950	₹ 6,21,519
282	Chimney (P&M)	24-10-2014	7.22	₹ 17,09,627	₹ 17,05,639	₹ 12,37,378	₹ 10,14,650
283	ASP	24-10-2014	7.22	₹ 9,03,386	₹ 9,01,278	₹ 4,88,888	₹ 4,00,888
284	water tank with trolley	22-02-2011	10.90	₹ 78,000	₹ 1,12,273	-	₹ 5,614
285	Water Tank 500L	26-02-2013	8.88	₹ 79,200	₹ 84,580	₹ 13,211	₹ 10,833
286	SUPPORT ROLLER ASSY	08-06-2015	6.60	₹ 5,31,105	₹ 5,31,105	₹ 3,97,849	₹ 3,26,236
287	DATA TRANSMISSION SYSTEM	28-11-2015	6.13	₹ 2,60,738	₹ 2,60,738	-	₹ 13,037
288	WEIGHBRIDGE DIGITIZER1	12-11-2015	6.17	₹ 52,813	₹ 52,813	-	₹ 2,641
289	Loader	20-08-2012	9.40	₹ 29,49,197	₹ 37,34,235	-	₹ 1,86,712
290	Loader	20-08-2012	9.40	₹ 29,49,197	₹ 37,34,235	-	₹ 1,86,712
291	Loader	21-08-2012	9.40	₹ 18,71,987	₹ 23,70,286	-	₹ 1,18,514
292	Loader	17-12-2013	8.08	₹ 30,29,110	₹ 42,64,987	₹ 1,74,397	₹ 2,13,249
293	Dumper	17-08-2012	9.41	₹ 13,00,000	₹ 13,00,000	-	₹ 65,000
294	Dumper	14-09-2012	9.33	₹ 18,75,290	₹ 18,75,290	-	₹ 93,764
295	Dumper	14-09-2012	9.33	₹ 18,75,290	₹ 18,75,290	-	₹ 93,764
296	PINION ASSY SHAFT	10-06-2016	5.59	₹ 4,80,575	₹ 5,19,875	₹ 2,43,572	₹ 1,99,729
297	PINION ASSY SHAFT	13-09-2017	4.33	₹ 3,89,430	₹ 4,19,784	₹ 2,46,937	₹ 2,02,488
298	PINION Stand	13-09-2017	4.33	₹ 2,48,830	₹ 2,52,171	₹ 1,48,339	₹ 1,21,638
299	PINION ASSY SHAFT	13-09-2017	4.33	₹ 12,06,300	₹ 13,00,325	₹ 7,64,912	₹ 6,27,228
300	Electrical - Power factor control set	07-01-2017	5.02	₹ 4,82,290	₹ 4,96,381	₹ 2,59,825	₹ 2,13,056
301	Electrical - Lightening/ Surge Arrester	05-09-2016	5.36	₹ 83,351	₹ 86,603	-	₹ 4,330
302	Coal_gasifier	05-10-2016	5.27	₹ 83,57,928	₹ 86,19,953	₹ 68,92,420	₹ 56,51,785
303	VALVES	09-03-2017	4.85	₹ 97,245	₹ 98,551	₹ 7,749	₹ 6,354
304	JACK HAMMER	17-02-2017	4.90	₹ 74,130	₹ 75,125	₹ 5,125	₹ 4,202
305	HYDRAULIC JACK 300 MT	19-10-2017	4.24	₹ 76,545	₹ 78,786	₹ 39,158	₹ 32,110
306	Hydraulic Jack 500TON	11-06-2021	0.59	₹ 2,26,520	₹ 2,26,520	₹ 2,10,675	₹ 1,72,754
307	Head Pulley System	24-09-2017	4.30	₹ 1,92,485	₹ 1,95,070	₹ 35,545	₹ 29,147
308	AC VVVF DRIVE SYSTEM	15-06-2017	4.58	₹ 1,60,000	₹ 1,68,130	₹ 1,19,353	₹ 97,869
309	AIR CIRCUIT BREAKER	31-07-2018	3.45	₹ 1,29,987	₹ 1,30,922	₹ 1,02,276	₹ 83,866
310	ABB CONTROL CARD, RM10-01C	04-08-2018	3.44	₹ 97,800	₹ 97,800	₹ 57,804	₹ 47,399
311	COAL CRUSHER 75 TPH	20-04-2019	2.73	₹ 21,55,000	₹ 21,55,000	₹ 19,31,093	₹ 15,83,496
312	powerline	30-09-2009	12.29	₹ 3,87,18,722	₹ 4,06,54,658	₹ 2,16,63,252	₹ 1,77,63,867
313	power line	01-03-2012	9.87	₹ 4,52,50,556	₹ 5,80,56,463	₹ 3,62,73,042	₹ 2,97,43,894
314	63 kva POWERLINE	24-06-2015	6.56	₹ 5,30,027	₹ 5,30,027	₹ 3,97,924	₹ 3,26,298
315	powerline_ DVC	31-03-2016	5.79	₹ 1,92,49,033	₹ 2,02,11,485	₹ 1,57,65,290	₹ 1,29,27,538
316	35MVA Transformer	29-02-2020	1.87	₹ 2,07,98,228	₹ 2,18,38,139	₹ 1,92,50,070	₹ 1,57,85,058
317	waterline	30-09-2009	12.29	₹ 1,06,40,408	₹ 1,48,45,225	₹ 79,10,431	₹ 64,86,553
318	waterline	01-03-2012	9.87	₹ 71,58,542	₹ 89,48,178	₹ 55,90,723	₹ 45,84,393
319	Pentax -Total Station	31-01-2014	7.95	₹ 4,95,000	₹ 4,93,845	₹ 1,20,708	₹ 98,981
320	Total Station	21-08-2014	7.40	₹ 7,99,100	₹ 7,97,236	₹ 4,23,598	₹ 3,47,350
321	WEIGH BRIDGE 120 TON	17-04-2019	2.74	₹ 14,66,637	₹ 14,66,637	₹ 12,11,898	₹ 9,93,756
322	WEIGHTING SCALE WITH DLP-50 PRINTER 5 TON	28-12-2019	2.04	₹ 1,29,007	₹ 1,29,007	₹ 78,910	₹ 64,706
323	WEIGHT MACHINE 5 TON	12-12-2019	2.09	₹ 1,65,455	₹ 1,82,001	₹ 1,57,937	₹ 1,29,508
324	WEIGHT MACHINE 5 TON	23-11-2019	2.14	₹ 1,60,455	₹ 1,76,501	₹ 1,52,582	₹ 1,25,117
325	WEIGHT MACHINE 5 TON	21-11-2019	2.15	₹ 1,89,337	₹ 2,08,271	₹ 1,79,974	₹ 1,47,579



VALUATION ASSESSMENT

M/S SHYAM STEEL MANUFACTURING LIMITED.

VALUATION OF PLANT AND MACHINERY							
S. NO	Description	Date of Installation	Life Consumed	Original Cost As per Documents Provided	Reproduction Cost (as per WPI Index)	Depreciated Value	Current Depreciated Market Value
326	BPS – 5000 Electronic Platform Scale with BPOS -00	31-01-2020	1.95	₹ 1,27,000	₹ 1,27,000	₹ 1,03,465	₹ 84,841
327	New Weighbridge 120MT	31-01-2020	1.95	₹ 16,07,729	₹ 16,07,729	₹ 14,09,105	₹ 11,55,466
328	New 6KL Oxygen Tank	31-01-2020	1.95	₹ 4,68,984	₹ 4,68,984	₹ 3,82,075	₹ 3,13,301
329	Welding Machine ADOR THYROLUXE 600	20-04-2021	0.73	₹ 90,350	₹ 90,350	₹ 84,071	₹ 68,938
330	Motor Induction Compressor GAE90,PN:1092901610	25-06-2021	0.55	₹ 3,81,469	₹ 4,57,762	₹ 4,27,828	₹ 3,50,819
331	GENERATOR,DIESEL,62.5KVA,4R810TA G1,KEON	13-06-2021	0.58	₹ 4,61,864	₹ 4,61,864	₹ 4,36,259	₹ 3,57,733
332	Hydra 14 MT	20-06-2021	0.56	₹ 13,25,000	₹ 13,25,000	₹ 12,36,198	₹ 10,13,682
333	Hydra 14 MT	21-06-2021	0.56	₹ 13,25,000	₹ 13,25,000	₹ 12,36,629	₹ 10,14,036
334	Painting Spray Machine	26-07-2021	0.47	₹ 2,53,000	₹ 2,53,000	₹ 2,41,806	₹ 1,98,281
335	Painting Spray Machine	01-11-2021	0.20	₹ 2,60,420	₹ 2,60,420	₹ 2,55,540	₹ 2,09,543
336	Other Machinery (P&M)	31-03-2009	12.79	₹ 72,79,140	₹ 1,05,23,003	₹ 19,96,007	₹ 16,36,726
337	Other Machinery (P&M)	30-09-2009	12.29	₹ 22,83,779	₹ 33,01,518	₹ 7,31,068	₹ 5,99,475
338	Laboratory Equipment (P&M)	31-03-2009	12.79	₹ 8,35,393	₹ 8,35,393	₹ 1,58,458	₹ 1,29,935
339	Cement Mill	31-03-2009	12.79	₹ 2,35,30,894	₹ 3,19,22,571	₹ 1,64,02,080	₹ 1,34,49,705
340	Cement Mill	31-08-2010	11.38	₹ 6,95,500	₹ 9,31,365	₹ 5,28,770	₹ 4,33,592
341	Electricals & Instrumentation	31-03-2009	12.79	₹ 39,81,309	₹ 47,11,690	₹ 8,93,715	₹ 7,32,846
342	Electricals & Instrumentation	30-09-2009	12.29	₹ 35,48,805	₹ 41,99,842	₹ 9,29,987	₹ 7,62,589
343	Electricals & Instrumentation	31-03-2010	11.79	₹ 12,17,416	₹ 13,98,284	₹ 3,53,785	₹ 2,90,104
344	Electricals & Instrumentation	07-01-2017	5.02	₹ 11,08,998	₹ 11,41,400	₹ 7,78,768	₹ 6,38,590
345	RM & FG Handling System	31-03-2009	12.79	₹ 3,26,01,415	₹ 3,63,95,602	₹ 1,87,00,360	₹ 1,53,34,295
346	RM & FG Handling System	30-09-2009	12.29	₹ 1,81,89,292	₹ 2,03,06,181	₹ 84,48,901	₹ 69,28,099
347	RM & FG Handling System	31-03-2010	11.79	₹ 46,11,938	₹ 52,59,056	₹ 23,12,724	₹ 18,96,434
348	Transformer	31-03-2009	12.79	₹ 16,70,350	₹ 18,24,069	₹ 3,45,990	₹ 2,83,712
349	Transformer	31-03-2010	11.79	₹ 25,00,000	₹ 29,23,034	₹ 7,39,568	₹ 6,06,446
350	SILO SYSTEM	31-05-2013	8.62	₹ 44,05,777	₹ 52,65,441	₹ 35,39,761	₹ 29,02,604
351	Other Machinery (P&M)	30-09-2009	12.29	₹ 82,14,578	₹ 1,18,75,308	₹ 26,29,594	₹ 21,56,267
352	Other Machinery (P&M)	31-03-2010	11.79	₹ 3,50,03,014	₹ 4,99,49,184	₹ 2,75,62,370	₹ 2,26,01,144
353	Furnace 1	30-09-2009	12.29	₹ 2,09,68,302	₹ 2,32,13,119	₹ 51,40,169	₹ 42,14,938
354	Furnace 1phase II	01-03-2012	9.87	₹ 5,06,14,126	₹ 5,31,44,832	₹ 1,99,10,627	₹ 1,63,26,714
355	Furnace 2	15-01-2013	9.00	₹ 2,60,28,676	₹ 2,73,30,110	₹ 1,17,56,690	₹ 96,40,485
356	Electricals & Instrumentation	25-07-2009	12.48	₹ 77,719	₹ 91,977	₹ 19,297	₹ 15,824
357	Electricals & Instrumentation	09-09-2009	12.35	₹ 51,114	₹ 60,491	₹ 13,174	₹ 10,803
358	Electricals & Instrumentation	12-09-2009	12.34	₹ 48,257	₹ 57,110	₹ 12,468	₹ 10,224
359	Electricals & Instrumentation	19-11-2009	12.16	₹ 37,601	₹ 44,499	₹ 10,240	₹ 8,397
360	Electricals & Instrumentation	18-12-2009	12.08	₹ 55,828	₹ 66,070	₹ 15,536	₹ 12,739
361	Electricals & Instrumentation	31-03-2010	11.79	₹ 2,73,33,279	₹ 3,13,94,106	₹ 1,73,23,526	₹ 1,42,05,291
362	Electricals & Instrumentation	31-05-2013	8.62	₹ 1,46,62,828	₹ 1,55,45,445	₹ 1,04,50,628	₹ 85,69,515
363	Electricals & Instrumentation	19-08-2014	7.41	₹ 70,641	₹ 72,297	₹ 38,388	₹ 31,479
364	RM & FG Handling System (P&M)	31-03-2010	11.79	₹ 3,63,47,316	₹ 4,14,47,342	₹ 1,82,26,894	₹ 1,49,46,053
365	RM & FG Handling System (P&M)	01-03-2012	9.87	₹ 40,56,280	₹ 41,28,604	₹ 21,92,232	₹ 17,97,630
366	RM & FG Handling System (P&M)	31-05-2013	8.62	₹ 99,93,000	₹ 1,06,04,572	₹ 62,60,184	₹ 51,33,351
367	Transformer (P&M)	31-03-2010	11.79	₹ 2,21,98,113	₹ 2,59,54,339	₹ 65,66,803	₹ 53,84,779
368	Transformer (P&M)	31-03-2010	11.79	₹ 1,10,33,798	₹ 1,29,00,868	₹ 32,64,096	₹ 26,76,559
369	Cooling Tower (P&M)	31-03-2010	11.79	₹ 9,63,569	₹ 15,91,197	₹ 8,78,035	₹ 7,19,989
370	Water complex	01-03-2012	9.87	₹ 11,89,987	₹ 11,89,987	₹ 4,45,827	₹ 3,65,578
371	PCE	01-03-2012	9.87	₹ 1,75,60,353	₹ 2,25,29,933	₹ 1,40,76,455	₹ 1,15,42,693
372	PCE	15-01-2013	9.00	₹ 10,94,162	₹ 11,90,678	₹ -	₹ 59,534
373	Control Room	01-03-2012	9.87	₹ 6,68,234	₹ 8,57,344	₹ 5,35,659	₹ 4,39,241
374	Misc Fixed Assets	01-03-2012	9.87	₹ 29,40,811	₹ 37,73,060	₹ -	₹ 1,88,653
375	C.I PAN	11-06-2012	9.59	₹ 2,43,228	₹ 2,98,927	₹ 1,17,283	₹ 96,172
376	C.I PAN	11-06-2012	9.59	₹ 2,43,228	₹ 2,98,927	₹ 1,17,283	₹ 96,172
377	C.I PAN	11-06-2012	9.59	₹ 2,43,228	₹ 2,98,927	₹ 1,17,283	₹ 96,172
378	C.I PAN	11-06-2012	9.59	₹ 2,37,625	₹ 2,92,041	₹ 1,14,581	₹ 93,957
379	C.I PAN	11-06-2012	9.59	₹ 2,37,625	₹ 2,92,041	₹ 1,14,581	₹ 93,957
380	C.I PAN	11-06-2012	9.59	₹ 2,37,625	₹ 2,92,041	₹ 1,14,581	₹ 93,957
381	C.I PAN	21-03-2013	8.82	₹ 2,41,723	₹ 2,83,200	₹ 1,25,019	₹ 1,02,516
382	C.I PAN	21-03-2013	8.82	₹ 2,41,723	₹ 2,83,200	₹ 1,25,019	₹ 1,02,516
383	C.I PAN	21-03-2013	8.82	₹ 2,42,075	₹ 2,83,613	₹ 1,25,202	₹ 1,02,665
384	C.I PAN	21-03-2013	8.82	₹ 2,42,075	₹ 2,83,613	₹ 1,25,202	₹ 1,02,665
385	C.I PAN	21-03-2013	8.82	₹ 2,46,073	₹ 2,88,297	₹ 1,27,269	₹ 1,04,361
386	C.I PAN	21-03-2013	8.82	₹ 2,46,073	₹ 2,88,297	₹ 1,27,269	₹ 1,04,361
387	C.I PAN	31-03-2013	8.79	₹ 2,35,618	₹ 2,76,048	₹ 1,22,341	₹ 1,00,319
388	C.I PAN	31-03-2013	8.79	₹ 2,35,618	₹ 2,76,048	₹ 1,22,341	₹ 1,00,319
389	C.I PAN	21-11-2013	8.15	₹ 4,58,200	₹ 5,36,823	₹ 2,59,803	₹ 2,13,038
390	LOADER,EARTHMOVE,BACKHOE,JCB,3DX	27-08-2020	1.38	₹ 20,00,000	₹ 20,00,000	₹ 16,72,705	₹ 13,71,618

VALUATION ASSESSMENT

M/S SHYAM STEEL MANUFACTURING LIMITED.

VALUATION OF PLANT AND MACHINERY							
S. NO	Description	Date of Installation	Life Consumed	Original Cost As per Documents Provided	Reproduction Cost (as per WPI Index)	Depreciated Value	Current Depreciated Market Value
391	AIR RECEIVER TANK	01-04-2012	9.79	₹ 96,803	₹ 1,14,131	₹ 7,994	₹ 6,555
392	WIRE ROPE HOIST CAP. 3MT	14-03-2013	8.84	₹ 2,49,821	₹ 2,71,858	₹ 1,19,682	₹ 98,139
393	FORKLIFT TRUCK	08-03-2013	8.85	₹ 8,52,038	₹ 9,27,196	₹ -	₹ 46,360
394	FORKLIFT TRUCK	22-01-2015	6.98	₹ 7,92,935	₹ 7,92,935	₹ 1,35,872	₹ 1,11,415
395	FORKLIFT TRUCK	21-03-2018	3.82	₹ 8,60,000	₹ 8,60,000	₹ 4,70,246	₹ 3,85,602
396	Briquetting plant	15-01-2013	9.00	₹ 54,36,292	₹ 59,15,829	₹ 38,93,232	₹ 31,92,450
397	POLLUTION CONTROL SYSTEM	31-05-2013	8.62	₹ 44,65,000	₹ 53,36,220	₹ 35,87,343	₹ 29,41,621
398	New Pollution Control System - 1003820	30-09-2020	1.28	₹ 2,73,30,726	₹ 2,86,97,263	₹ 2,72,96,050	₹ 2,23,82,761
399	Lab equipment -JAW CRUSHER ASC MODEL JC 300	10-12-2013	8.10	₹ 52,251	₹ 52,251	₹ -	₹ 2,613
400	JAW CRUSHER,SGL,0-100MM,0-10MM,150KG/HR	30-11-2020	1.12	₹ 1,70,000	₹ 1,70,000	₹ 1,47,434	₹ 1,20,896
401	GEAR BOX U 600 30/1 L	05-11-2014	7.19	₹ 34,456	₹ 38,508	₹ 5,621	₹ 4,609
402	GEAR BOX U1000 30/1 L	05-11-2014	7.19	₹ 1,07,002	₹ 1,19,585	₹ 37,882	₹ 31,064
403	GEAR BOX WITHOUT MOTOR	09-05-2018	3.68	₹ 1,53,460	₹ 1,63,019	₹ 91,737	₹ 75,224
404	CRANE SCALE	23-06-2014	7.56	₹ 1,72,014	₹ 1,97,547	₹ 20,161	₹ 16,532
405	WEIGH BRIDGE 60 TON	20-03-2015	6.82	₹ 9,28,439	₹ 9,28,439	₹ 5,27,303	₹ 4,32,388
406	DUAL MEDIA FILTER	24-02-2015	6.89	₹ 90,000	₹ 90,000	₹ 31,110	₹ 25,511
407	Electrical - Power factor control set	07-01-2017	5.02	₹ 7,30,991	₹ 7,52,349	₹ 3,93,808	₹ 3,22,923
408	Capacitor Bank & Accessories	02-06-2017	4.62	₹ 7,28,544	₹ 7,28,544	₹ 89,521	₹ 73,407
409	CAPACITOR BANK-2950KVR, 11KV	27-09-2018	3.30	₹ 8,15,000	₹ 8,15,000	₹ 3,04,631	₹ 2,49,798
410	CAPACITOR BANK-2950KVR, 11KV	10-01-2019	3.01	₹ 42,459	₹ 43,545	₹ 18,657	₹ 15,298
411	VACUUM CIRCUIT BREAKER 12 KV with pole	24-05-2018	3.64	₹ 5,37,217	₹ 5,41,082	₹ 4,16,307	₹ 3,41,372
412	RECTIFIER WELDING MACHINE-400A	12-06-2018	3.59	₹ 44,500	₹ 44,500	₹ 29,327	₹ 24,048
413	Welding Machine INVERTER,SGL,ESAB,ARC250I	23-06-2021	0.56	₹ 25,835	₹ 25,835	₹ 24,470	₹ 20,066
414	Other Machinery (P&M)	30-09-2009	12.29	₹ 1,35,95,873	₹ 1,96,54,713	₹ 1,04,73,216	₹ 85,88,037
415	Boiler (P&M)	30-09-2009	12.29	₹ 12,80,29,394	₹ 16,06,36,527	₹ 8,55,96,824	₹ 7,01,89,396
416	Boiler (P&M)	31-03-2010	11.79	₹ 8,24,67,206	₹ 9,24,00,882	₹ 5,09,87,566	₹ 4,18,09,804
417	Boiler (P&M)	01-03-2012	9.87	₹ 6,28,91,452	₹ 6,70,52,404	₹ 4,18,93,607	₹ 3,43,52,758
418	Boiler (P&M)	15-01-2013	9.00	₹ 2,12,74,432	₹ 2,23,38,153	₹ 1,47,00,830	₹ 1,20,54,681
419	CPP_10TPH BOILER	17-02-2020	1.90	₹ 4,85,31,476	₹ 5,09,58,049	₹ 4,72,70,920	₹ 3,87,62,155
420	Cooling Tower	30-09-2009	12.29	₹ 13,58,722	₹ 22,43,963	₹ 11,95,719	₹ 9,80,489
421	Cooling Tower	31-03-2010	11.79	₹ 1,26,04,031	₹ 2,08,13,758	₹ 1,14,85,203	₹ 94,17,866
422	Cooling Tower	01-03-2012	9.87	₹ 3,76,055	₹ 4,68,565	₹ 2,92,754	₹ 2,40,058
423	Electricals & Instrumentation(P&M)	30-09-2009	12.29	₹ 5,11,37,321	₹ 6,05,18,594	₹ 3,22,47,955	₹ 2,64,43,323
424	Electricals & Instrumentation(P&M)	31-03-2010	11.79	₹ 3,19,21,348	₹ 3,66,63,811	₹ 2,02,31,393	₹ 1,65,89,742
425	Electricals & Instrumentation(P&M)	01-03-2012	9.87	₹ 6,53,15,195	₹ 7,13,24,193	₹ 4,45,62,574	₹ 3,65,41,311
426	Electricals & Instrumentation(P&M)	15-01-2013	9.00	₹ 4,26,65,883	₹ 4,52,34,121	₹ 2,97,68,761	₹ 2,44,10,384
427	Electricals & Instrumentation(P&M)	15-01-2013	9.00	₹ 1,30,534	₹ 1,38,391	₹ 59,532	₹ 48,816
428	Electricals & Instrumentation(P&M)	31-05-2013	8.62	₹ 22,70,765	₹ 24,07,452	₹ 10,92,433	₹ 8,95,795
429	Electricals & Instrumentation(P&M)	19-08-2014	7.41	₹ 1,78,881	₹ 1,83,072	₹ 97,209	₹ 79,711
430	Electricals & Instrumentation(P&M)	08-02-2017	4.93	₹ 73,500	₹ 75,648	₹ 52,034	₹ 42,668
431	Electricals & Instrumentation(P&M)	20-04-2017	4.73	₹ 9,89,200	₹ 10,18,102	₹ 7,12,839	₹ 5,84,528
432	Electricals & Instrumentation(P&M)	05-09-2017	4.36	₹ 9,85,000	₹ 10,13,779	₹ 7,34,087	₹ 6,01,952
433	Turbine	31-03-2010	11.79	₹ 3,57,23,828	₹ 3,75,10,019	₹ 2,06,98,337	₹ 1,69,72,636
434	Turbine	01-03-2012	9.87	₹ 3,53,29,033	₹ 3,70,95,485	₹ 2,31,76,852	₹ 1,90,05,019
435	Turbine	15-01-2013	9.00	₹ 5,13,02,249	₹ 5,38,67,361	₹ 3,54,50,332	₹ 2,90,69,272
436	RM & FG handling plant	01-03-2012	9.87	₹ 7,01,39,593	₹ 7,36,46,573	₹ 4,60,13,572	₹ 3,77,31,129
437	coal Handling plant	01-03-2012	9.87	₹ 2,72,26,956	₹ 3,49,32,185	₹ 2,18,25,246	₹ 1,78,96,702
438	Water complex	01-03-2012	9.87	₹ 2,47,13,478	₹ 2,59,49,152	₹ 1,62,12,746	₹ 1,32,94,452
439	Ash handling Plant	01-03-2012	9.87	₹ 40,04,091	₹ 51,37,248	₹ 32,09,696	₹ 26,31,951
440	Ash handling Plant	15-01-2013	9.00	₹ 9,89,685	₹ 10,76,985	₹ 7,08,769	₹ 5,81,190
441	Control Room	01-03-2012	9.87	₹ 25,98,112	₹ 33,33,378	₹ 20,82,658	₹ 17,07,780
442	Misc Fixed Assets	01-03-2012	9.87	₹ 84,43,572	₹ 1,08,33,103	₹ -	₹ 5,41,655
443	ESP	01-03-2012	9.87	₹ 19,49,309	₹ 24,83,420	₹ 15,51,614	₹ 12,72,323
444	motor and pumps	17-06-2014	7.58	₹ 66,536	₹ 76,418	₹ 21,403	₹ 17,551
445	motor and pumps	17-06-2015	6.58	₹ 59,945	₹ 66,934	₹ 25,106	₹ 20,587
446	motor and pumps	10-09-2015	6.35	₹ 97,689	₹ 1,09,079	₹ 43,327	₹ 35,528
447	motor and pumps	26-11-2015	6.13	₹ 42,450	₹ 47,399	₹ 19,777	₹ 16,217
448	motor and pumps	14-09-2016	5.33	₹ 35,436	₹ 39,112	₹ 19,302	₹ 15,828
449	motor and pumps	09-03-2017	4.85	₹ 1,56,897	₹ 1,70,303	₹ 91,847	₹ 75,314
450	SUBMERSIBLE PUMP WITH MOTOR 9.3KW,12.5HP	04-06-2018	3.61	₹ 34,665	₹ 36,824	₹ 24,192	₹ 19,837
451	ROTARY PUMP,MODEL-RDRN400L	10-09-2018	3.34	₹ 88,878	₹ 94,329	₹ 64,376	₹ 52,789
452	MAIN OIL PUMP	01-01-2019	3.03	₹ 7,59,872	₹ 7,78,094	₹ 5,53,907	₹ 4,54,204
453	BFP BARESHAFT PUMP MODEL-MC 80/14	16-11-2020	1.16	₹ 17,16,000	₹ 17,16,000	₹ 15,27,522	₹ 12,52,568
454	AIR COMPRESSOR	12-05-2013	8.68	₹ 8,34,096	₹ 11,12,899	₹ 1,95,550	₹ 1,60,851
455	AIR COMPRESSOR EG-90	14-07-2020	1.50	₹ 17,44,316	₹ 17,44,316	₹ 14,95,978	₹ 12,26,702

VALUATION ASSESSMENT

M/S SHYAM STEEL MANUFACTURING LIMITED.

VALUATION OF PLANT AND MACHINERY							
S. NO	Description	Date of Installation	Life Consumed	Original Cost As per Documents Provided	Reproduction Cost (as per WPI Index)	Depreciated Value	Current Depreciated Market Value
456	SCREW ELEMENT,AIR,CPMPR,PN:8973198279	16-07-2021	0.49	₹ 3,78,698	₹ 3,78,698	₹ 3,43,215	₹ 2,81,436
457	RM Handling Equipment	31-05-2013	8.62	₹ 25,08,500	₹ 27,29,776	₹ 16,11,465	₹ 13,21,401
458	expansion Joint	27-01-2014	7.96	₹ 5,29,924	₹ 5,28,688	₹ -	₹ 26,434
459	L.R.S.B. COMPLETE ASSEMBLY	08-11-2013	8.18	₹ 1,78,372	₹ 1,94,106	₹ -	₹ 9,705
460	PORTABLE WELDING MACHINE, INVERTER TYPE	27-11-2017	4.13	₹ 46,500	₹ 46,500	₹ 28,261	₹ 23,174
461	OIL PURIFICATION MACHINE	01-06-2014	7.62	₹ 3,44,560	₹ 3,79,016	₹ 1,04,577	₹ 85,753
462	GEARBOX	13-10-2014	7.25	₹ 85,853	₹ 95,949	₹ 13,288	₹ 10,896
463	GEARBOX	03-10-2016	5.28	₹ 2,93,000	₹ 3,12,192	₹ 1,55,612	₹ 1,27,602
464	GEARBOX	02-12-2016	5.12	₹ 44,435	₹ 47,346	₹ 18,587	₹ 15,242
465	VALVES	10-01-2015	7.01	₹ 90,775	₹ 90,775	₹ 15,200	₹ 12,464
466	turbine ventilation system	04-10-2014	7.28	₹ 88,000	₹ 88,000	₹ -	₹ 4,400
467	CONTINUOUS ONLINE DUST MONITORING SYSTEM	23-05-2015	6.65	₹ 2,39,700	₹ 2,73,391	₹ 57,609	₹ 47,239
468	AIR DRYER FX13	29-02-2016	5.87	₹ 1,93,500	₹ 1,99,566	₹ 88,203	₹ 72,326
469	DRYER MODEL ELRD400	07-09-2019	2.35	₹ 1,95,000	₹ 1,95,000	₹ 1,65,969	₹ 1,36,095
470	DATA TRANSMISSION SYSTEM	28-11-2015	6.13	₹ 86,912	₹ 86,912	₹ -	₹ 4,346
471	Laboratory- TEMPERATURE CALIBRATOR	28-03-2016	5.80	₹ 48,182	₹ 48,182	₹ 15,012	₹ 12,310
472	Laboratory- BOMB CALORIMETER	27-06-2016	5.55	₹ 39,159	₹ 39,159	₹ 13,360	₹ 10,955
473	Laboratory- DEAD WEIGHT PRESSURE GUAGE TESTER-DW16	26-10-2016	5.22	₹ 43,512	₹ 44,876	₹ -	₹ 2,244
474	Laboratory- DEAD WEIGHT VACUM GUAGE TESTER-DT55	26-10-2016	5.22	₹ 52,443	₹ 54,087	₹ -	₹ 2,704
475	ENERGY SAVING FRP FAN (cooling tower)	24-06-2016	5.56	₹ 4,40,000	₹ 4,65,004	₹ 3,01,374	₹ 2,47,126
476	MS CONTROL PANEL WITH VFD	01-06-2018	3.62	₹ 19,90,000	₹ 20,00,661	₹ 17,25,512	₹ 14,14,920
477	PANEL,CONTROL,45KW,ACSS80-01-088A-4+J425	08-05-2021	0.68	₹ 3,91,200	₹ 3,91,200	₹ 3,81,059	₹ 3,12,468
478	PANEL,CONTROL,75KW,ACSS80-01-145A-4+J425	08-05-2021	0.68	₹ 4,88,800	₹ 4,88,800	₹ 4,76,129	₹ 3,90,426
479	PANEL,CONTROL,VFD,ACSS80-01-363A-4+J425	08-05-2021	0.68	₹ 9,70,000	₹ 9,70,000	₹ 9,44,854	₹ 7,74,781
480	TRUE DEMAND UTILIZATION SYSTEM	04-06-2016	5.61	₹ 15,48,516	₹ 15,97,063	₹ 10,29,529	₹ 8,44,214
481	ONLINE UPS	08-02-2017	4.93	₹ 3,62,988	₹ 3,67,862	₹ 23,372	₹ 19,165
482	AD BRASS TUBE-19.05MM X 20 BWG X 4110MM	01-09-2018	3.37	₹ 14,62,747	₹ 14,62,747	₹ 11,50,814	₹ 9,43,668
483	ONLINE SO2,NOX GAS ANALYZER	11-04-2019	2.76	₹ 11,29,231	₹ 11,29,231	₹ 9,31,920	₹ 7,64,174
484	OIL CENTRIFUGE MODEL-MAB-103	13-09-2019	2.33	₹ 10,90,000	₹ 10,90,000	₹ 8,48,289	₹ 6,95,597
485	SERVO MOTOR TYPE SMR-A51321	03-07-2019	2.53	₹ 12,07,263	₹ 12,53,580	₹ 8,76,733	₹ 7,18,921
486	STEAM TURBINE CONTROL 505D	12-07-2019	2.51	₹ 12,54,936	₹ 12,91,379	₹ 11,68,362	₹ 9,58,057
487	CIRCUIT BREAKER,VCUM,3P,12KV,2000A,ABB	27-10-2020	1.21	₹ 5,18,000	₹ 5,18,000	₹ 4,78,272	₹ 3,92,183
488	CIRCUIT BREAKER,VCUM,MTRSD,11KV,W/INTRPT	20-10-2020	1.23	₹ 1,27,119	₹ 1,27,119	₹ 1,17,215	₹ 96,116
489	FLOWMETER-TURBINE,250MM,CJ,SENSUS	12-02-2021	0.92	₹ 71,860	₹ 71,860	₹ 59,366	₹ 48,680
490	FLOWMETER-TURBINE,250MM,CJ,SENSUS	12-02-2021	0.92	₹ 44,366	₹ 44,366	₹ 36,652	₹ 30,055
491	CALORIMETER,BOMB,MICRO CNTRLR,RSB5	16-07-2021	0.49	₹ 56,500	₹ 56,500	₹ 51,206	₹ 41,989
492	VCEPL 100 AUTOMATIC BRICKS MAKING PLANT - 1004598	30-09-2020	1.28	₹ 72,79,380	₹ 72,79,380	₹ 69,23,947	₹ 56,77,637
493	VIRGIN PVC PALLET L-850MM B-700MM T-25MM - 1004598	30-09-2020	1.28	₹ 14,56,600	₹ 14,56,600	₹ 11,00,990	₹ 9,02,812
494	CEMENT SILO WITH ACCESSORIES,100 TON - 1004598	30-09-2020	1.28	₹ 9,53,043	₹ 9,53,043	₹ 9,06,509	₹ 7,43,337
495	CABLE 3.5C X 300 SQMM ALU ARM (Electric)- 1004598	30-09-2020	1.28	₹ 4,09,186	₹ 4,09,186	₹ 3,59,237	₹ 2,94,575
496	RECYCLED PVC PALLET L-850 B-700 T-25 MM - 1004598	30-09-2020	1.28	₹ 11,74,300	₹ 11,74,300	₹ 8,87,610	₹ 7,27,840
497	GEARBOX,GAY813TC,64.5469:1,OUT:22.5RPM	17-11-2020	1.15	₹ 1,61,743	₹ 1,61,743	₹ 1,44,020	₹ 1,18,097
498	Discalling With Brushing Unit	27-09-2019	2.30	₹ 22,35,837	₹ 22,35,837	₹ 19,92,008	₹ 16,33,447
499	MACHINE,WELDING,BUTT,15KVA,5-10MM	10-07-2020	1.51	₹ 45,000	₹ 45,000	₹ 38,547	₹ 31,608
500	Rib Cutting Machine -CNC 560UA, W/Accessories	13-01-2021	1.00	₹ 35,05,366	₹ 35,05,366	₹ 33,39,317	₹ 27,38,240
501	RB Torkari Machine 2	10-02-2021	0.92	₹ 26,68,875	₹ 26,68,875	₹ 25,52,176	₹ 20,92,784
502	Air Compressor 21.2CFM,ATLSCPO,GX510FFTM	25-06-2021	0.55	₹ 1,90,000	₹ 1,90,000	₹ 1,80,060	₹ 1,47,649
503	ROLLER CRUSHER MACHINE WITH INNER ROTOR-1004599	30-09-2020	1.28	₹ 41,68,073	₹ 41,68,073	₹ 39,13,678	₹ 32,09,216
504	BACKHOE LOADER MODEL CAT 424B2 - 1004599	30-09-2020	1.28	₹ 20,50,000	₹ 20,50,000	₹ 18,83,173	₹ 15,44,202
505	CABLE 3.5C X 300 SQMM ALU ARM -Electrical-1004599	30-09-2020	1.28	₹ 5,27,020	₹ 5,27,020	₹ 4,84,132	₹ 3,96,988
506	FLYASH SILO 65 TON	22-01-2021	0.97	₹ 4,75,600	₹ 4,75,600	₹ 4,58,022	₹ 3,75,578
507	CEMENT SILO 150 TON	22-01-2021	0.97	₹ 6,37,600	₹ 6,37,600	₹ 6,14,035	₹ 5,03,509
508	SILO With /Accessories	22-01-2021	0.97	₹ 10,00,400	₹ 10,00,400	₹ 9,63,426	₹ 7,90,010
509	CONCRETE BATCHING PLANT 30M3 CAPACITY	22-01-2021	0.97	₹ 32,39,000	₹ 32,39,000	₹ 31,19,290	₹ 25,57,818
510	CONCRETE MIXER MACHINE 10/7CFT W/ACC	22-01-2021	0.97	₹ 1,70,000	₹ 1,70,000	₹ 1,54,292	₹ 1,26,520
511	BAR BENDING MACHINE 842 UPTO65MM,WINGER	22-01-2021	0.97	₹ 1,42,000	₹ 1,42,000	₹ 1,28,880	₹ 1,05,681
512	BAR CUTTING MACHINE C42 UPTO40MM,WINGER	22-01-2021	0.97	₹ 1,15,000	₹ 1,15,000	₹ 1,07,916	₹ 88,491
513	PREFABRICATED CONTAINER OFFICE BUILDING	22-01-2021	0.97	₹ 3,30,400	₹ 3,30,400	₹ 3,10,048	₹ 2,54,239
514	CONTAINER,40X8X9.6FT,MS	22-01-2021	0.97	₹ 2,13,500	₹ 2,13,500	₹ 2,00,349	₹ 1,64,286
515	COMPRESSION MACHINE 2000KN	22-01-2021	0.97	₹ 1,19,492	₹ 1,19,492	₹ 1,12,132	₹ 91,948
516	WELDING MACHINE ESAB,MODLARC400I	22-01-2021	0.97	₹ 39,852	₹ 39,852	₹ 36,170	₹ 29,659
517	CONTAINER,12 X 8 X 8.6 FT,MS	22-01-2021	0.97	₹ 1,91,814	₹ 1,91,814	₹ 1,79,999	₹ 1,47,599
518	PUMP,CONCRETE,SCHWING,SP1807D RMC,W/ACC	26-06-2021	0.55	₹ 24,00,000	₹ 24,00,000	₹ 22,75,068	₹ 18,65,556
Total				₹ 2,95,03,48,656	₹ 3,36,34,06,785	₹ 1,92,03,64,557	₹ 1,58,02,20,296

VALUATION ASSESSMENT

M/S SHYAM STEEL MANUFACTURING LIMITED.

VALUATION OF FURNITURE & FIXTURES

S. NO	Description	Date of Installation	Life Consumed	Original Cost As per Documents Provided	Reproduction Cost (as per WPI Index)	Depreciated Value	Current Depreciated Market Value
1	Almirah	01-03-2019	2.90	39,000.00	₹ 39,000	₹ 25,588	₹ 24,309
2	Almirah	26-08-2019	2.38	60,500.00	₹ 60,500	₹ 43,376	₹ 41,207
3	Almirah	10-10-2020	1.26	1,24,800.00	₹ 1,24,800	₹ 1,06,163	₹ 1,00,855
4	Chair & Table	24-01-2014	7.97	52,170.00	₹ 52,170	₹ -	₹ 2,609
5	Chair & Table	29-03-2014	7.80	50,064.52	₹ 50,065	₹ -	₹ 2,503
6	Chair & Table	30-07-2016	5.46	56,400.00	₹ 56,400	₹ -	₹ 2,820
7	REVOLVING CHAIR	31-12-2016	5.04	42,500.00	₹ 42,500	₹ 1,837	₹ 2,125
8	Chair & Table	23-06-2017	4.56	28,396.00	₹ 28,396	₹ 3,800	₹ 3,610
9	Chair & Table	21-12-2017	4.06	38,672.00	₹ 38,672	₹ 8,818	₹ 8,377
10	REVOLVING CHAIR	29-04-2019	2.71	25,067.72	₹ 25,068	₹ 12,162	₹ 11,554
11	REVOLVING CHAIR	02-12-2019	2.12	33,423.72	₹ 33,424	₹ 19,992	₹ 18,992
12	HD RACK, BOLTLESS, MAIN, 8'X8'X2', 6 LE	07-02-2020	1.93	9,43,950.00	₹ 9,43,950	₹ 7,27,440	₹ 6,91,068
13	ENERGY SAVING FRP FAN	17-03-2016	5.83	2,20,000.00	₹ 2,20,000	₹ 67,759	₹ 64,371
14	Fan	04-01-2016	6.03	1,00,495.00	₹ 1,00,495	₹ 28,565	₹ 27,137
15	Fan	02-07-2016	5.53	43,116.00	₹ 43,116	₹ 14,781	₹ 14,041
16	Fan	02-07-2016	5.53	39,393.00	₹ 39,393	₹ 13,504	₹ 12,829
17	Exhaust Fan	02-07-2016	5.53	64,923.00	₹ 64,923	₹ -	₹ 3,246
18	Furniture & Fitting	29-03-2014	7.80	4,38,090.08	₹ 4,38,090	₹ 1,13,579	₹ 1,07,900
19	Furniture & Fitting	20-03-2015	6.82	86,008.00	₹ 86,008	₹ 30,268	₹ 28,754
20	Furniture & Fitting	21-12-2017	4.06	3,70,232.19	₹ 3,70,232	₹ 2,27,328	₹ 2,15,961
21	Solar Street Lighting System	30-03-2016	5.79	1,84,538.00	₹ 1,84,538	₹ 57,618	₹ 54,737
22	Man Cooler Fan	04-01-2016	6.03	3,05,852.00	₹ 3,05,852	₹ 86,937	₹ 82,591
23	Man Cooler Fan	04-07-2016	5.53	75,020.00	₹ 75,020	₹ 25,766	₹ 24,478
24	Man Cooler Fan	02-07-2016	5.53	1,26,236.00	₹ 1,26,236	₹ 43,275	₹ 41,111
25	MAN COOLER FAN 12" , 2900RPM	07-05-2018	3.69	80,800.00	₹ 80,800	₹ 45,417	₹ 43,146
26	Ready Made Furniture Set	16-11-2017	4.16	13,39,955.36	₹ 13,39,955	₹ 8,10,545	₹ 7,70,017
27	ACCESSORIES, MISC, BED, SS, 4X7FT, W/1	26-09-2020	1.30	1,56,000.00	₹ 1,56,000	₹ 1,31,994	₹ 1,25,394
Total				51,25,602.59	51,25,602.59		25,25,743.25

VALUATION OF OFFICE EQUIPMENTS

S. NO	Description	Date of Installation	Life Consumed	Original Cost As per Documents Provided	Reproduction Cost (as per WPI Index)	Depreciated Value	Current Depreciated Market Value
1	EXIDE BATTERY 200AH	25-06-2019	2.55	60,905.74	₹ 60,906	₹ 31,357	₹ 29,789
2	BPS-5000 Electronic Platform Scale	11-02-2019	2.92	1,30,500.00	₹ 1,30,500	₹ 58,085	₹ 55,181
3	BPS-5000 Electronic Platform Scale	20-06-2019	2.57	1,27,000.00	₹ 1,27,000	₹ 65,055	₹ 61,803
4	WEIGHT MACHINE	29-05-2020	1.62	1,64,955.00	₹ 1,64,955	₹ 1,39,495	₹ 1,32,521
5	WEIGHT MACHINE	13-11-2019	2.17	1,59,955.00	₹ 1,59,955	₹ 1,27,024	₹ 1,20,673
6	Water Purifier	28-07-2015	6.47	96,810.00	₹ 96,810	₹ -	₹ 4,841
7	Water Purifier	28-07-2015	6.47	96,810.00	₹ 96,810	₹ -	₹ 4,841
8	Water Purifier	23-03-2016	5.81	95,791.00	₹ 95,791	₹ -	₹ 4,790
9	Water Purifier	22-02-2014	7.89	99,115.00	₹ 99,115	₹ -	₹ 4,956
10	Water Purifier	07-05-2018	3.69	63,985.00	₹ 63,985	₹ -	₹ 3,199
11	WATER COOLER 120 LTR CAPACITY	21-06-2019	2.56	40,000.00	₹ 40,000	₹ 27,819	₹ 26,428
12	Water Purifier-Kent Elite Plus (RO+UV)	27-08-2021	0.38	36,017.00	₹ 36,017	₹ 31,705	₹ 30,120
13	CAMERA DSLR AUTOFOCUS 20.9MP, NIKON, D7500	15-10-2020	1.24	91,694.92	₹ 91,695	₹ 55,578	₹ 52,799
14	AIR CONDITIONER-2 TON, SPLIT TYPE V-	02-05-2013	8.70	42,100.00	₹ 42,100	₹ -	₹ 2,105
15	Air Conditioner 1 tone	29-03-2014	7.80	57,200.00	₹ 57,200	₹ -	₹ 2,860
16	Air Conditioner 2 ton	29-03-2014	7.80	89,000.00	₹ 89,000	₹ -	₹ 4,450
17	Air Conditioner 2 ton	15-05-2014	7.67	47,400.00	₹ 47,400	₹ -	₹ 2,370
18	Air Conditioner 2 ton	15-05-2014	7.67	47,400.00	₹ 47,400	₹ -	₹ 2,370
19	Air Conditioner 2 ton	15-05-2014	7.67	47,400.00	₹ 47,400	₹ -	₹ 2,370
20	Air Conditioner 2 ton	15-05-2014	7.67	47,400.00	₹ 47,400	₹ -	₹ 2,370
21	Air Conditioner 2 ton	15-05-2014	7.67	47,400.00	₹ 47,400	₹ -	₹ 2,370
22	Air Conditioner 2 ton	15-05-2014	7.67	47,400.00	₹ 47,400	₹ -	₹ 2,370
23	Air Conditioner 1 ton split	20-03-2015	6.82	57,000.00	₹ 57,000	₹ -	₹ 2,850
24	Air Conditioner	04-01-2016	6.03	44,700.00	₹ 44,700	₹ 2,041	₹ 2,235
25	Air Conditioner	04-01-2016	6.03	44,700.00	₹ 44,700	₹ 2,041	₹ 2,235
26	Air Conditioner 1.5	01-02-2014	7.95	1,39,759.56	₹ 1,39,760	₹ -	₹ 6,988
27	Air Conditioner	15-05-2014	7.67	37,400.00	₹ 37,400	₹ -	₹ 1,870
28	AIR CONDITIONER-1.5 TON, SPLIT TYPE	15-05-2014	7.67	37,400.00	₹ 37,400	₹ -	₹ 1,870
29	Air Conditioner	02-07-2016	5.53	1,22,739.00	₹ 1,22,739	₹ 15,188	₹ 14,429
30	Air Conditioner 2 tons	02-07-2016	5.53	1,38,242.00	₹ 1,38,242	₹ 17,107	₹ 16,251

VALUATION ASSESSMENT

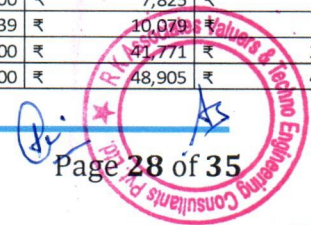
M/S SHYAM STEEL MANUFACTURING LIMITED.

VALUATION OF OFFICE EQUIPMENTS							
S. NO	Description	Date of Installation	Life Consumed	Original Cost As per Documents Provided	Reproduction Cost (as per WPI Index)	Depreciated Value	Current Depreciated Market Value
31	Air Conditioner	21-12-2017	4.06	71,223.00	₹ 71,223	₹ 25,404	₹ 24,134
32	AIR CONDITIONER-1 TON, SPLIT TYPE V-	21-12-2017	4.06	26,792.00	₹ 26,792	₹ 9,556	₹ 9,079
33	AIR CONDITIONER-2 TON, SPLIT TYPE	06-06-2018	3.61	36,500.00	₹ 36,500	₹ 15,663	₹ 14,880
34	AIR CONDITIONER-2 TON, SPLIT TYPE	06-06-2018	3.61	36,500.00	₹ 36,500	₹ 15,663	₹ 14,880
35	AIR CONDITIONER-2 TON, SPLIT TYPE	09-07-2018	3.52	36,500.00	₹ 36,500	₹ 16,186	₹ 15,377
36	AIR CONDITIONER-2 TON, SPLIT TYPE	09-07-2018	3.52	36,500.00	₹ 36,500	₹ 16,186	₹ 15,377
37	Air Conditioner	11-10-2018	3.26	30,000.00	₹ 30,000	₹ 14,527	₹ 13,800
38	AIR CONDITIONER-1.5 TON, SPLIT TYPE	11-10-2018	3.26	30,000.00	₹ 30,000	₹ 14,527	₹ 13,800
39	AIR CONDITIONER-1.5 TON, SPLIT TYPE	18-03-2019	2.82	1,14,800.00	₹ 1,14,800	₹ 63,457	₹ 60,284
40	AIR CONDITIONER-2 TON, SPLIT TYPE	20-04-2019	2.73	35,500.00	₹ 35,500	₹ 20,131	₹ 19,125
41	AIR CONDITIONER-2 TON, SPLIT TYPE	06-05-2019	2.69	27,000.00	₹ 27,000	₹ 15,498	₹ 14,724
42	AIR CONDITIONER-1.5 TON, SPLIT TYPE	06-05-2019	2.69	35,500.00	₹ 35,500	₹ 20,378	₹ 19,359
43	AIR CONDITIONER-1.5 TON, SPLIT TYPE	06-05-2019	2.69	27,000.00	₹ 27,000	₹ 15,498	₹ 14,724
44	AIR CONDITIONER-2 TON, SPLIT TYPE V-	05-06-2019	2.61	35,500.00	₹ 35,500	₹ 20,840	₹ 19,798
45	AIR CONDITIONER-1.5 TON, SPLIT TYPE	05-06-2019	2.61	54,000.00	₹ 54,000	₹ 31,700	₹ 30,115
46	AIR CONDITIONER-1.5 TON, SPLIT TYPE	20-06-2019	2.57	27,000.00	₹ 27,000	₹ 16,026	₹ 15,224
47	AIR CONDITIONER 1 TON	08-11-2019	2.18	67,125.00	₹ 67,125	₹ 43,947	₹ 41,750
48	AIR CONDITIONER,2 TON,SPLIT,BLUE STAR	28-01-2021	0.96	35,500.00	₹ 35,500	₹ 30,126	₹ 28,619
49	AIR CONDITIONER,2.0TON,SPLIT,BLUE STAR	11-04-2021	0.76	34,375.00	₹ 34,375	₹ 30,259	₹ 28,746
50	AIR CONDITIONER,2.0TON,SPLIT,BLUE STAR	12-05-2021	0.67	32,968.75	₹ 32,969	₹ 29,465	₹ 27,992
51	AIR CONDITIONER,2.0TON,SPLIT,BLUE STAR	12-05-2021	0.67	32,968.75	₹ 32,969	₹ 29,465	₹ 27,992
52	AIR CONDITIONER,1.5 TON,SPLIT,BLUE STAR	09-06-2021	0.59	26,100.00	₹ 26,100	₹ 23,643	₹ 22,461
53	AIR CONDITIONER,2.0TON,SPLIT,BLUE STAR	09-06-2021	0.59	32,968.75	₹ 32,969	₹ 29,865	₹ 28,372
54	AIR CONDITIONER,2.0TON,SPLIT,BLUE STAR	09-06-2021	0.59	32,968.75	₹ 32,969	₹ 29,865	₹ 28,372
55	AIR CONDITIONER,1.5 TON,SPLIT,BLUE STAR	18-07-2021	0.49	26,100.00	₹ 26,100	₹ 24,085	₹ 22,880
56	REFRIGERATOR 253 LITRE	08-09-2019	2.35	35,576.00	₹ 35,576	₹ 25,657	₹ 24,374
57	PRINTER	19-01-2019	2.98	32,966.00	₹ 32,966	₹ 1,820	₹ 1,729
58	WALKY TALKY	27-11-2012	9.13	1,37,780.00	₹ 1,37,780	-	₹ 6,889
59	WALKY TALKY	30-03-2014	7.79	2,38,560.00	₹ 2,38,560	-	₹ 11,928
60	WALKY TALKY	28-09-2017	4.29	96,800.00	₹ 96,800	-	₹ 4,840
61	WALKY TALKY	30-05-2018	3.62	96,800.00	₹ 96,800	-	₹ 4,840
62	VEHICLE MANAGEMENT SYSTEM	10-01-2013	9.01	1,79,125.00	₹ 1,79,125	-	₹ 8,956
63	Mobile-Apple iPhone SE	18-09-2020	1.32	35,169.00	₹ 35,169	₹ 20,493	₹ 19,468
64	Apple iPhone 12Pro 128GB Graphite	28-01-2021	0.96	1,00,847.46	₹ 1,00,847	₹ 70,312	₹ 66,797
65	Apple iPhone 12 (Purple 256GB)	23-08-2021	0.39	90,078.01	₹ 90,078	₹ 78,981	₹ 75,032
66	CCTV Surveillance System	20-11-2014	7.15	22,61,243.10	₹ 22,61,243	-	₹ 1,13,062
67	CCTV camera	09-07-2015	6.52	55,362.00	₹ 55,362	-	₹ 2,768
68	CCTV Camera	09-08-2016	5.43	34,579.00	₹ 34,579	-	₹ 1,729
69	CCTV Surveillance System	21-12-2017	4.06	59,080.00	₹ 59,080	-	₹ 2,954
70	CCTV CAMERA SET UP	22-03-2019	2.81	34,400.00	₹ 34,400	₹ 3,749	₹ 3,562
71	CCTV CAMERA SETUP	31-01-2020	1.95	35,100.01	₹ 35,100	₹ 13,418	₹ 12,747
72	CCTV SETUP	29-06-2021	0.54	31,169.88	₹ 31,170	₹ 25,843	₹ 24,550
73	CCTV SETUP	26-06-2021	0.55	29,894.48	₹ 29,894	₹ 24,707	₹ 23,472
74	CCTV SETUP	21-10-2021	0.23	38,561.06	₹ 38,561	₹ 35,784	₹ 33,995
75	CCTV SETUP	22-10-2021	0.22	60,596.00	₹ 60,596	₹ 56,285	₹ 53,471
76	WATER COOLER	14-08-2015	6.42	45,500.00	₹ 45,500	₹ 10,816	₹ 10,276
77	Water Cooler Blue Star SWCNST80120UVE	28-03-2021	0.79	56,584.74	₹ 56,585	₹ 51,246	₹ 48,684
78	COOLER,WATER,BLUESTAR,SWCNST80120UVE	12-05-2021	0.67	55,677.89	₹ 55,678	₹ 51,240	₹ 48,678
79	COOLER,WATER,BLUESTAR,SWCNST80120UVE	12-05-2021	0.67	55,677.97	₹ 55,678	₹ 51,240	₹ 48,678
80	IP-PBX	29-10-2016	5.21	94,500.00	₹ 94,500	₹ 36,054	₹ 34,251
81	Payroll Management system	16-02-2017	4.91	2,16,462.50	₹ 2,16,463	-	₹ 10,823
82	PROJECTOR	06-02-2017	4.93	36,526.00	₹ 36,526	₹ 2,283	₹ 2,168
83	Epsoms Projector	19-03-2019	2.82	27,734.38	₹ 27,734	₹ 12,864	₹ 12,221
84	MULTI FUNCTIONAL COPIER	24-06-2016	5.56	1,42,118.00	₹ 1,42,118	-	₹ 7,106
85	LED TV	01-08-2018	3.45	28,125.00	₹ 28,125	₹ 9,678	₹ 9,194
86	LED TV 75"	28-06-2019	2.55	1,68,750.00	₹ 1,68,750	₹ 87,144	₹ 82,787
87	VOLTAS 1.5 TR INVERTER SPLIT A.C	31-08-2018	3.37	32,399.36	₹ 32,399	₹ 15,112	₹ 14,357
88	INDUSTRIAL SWEEPER	01-06-2018	3.62	8,00,000.00	₹ 8,00,000	₹ 2,49,885	₹ 2,37,391
89	Weighing Machine Capacity 5000 kg	30-04-2019	2.71	1,27,000.00	₹ 1,27,000	₹ 94,342	₹ 89,625
90	WEIGHT MACHINE 5 TON	28-09-2019	2.29	1,19,007.00	₹ 1,19,007	₹ 93,081	₹ 88,427
91	MACHINE,MOWER,LAWN,HONDA,MM:HRJ196 (Grass Cutter)	01-08-2020	1.45	48,660.72	₹ 48,661	₹ 35,261	₹ 33,498

VALUATION ASSESSMENT

M/S SHYAM STEEL MANUFACTURING LIMITED.

VALUATION OF COMPUTER & SERVERS							
S. NO	Description	Date of Installation	Life Consumed	Original Cost As per Documents Provided	Reproduction Cost (as per WPI Index)	Depreciated Value	Current Depreciated Market Value
1	Desktop computer	22-06-2016	5.56	36,100.00	₹ 36,100	₹ -	₹ 1,805
2	Desktop computer	04-08-2016	5.44	83,000.00	₹ 83,000	₹ -	₹ 4,150
3	Desktop computer	09-08-2016	5.43	37,025.00	₹ 37,025	₹ -	₹ 1,851
4	Desktop computer	08-09-2016	5.35	1,18,750.00	₹ 1,18,750	₹ -	₹ 5,938
5	Desktop computer	15-01-2018	3.99	26,000.00	₹ 26,000	₹ 6,267	₹ 5,954
6	Desktop computer	10-02-2018	3.92	35,900.00	₹ 35,900	₹ 9,139	₹ 8,682
7	Desktop computer	21-12-2017	4.06	36,620.00	₹ 36,620	₹ 8,350	₹ 7,933
8	Desktop computer	01-06-2018	3.62	34,745.80	₹ 34,746	₹ 10,853	₹ 10,310
9	Desktop computer	12-07-2018	3.51	91,660.00	₹ 91,660	₹ 30,587	₹ 29,057
10	Desktop computer	25-07-2018	3.47	91,660.00	₹ 91,660	₹ 31,207	₹ 29,647
11	Desktop computer	16-08-2018	3.41	91,660.00	₹ 91,660	₹ 32,257	₹ 30,644
12	Desktop computer	11-10-2018	3.26	1,12,820.00	₹ 1,12,820	₹ 42,992	₹ 40,843
13	Desktop computer	27-12-2018	3.05	91,100.00	₹ 91,100	₹ 38,367	₹ 36,448
14	Desktop computer	19-03-2019	2.82	58,500.00	₹ 58,500	₹ 27,134	₹ 25,778
15	Desktop computer	02-07-2019	2.53	34,790.00	₹ 34,790	₹ 18,038	₹ 17,136
16	Desktop computer	02-07-2020	1.53	27,620.00	₹ 27,620	₹ 19,583	₹ 18,604
17	Desktop computer	02-07-2020	1.53	27,620.00	₹ 27,620	₹ 19,583	₹ 18,604
18	Desktop computer	29-05-2021	0.62	29,000.00	₹ 29,000	₹ 25,558	₹ 24,280
19	Desktop computer	29-05-2021	0.62	29,000.00	₹ 29,000	₹ 25,558	₹ 24,280
20	Desktop computer	29-05-2021	0.62	29,000.00	₹ 29,000	₹ 25,558	₹ 24,280
21	Desktop computer	29-05-2021	0.62	29,000.00	₹ 29,000	₹ 25,558	₹ 24,280
22	Desktop computer	29-05-2021	0.62	29,000.00	₹ 29,000	₹ 25,558	₹ 24,280
23	Desktop computer	22-06-2021	0.56	71,610.00	₹ 71,610	₹ 64,006	₹ 60,805
24	COMPUTER,DESKTOP,I3,10TH,480GB SSD,8GB	17-07-2021	0.49	28,500.00	₹ 28,500	₹ 25,844	₹ 24,552
25	COMPUTER,DESKTOP,I3,10TH,480GB SSD,8GB	17-07-2021	0.49	28,500.00	₹ 28,500	₹ 25,844	₹ 24,552
26	COMPUTER,DESKTOP,I3,10TH,480GB SSD,8GB	17-07-2021	0.49	28,500.00	₹ 28,500	₹ 25,844	₹ 24,552
27	COMPUTER,DESKTOP,I3,10TH,480GB SSD,8GB	17-07-2021	0.49	28,500.00	₹ 28,500	₹ 25,844	₹ 24,552
28	COMPUTER,DESKTOP,I3,10TH,480GB SSD,8GB	17-07-2021	0.49	28,500.00	₹ 28,500	₹ 25,844	₹ 24,552
29	COMPUTER,DESKTOP,I3,10TH,480GB SSD,8GB	17-07-2021	0.49	28,500.00	₹ 28,500	₹ 25,844	₹ 24,552
30	COMPUTER,DESKTOP,I3,10TH,480GB SSD,8GB	17-07-2021	0.49	28,500.00	₹ 28,500	₹ 25,844	₹ 24,552
31	COMPUTER,DESKTOP,I3,10TH,480GB SSD,8GB	17-07-2021	0.49	28,500.00	₹ 28,500	₹ 25,844	₹ 24,552
32	COMPUTER,DESKTOP,I3,10TH,480GB SSD,8GB	17-07-2021	0.49	28,500.00	₹ 28,500	₹ 25,844	₹ 24,552
33	COMPUTER,DESKTOP,I3,10TH,480GB SSD,8GB	17-07-2021	0.49	28,500.00	₹ 28,500	₹ 25,844	₹ 24,552
34	COMPUTER,DESKTOP,I3,10TH,480GB SSD,8GB	15-07-2021	0.50	29,120.00	₹ 29,120	₹ 26,376	₹ 25,058
35	Apple-Macmini DESKTOP	08-09-2021	0.35	51,694.92	₹ 51,695	₹ 48,304	₹ 45,889
36	Desktop computer	02-10-2021	0.28	29,000.00	₹ 29,000	₹ 27,460	₹ 26,087
37	Desktop computer	02-10-2021	0.28	29,000.00	₹ 29,000	₹ 27,460	₹ 26,087
38	Desktop computer	02-10-2021	0.28	29,000.00	₹ 29,000	₹ 27,460	₹ 26,087
39	Desktop computer	02-10-2021	0.28	29,000.00	₹ 29,000	₹ 27,460	₹ 26,087
40	Desktop computer	02-10-2021	0.28	29,000.00	₹ 29,000	₹ 27,460	₹ 26,087
41	Desktop computer	02-10-2021	0.28	29,000.00	₹ 29,000	₹ 27,460	₹ 26,087
42	Desktop computer	02-10-2021	0.28	29,000.00	₹ 29,000	₹ 27,460	₹ 26,087
43	Desktop computer	02-10-2021	0.28	29,000.00	₹ 29,000	₹ 27,460	₹ 26,087
44	Desktop computer	02-10-2021	0.28	29,000.00	₹ 29,000	₹ 27,460	₹ 26,087
45	Desktop computer	02-10-2021	0.28	29,000.00	₹ 29,000	₹ 27,460	₹ 26,087
46	Printer	10-03-2019	2.85	53,558.00	₹ 53,558	₹ 5,280	₹ 5,016
47	Printer	16-03-2019	2.83	35,732.00	₹ 35,732	₹ 3,709	₹ 3,523
48	PRINTER MULTIFUNCTIONAR CANON IR2530	14-08-2019	2.42	1,45,000.00	₹ 1,45,000	₹ 34,045	₹ 32,343
49	HP Laserjet printer	01-08-2019	2.45	25,762.72	₹ 25,763	₹ 5,758	₹ 5,470
50	HP Lasejet M1005	28-02-2020	1.87	56,271.16	₹ 56,271	₹ 22,878	₹ 21,735
51	PRINTER,MULTIFUNCTION,CANON,IR-2006N	19-10-2020	1.23	71,000.00	₹ 71,000	₹ 43,281	₹ 41,117
52	PRINTER,HANDJET,INKJET,7-27M,EBS-250C	20-10-2020	1.23	2,38,500.00	₹ 2,38,500	₹ 1,45,594	₹ 1,38,314
53	Printer - Cannon Images CLASS MF641CW	05-02-2021	0.93	30,000.00	₹ 30,000	₹ 21,125	₹ 20,068
54	Digital Laser Printer (Model:- IR-2006N)	15-07-2021	0.50	58,500.00	₹ 58,500	₹ 49,314	₹ 46,848
55	PRINTER,MULTIFUNCTION,IR-2006N,W/O DADF	15-07-2021	0.50	58,500.00	₹ 58,500	₹ 49,314	₹ 46,848
56	Laptop -apple	20-10-2014	7.24	73,865.00	₹ 73,865	₹ -	₹ 3,693
57	Laptop	13-08-2015	6.42	41,213.00	₹ 41,213	₹ -	₹ 2,061
58	Laptop	14-03-2016	5.84	46,001.00	₹ 46,001	₹ -	₹ 2,300
59	Laptop	17-02-2017	4.90	43,785.00	₹ 43,785	₹ 2,987	₹ 2,838
60	Laptop	20-09-2017	4.32	43,000.00	₹ 43,000	₹ 7,746	₹ 7,359
61	Laptop	03-11-2017	4.19	25,500.00	₹ 25,500	₹ 5,178	₹ 4,919
62	Laptop	10-12-2017	4.09	35,200.00	₹ 35,200	₹ 7,825	₹ 7,434
63	Laptop	10-12-2017	4.09	45,339.00	₹ 45,339	₹ 10,079	₹ 9,575
64	Laptop	23-06-2018	3.56	1,29,000.00	₹ 1,29,000	₹ 41,771	₹ 39,683
65	Laptop	18-09-2018	3.32	1,32,500.00	₹ 1,32,500	₹ 48,905	₹ 46,460



VALUATION OF COMPUTER & SERVERS

S. NO	Description	Date of Installation	Life Consumed	Original Cost As per Documents Provided	Reproduction Cost (as per WPI Index)	Depreciated Value	Current Depreciated Value
66	Laptop	24-10-2018	3.22	43,000.00	43,000.00	16,677	15,843
67	LAPTOP LENOVO I3 THINKPAD E470	02-05-2019	2.70	30,400.00	30,400.00	14,797	14,057
68	LAPTOP LENOVO I3 THINKPAD E470	28-06-2019	2.55	36,967.00	36,967.00	19,090	18,136
69	LAPTOP LENOVO I5 THINKPAD E490	28-07-2019	2.46	48,400.00	48,400.00	25,750	24,463
70	LAPTOP LENOVO I5 THINKPAD E490	24-07-2019	2.47	48,400.00	48,400.00	25,649	24,367
71	LAPTOP LENOVO I5 THINKPAD E490	13-09-2019	2.33	47,950.00	47,950.00	26,684	25,350
72	LAPTOP LENOVO I5 THINKPAD E490	17-09-2019	2.32	47,900.00	47,900.00	26,756	25,418
73	LAPTOP LENOVO I5 THINKPAD E490	23-09-2019	2.31	49,900.00	49,900.00	28,029	26,627
74	LAPTOP IDEAPAD 3305 INTEL CORE I3 LENOVO	28-09-2019	2.29	29,029.66	29,030	16,381	15,562
75	LAPTOP LENOVO I5 THINKPAD E490	26-10-2019	2.22	47,800.00	47,800.00	27,670	26,287
76	LAPTOP LENOVO I5 THINKPAD E490	24-07-2019	2.47	48,400.00	48,400.00	25,649	24,367
77	LAPTOP,THINKBOOKI4,DOS,I5,8GB,1TB,LENOVO	11-11-2020	1.17	47,000.00	47,000.00	36,553	34,725
78	LAPTOP,THINKBOOKI4,DOS,I5,8GB,1TB,LENOVO	05-11-2020	1.19	47,000.00	47,000.00	36,406	34,586
79	LAPTOP,THINKBOOKI4,DOS,I5,8GB,1TB,LENOVO	05-11-2020	1.19	47,000.00	47,000.00	36,406	34,586
80	LAPTOP,THINKBOOKI4,DOS,I5,8GB,1TB,LENOVO	05-11-2020	1.19	47,000.00	47,000.00	36,406	34,586
81	LAPTOP,THINKBOOKI4,DOS,I5,8GB,1TB,LENOVO	05-11-2020	1.19	47,000.00	47,000.00	36,406	34,586
82	LAPTOP,I5,DELL,MM,VOSTRO 3580,DOS	31-05-2020	1.62	32,283.00	32,283	22,351	21,234
83	LAPTOP,I5,DELL,MM,VOSTRO 3580,DOS	31-05-2020	1.62	32,283.00	32,283	22,351	21,234
84	LAPTOP,I5,DELL,MM,VOSTRO 3580,DOS	31-05-2020	1.62	32,283.00	32,283	22,351	21,234
85	LAPTOP,I5,DELL,MM,VOSTRO 3580,DOS	31-05-2020	1.62	32,283.00	32,283	22,351	21,234
86	LAPTOP,I5,DELL,MM,VOSTRO 3580,DOS	31-05-2020	1.62	32,283.00	32,283	22,351	21,234
87	LAPTOP,I5,DELL,MM,VOSTRO 3580,WIN10	31-05-2020	1.62	36,944.00	36,944	25,578	24,299
88	LAPTOP,I5,DELL,MM,VOSTRO 3580,WIN10	31-05-2020	1.62	36,944.00	36,944	25,578	24,299
89	LAPTOP,I5,DELL,MM,VOSTRO 3580,WIN10	31-05-2020	1.62	36,944.00	36,944	25,578	24,299
90	LAPTOP,I5,LENOVO,MM:LENOVO 9518N,WIN10	31-05-2020	1.62	36,944.00	36,944	25,578	24,299
91	LAPTOP,I5,LENOVO,MM:LENOVO 9518N,WIN10	31-05-2020	1.62	36,944.00	36,944	25,578	24,299
92	LAPTOP,I5,LENOVO,MM:LENOVO 9518N,WIN10	31-05-2020	1.62	36,944.00	36,944	25,578	24,299
93	LAPTOP,I5,LENOVO,MM:LENOVO 9518N,WIN10	31-05-2020	1.62	36,944.00	36,944	25,578	24,299
94	LAPTOP,I5,LENOVO,MM:LENOVO 9518N,WIN10	31-05-2020	1.62	36,944.00	36,944	25,578	24,299
95	LAPTOP,I5,LENOVO,MM:LENOVO 9518N,WIN10	31-05-2020	1.62	36,944.00	36,944	25,578	24,299
96	LAPTOP,I7-10510U,16GB,1TB SSD,14IN,ASUS	31-05-2020	1.62	32,680.00	32,680	22,626	21,495
97	LAPTOP,I7-10510U,16GB,1TB SSD,14IN,ASUS	02-07-2020	1.53	77,300.00	77,300	54,807	52,066
98	LAPTOP,WIN10,I5-8250U,8GB,256GB SSD,ASUS	09-07-2020	1.51	38,056.66	38,057	27,121	25,765
99	LAPTOP,WIN10,I5-8250U,8GB,256GB SSD,ASUS	09-07-2020	1.51	38,056.66	38,057	27,121	25,765
100	LAPTOP,WIN10,I5-8250U,8GB,256GB SSD,ASUS	09-07-2020	1.51	38,056.68	38,057	27,121	25,765
101	LAPTOP,MACBOOK,I5,8GB,128GB,13IN,APPLE	09-07-2020	1.51	97,372.88	97,373	69,394	65,924
102	LAPTOP,MACBOOK,I5,8GB,128GB,13IN,APPLE	09-07-2020	1.51	97,372.88	97,373	69,394	65,924
103	LAPTOP,WIN10,I5-8250U,8GB,256GB SSD,ASUS	18-08-2020	1.40	38,060.00	38,060	27,916	26,520
104	LAPTOP,WIN10,I5-8250U,8GB,256GB SSD,ASUS	18-08-2020	1.40	38,060.00	38,060	27,916	26,520
105	LAPTOP,I4-1026TX,WIN10,I7,16GB,512GB,HP	17-08-2020	1.41	84,957.62	84,958	62,270	59,157
106	Lenovo Laptop - THINK BOOK 14	15-09-2020	1.33	77,000.00	77,000	57,600	54,720
107	Lenovo Laptop - THINK BOOK 14	15-09-2020	1.33	77,000.00	77,000	57,600	54,720
108	Lenovo Laptop - THINK BOOK 14	15-09-2020	1.33	77,000.00	77,000	57,600	54,720
109	APPLE MACBOOK PRO 16" TOUCH BAR	24-09-2020	1.30	1,69,406.78	1,69,407	99,594	94,614
110	Laptop (Macmini)	13-10-2020	1.25	59,237.28	59,237	45,176	42,917
111	Laptop (Lenovo)	16-10-2020	1.24	88,000.00	88,000	67,249	63,886
112	Laptop (HP)	13-10-2020	1.25	27,850.00	27,850	21,239	20,177
113	Laptop (HP)	13-10-2020	1.25	27,850.00	27,850	21,239	20,177
114	Laptop (HP)	13-10-2020	1.25	27,850.00	27,850	21,239	20,177
115	Laptop (HP)	13-10-2020	1.25	27,850.00	27,850	21,239	20,177
116	Laptop (HP)	13-10-2020	1.25	27,850.00	27,850	21,239	20,177
117	LAPTOP LENOVO THINK BOOK 14	03-12-2020	1.11	65,220.00	65,220	51,470	48,897
118	Laptop	03-12-2020	1.11	65,220.00	65,220	51,470	48,897
119	Laptop	03-12-2020	1.11	65,220.00	65,220	51,470	48,897
120	Laptop	03-12-2020	1.11	65,220.00	65,220	51,470	48,897
121	Laptop	03-12-2020	1.11	65,220.00	65,220	51,470	48,897
122	Laptop	03-12-2020	1.11	78,000.00	78,000	61,556	58,478
123	Laptop	03-12-2020	1.11	45,950.00	45,950	36,263	34,450
124	Laptop	03-12-2020	1.11	45,950.00	45,950	36,263	34,450
125	Laptop	03-12-2020	1.11	45,950.00	45,950	36,263	34,450
126	Laptop	03-12-2020	1.11	45,950.00	45,950	36,263	34,450
127	Laptop	03-12-2020	1.11	45,950.00	45,950	36,263	34,450
128	LAPTOP,THINKBOOKI4,DOS,I5,8GB,1TB,LENOVO	23-02-2021	0.88	47,000.00	47,000	39,098	37,143
129	LAPTOP,THINKBOOKI4,DOS,I5,8GB,1TB,LENOVO	23-02-2021	0.88	47,000.00	47,000	39,098	37,143
130	Laptop	04-03-2021	0.86	30,295.40	30,295	25,344	24,076

VALUATION OF COMPUTER & SERVERS							
S. NO	Description	Date of Installation	Life Consumed	Original Cost As per Documents Provided	Reproduction Cost (as per WPI Index)	Depreciated Value	Current Depreciated Market Value
131	Laptop	04-03-2021	0.86	30,295.02	30,295	25,343	24,076
132	Laptop	04-03-2021	0.86	30,295.00	30,295	25,343	24,076
133	Laptop	04-03-2021	0.86	30,295.00	30,295	25,343	24,076
134	Laptop	04-03-2021	0.86	30,295.00	30,295	25,343	24,076
135	COMPUTER,DESKTOP,i3,10TH,480GB SSD,8GB	27-04-2021	0.71	30,000.00	30,000	25,940	24,643
136	COMPUTER,DESKTOP,i3,10TH,480GB SSD,8GB	27-04-2021	0.71	30,000.00	30,000	25,940	24,643
137	COMPUTER,DESKTOP,i3,10TH,480GB SSD,8GB	27-04-2021	0.71	30,000.00	30,000	25,940	24,643
138	COMPUTER,DESKTOP,i3,10TH,480GB SSD,8GB	27-04-2021	0.71	30,000.00	30,000	25,940	24,643
139	COMPUTER,DESKTOP,i3,10TH,480GB SSD,8GB	27-04-2021	0.71	30,000.00	30,000	25,940	24,643
140	LAPTOP,THINKBOOK14,DOS,i5,8GB,1TB,LENOVO	23-04-2021	0.72	45,100.00	45,100	38,902	36,957
141	Laptop (HP)	10-05-2021	0.68	32,550.00	32,550	28,365	26,947
142	Laptop (HP)	10-05-2021	0.68	32,550.00	32,550	28,365	26,947
143	Laptop (HP)	10-05-2021	0.68	32,550.00	32,550	28,365	26,947
144	Laptop (HP)	10-05-2021	0.68	32,550.00	32,550	28,365	26,947
145	Laptop (HP)	10-05-2021	0.68	32,550.00	32,550	28,365	26,947
146	Laptop (HP)	10-05-2021	0.68	32,550.00	32,550	28,365	26,947
147	Laptop (HP)	10-05-2021	0.68	32,550.00	32,550	28,365	26,947
148	Laptop (HP)	10-05-2021	0.68	32,550.00	32,550	28,365	26,947
149	Laptop (HP)	10-05-2021	0.68	32,550.00	32,550	28,365	26,947
150	Laptop (HP)	10-05-2021	0.68	32,550.00	32,550	28,365	26,947
151	LAPTOP - HP	28-06-2021	0.54	30,498.92	30,499	27,355	25,988
152	LAPTOP - HP	28-06-2021	0.54	30,499.00	30,499	27,356	25,988
153	LAPTOP - HP	28-06-2021	0.54	30,499.00	30,499	27,356	25,988
154	LAPTOP - HP	28-06-2021	0.54	30,499.00	30,499	27,356	25,988
155	LAPTOP - HP	28-06-2021	0.54	30,499.00	30,499	27,356	25,988
156	Laptop Dell	17-07-2021	0.49	30,174.00	30,174	27,362	25,994
157	Laptop Dell	17-07-2021	0.49	30,173.82	30,174	27,362	25,994
158	Laptop Dell	17-07-2021	0.49	30,174.02	30,174	27,362	25,994
159	Laptop Dell	17-07-2021	0.49	30,174.00	30,174	27,362	25,994
160	Laptop Dell	17-07-2021	0.49	30,174.00	30,174	27,362	25,994
161	Laptop Dell	17-07-2021	0.49	30,174.00	30,174	27,362	25,994
162	Laptop Dell	17-07-2021	0.49	30,174.00	30,174	27,362	25,994
163	Laptop Dell	17-07-2021	0.49	30,174.00	30,174	27,362	25,994
164	Laptop Dell	17-07-2021	0.49	30,174.00	30,174	27,362	25,994
165	Laptop Dell	17-07-2021	0.49	30,174.00	30,174	27,362	25,994
166	Laptop Dell	26-10-2021	0.21	42,780.00	42,780	41,043	38,991
167	Laptop Dell	26-10-2021	0.21	42,780.00	42,780	41,043	38,991
168	Laptop Dell	26-10-2021	0.21	42,780.00	42,780	41,043	38,991
169	Laptop Dell	26-10-2021	0.21	42,780.00	42,780	41,043	38,991
170	Laptop Dell	26-10-2021	0.21	42,780.00	42,780	41,043	38,991
171	Laptop Dell	19-10-2021	0.23	73,179.66	73,180	69,942	66,445
172	LAPTOP,i5-1135G7,8GB,256GB,14IN,ASUS	03-11-2021	0.19	44,333.33	44,333	42,718	40,582
173	LAPTOP,i5-1135G7,8GB,256GB,14IN,ASUS	03-11-2021	0.19	44,333.33	44,333	42,718	40,582
174	LAPTOP,i5-1135G7,8GB,256GB,14IN,ASUS	03-11-2021	0.19	44,333.33	44,333	42,718	40,582
175	ONLINE UPS	27-06-2017	4.55	46,413.00	46,413	6,307	5,992
176	ONLINE UPS	27-06-2017	4.55	57,483.00	57,483	7,811	7,421
177	ONLINE UPS	27-06-2017	4.55	46,413.00	46,413	6,307	5,992
178	ONLINE UPS	12-07-2018	3.51	54,000.00	54,000	18,020	17,119
179	ONLINE UPS	12-07-2018	3.51	54,000.00	54,000	18,020	17,119
180	ONLINE UPS,MOD-SRC2KUXI,MAKE-APC	02-02-2020	1.95	1,01,380.00	1,01,380	63,911	60,716
181	Server	02-11-2018	3.20	2,93,000.00	2,93,000	1,81,755	1,72,668
182	MONITOR	17-12-2017	4.07	25,680.00	25,680	-	1,284
183	CPU	07-08-2018	3.44	27,966.00	27,966	-	1,398
184	MULTI FUNCTIONAL COPIER	17-04-2018	3.74	79,000.00	79,000	-	3,950
185	MULTI FUNCTIONAL COPIER	20-12-2018	3.07	2,00,000.00	2,00,000	5,836	10,000
186	PLOTTER HP DESIGNJET T830	06-08-2019	2.44	1,92,000.00	1,92,000	43,748	41,561
Total				92,46,302.53	92,46,302.53	1,92,000	53,77,300.13



VALUATION OF SOFTWARE							
S. NO	Description	Date of Installation	Life Consumed	Original Cost As per Documents Provided	Reproduction Cost	Depreciated Value	Current Depreciated Market Value
1	Fire Wall	07-03-2020	1.85	1,81,000.00	₹ 1,81,000	₹ 74,846	₹ 71,104
2	Fire Wall	25-03-2021	0.80	31,500.00	₹ 31,500	₹ 23,493	₹ 22,318
3	Fire Wall	25-03-2021	0.80	31,500.00	₹ 31,500	₹ 23,493	₹ 22,318
4	Fire Wall	25-08-2021	0.38	51,000.00	₹ 51,000	₹ 44,805	₹ 42,565
5	Scada Software with Instalation	01-10-2017	4.28	1,80,000.00	₹ 1,80,000	₹ -	₹ 9,000
6	SOFTWARE AUTO PLOTTER PROFESSIONAL 10	12-08-2019	2.42	70,000.00	₹ 70,000	₹ 16,314	₹ 15,498
7	SOFTWARE API FOR TULSI INDICATOR	03-01-2020	2.03	67,500.00	₹ 67,500	₹ 24,164	₹ 22,956
8	Tally ERP 9	28-02-2020	1.87	80,508.45	₹ 80,508	₹ 32,733	₹ 31,096
Total				6,93,008.45	6,93,008.45		2,36,856.08

VALUATION OF CWIP						
S. NO	Description	Date of Installation	Life Consumed	Original Cost As per Documents Provided	Fair Value	
1	WEIGHT MACHINE 5 TON	27-07-2019	2.47	₹ 5,900	₹ 5,900	
2	WEIGHT MACHINE 5 TON	27-07-2019	2.47	₹ 5,900	₹ 5,900	
3	WEIGHT MACHINE	13-11-2019	2.17	₹ 5,900	₹ 5,900	
4	FLOWMETER,OXYGEN,1-1/2IN,OPTISWIRL 4200	30-01-2020	1.95	₹ 1,70,829	₹ 1,70,829	
5	FLOWMETER,OXYGEN,1-1/2IN,OPTISWIRL 4200	30-01-2020	1.95	₹ 1,70,900	₹ 1,70,900	
6	LAPTOP,MACBOOK,I5,8GB,128GB,13IN,APPLE	05-06-2020	1.61	₹ 1,14,900	₹ 1,14,900	
7	MOTOR VEHICLE,1196CC,MARUTI,EECO,AMBLNCE	09-12-2020	1.09	₹ 5,000	₹ 5,000	
8	AUTOMATION,SECONDARY,CCM,4/7X2,CONCAST	05-03-2021	0.86	₹ -62,212	₹ -62,212	
9	STAND,MILL,PRESSTRESSED,410MM,2HI,CS	27-04-2021	0.71	₹ 2,55,690	₹ 2,55,690	
10	STAND,MILL,PRESSTRESSED,410MM,2HI,CS	27-04-2021	0.71	₹ 2,55,690	₹ 2,55,690	
11	HIKVISION CCTV SETUP	11-05-2021	0.67	₹ 29,955	₹ 29,955	
12	GEARBOX,RDCTN,IP:740RPM,OP:85RPM,1120KW	22-07-2021	0.48	₹ 36,77,470	₹ 36,77,470	
13	COMPRESSOR,AIR,LOBE,TWIN,RM-290WC	28-07-2021	0.46	₹ -24,000	₹ -24,000	
14	TERMINAL,ACCESS,FACE,17IN,DS-K1T671MF	11-10-2021	0.25	₹ 6,09,180	₹ 6,09,180	
15	LAPTOP,I5-1135G7,8GB,256GB,14IN,ASUS	03-11-2021	0.19	₹ -113	₹ -113	
16	PANEL,CONTROL,VFD,415V,2X45KW	14-11-2021	0.16	₹ 1,23,000	₹ 1,23,000	
17	Laptop	04-12-2021	0.11	₹ 41,950	₹ 41,950	
18	Laptop	04-12-2021	0.11	₹ 41,950	₹ 41,950	
19	Laptop	04-12-2021	0.11	₹ 41,950	₹ 41,950	
20	Laptop	04-12-2021	0.11	₹ 41,950	₹ 41,950	
21	Laptop	04-12-2021	0.11	₹ 41,950	₹ 41,950	
22	Laptop	04-12-2021	0.11	₹ 41,950	₹ 41,950	
23	Laptop	04-12-2021	0.11	₹ 41,950	₹ 41,950	
24	Laptop	04-12-2021	0.11	₹ 41,950	₹ 41,950	
25	Laptop	04-12-2021	0.11	₹ 41,950	₹ 41,950	
26	Laptop	04-12-2021	0.11	₹ 41,950	₹ 41,950	
27	PUMP,MULTISTAGE,180M3/HR,RKB-125-30	09-12-2021	0.09	₹ 4,94,404	₹ 4,94,404	
28	SYSTEM,ASH HANDLING,W/ACCESSORIES	13-12-2021	0.08	₹ 1,22,000	₹ 1,22,000	
29	ASSY,COIL,FURNACE,10TON,MEGATHERM,3X8918	18-12-2021	0.07	₹ 16,00,000	₹ 16,00,000	
30	LAPTOP,ZENBOOK 14,I7,16GB,512GB SSD,ASUS	18-12-2021	0.07	₹ 76,500	₹ 76,500	
31	HIKVISION CCTV SETUP	21-12-2021	0.06	₹ 30,599	₹ 30,599	
32	STAND,PINION,HRZTL,3HI,520MM,1120KW,PPRM	31-12-2021	0.03	₹ 29,07,830	₹ 29,07,830	
33	SSML Pre-cast Boundry Wall_1002559	30-09-2018	3.29	₹ 1,60,010	₹ 1,60,010	
34	SSML New Canteen Building - 1004791	31-12-2019	2.04	₹ 45,31,103	₹ 45,31,103	
35	SSML_RM_Extension of Stand 9 & 10 - 1003834	31-12-2019	2.04	₹ 3,37,14,600	₹ 3,37,14,600	
36	CPP- 20MW Turbine_Pre-Operative-1004941	29-02-2020	1.87	₹ 3,57,500	₹ 3,57,500	
37	Railway Siding_Pre-Operative Expen-1004782	29-02-2020	1.87	₹ 6,55,434	₹ 6,55,434	
38	Extension of Admin Buildi_1st Flr - 1004916	29-02-2020	1.87	₹ 47,51,584	₹ 47,51,584	
39	CPP_1 X 35/38MW_Consultant - 1003971	31-03-2020	1.79	₹ 13,16,859	₹ 13,16,859	
40	DRI_3 X 350TPD_Consultan - 1003970	31-03-2020	1.79	₹ 35,58,000	₹ 35,58,000	
41	LIGHT SEC STRL MILL_CONSU - 1004030	31-03-2020	1.79	₹ 32,06,324	₹ 32,06,324	
42	SSML_SMS_40/15 TON EOT CRANE -1005540	31-01-2021	0.95	₹ 2,29,30,240	₹ 2,29,30,240	
43	SSML_Slag Recycle Plant_Shed E -1006242	31-01-2021	0.95	₹ 26,19,342	₹ 26,19,342	
44	New Central Store - 1006271	31-03-2021	0.79	₹ 2,43,84,800	₹ 2,43,84,800	
45	DVC Line Re-Conductoring - 1006555	31-03-2021	0.79	₹ 7,10,83,309	₹ 7,10,83,309	
46	BRICK & PRE-CAST BOUNDARY - 1006636	31-05-2021	0.62	₹ 26,41,019	₹ 26,41,019	
47	SSUPL ADMIN BUILDING(BLOCK-A) - 1006726	30-06-2021	0.54	₹ 17,42,744	₹ 17,42,744	
48	SSML_Effluent Treatment Plant(ETP) - 1006912	31-08-2021	0.37	₹ 12,55,162	₹ 12,55,162	
49	SSUPL ADMIN BUILDING(BLOCK-B) - 1006727	30-09-2021	0.28	₹ 5,76,287	₹ 5,76,287	
50	SSML_STAFF & LABOUR CANTEEN - 1007135	30-11-2021	0.12	₹ 2,85,998	₹ 2,85,998	
51	SSML_SSUPL ADMIN BUILDING(BLOCK-C)-1007150	31-12-2021	0.03	₹ 1,66,380	₹ 1,66,380	
Total				₹ 19,09,31,516	₹ 19,09,31,516	

VALUATION OF VEHICLES							
S. NO	Description	Date of Installation	Life Consumed	Original Cost As per Documents Provided	Reproduction Cost	Depreciated Value	Current Depreciated Market Value
1	Motor Vehicle	30-04-2005	16.72	17,62,034.00	₹ 17,62,034	₹ -	₹ 88,102
2	Motor vehicle	31-12-2005	16.04	22,58,616.00	₹ 22,58,616	₹ -	₹ 1,12,931
3	Motor vehicle	24-12-2005	16.06	20,62,181.54	₹ 20,62,182	₹ -	₹ 1,03,109
4	Motor vehicle	04-04-2006	15.79	23,70,737.00	₹ 23,70,737	₹ -	₹ 1,18,537
5	Motor vehicle	06-05-2007	14.70	16,21,523.00	₹ 16,21,523	₹ -	₹ 81,076
6	Motor vehicle	12-01-2010	12.01	6,80,232.00	₹ 6,80,232	₹ -	₹ 34,012
7	Motor vehicle	05-08-2009	12.45	5,66,104.00	₹ 5,66,104	₹ -	₹ 28,305
8	Motor vehicle	05-08-2009	12.45	6,19,158.00	₹ 6,19,158	₹ -	₹ 30,958
9	Motor vehicle	30-09-2009	12.29	29,50,000.00	₹ 29,50,000	₹ -	₹ 1,47,500
10	Motor vehicle	31-03-2011	10.79	4,00,545.00	₹ 4,00,545	₹ -	₹ 20,027
11	Motor vehicle	04-02-2011	10.95	4,00,000.00	₹ 4,00,000	₹ -	₹ 20,000
12	Motor vehicle	09-02-2011	10.93	9,29,192.00	₹ 9,29,192	₹ -	₹ 46,460
13	motor vehicle - polo petrolhighline -wb02AD	24-07-2013	8.48	6,62,788.00	₹ 6,62,788	₹ -	₹ 33,139
14	motor vehicle -INNOVA-4001	24-03-2015	6.81	14,42,114.00	₹ 14,42,114	₹ 2,75,730	₹ 2,61,944
15	Innova wb08B3381	01-02-2016	5.95	17,15,859.00	₹ 17,15,859	₹ 5,03,358	₹ 4,78,190
16	Jetta Volkswagen (WB-02AB-4167)	31-01-2017	4.95	5,50,000.00	₹ 5,50,000	₹ 2,26,658	₹ 2,15,325
17	HONDA CITY 1.5 VX CVT (i-VTEC) - WB08D002	31-03-2017	4.79	13,99,119.00	₹ 13,99,119	₹ 6,03,442	₹ 5,73,270
18	Audi Q7 45 TDI Technology WB08D2300	28-04-2017	4.71	81,00,931.00	₹ 81,00,931	₹ 35,67,739	₹ 33,89,352
19	Porsche Macan-WB08E1234	27-11-2017	4.13	81,58,559.00	₹ 81,58,559	₹ 41,58,490	₹ 39,50,566
20	Motor Car Innova wb08D7600	23-09-2017	4.31	22,54,192.00	₹ 22,54,192	₹ 11,01,312	₹ 10,46,246
21	Motor Bike	07-05-2018	3.69	46,586.72	₹ 46,587	₹ 26,186	₹ 24,877
22	Mercedes-Benz E220D - WB08F5678	01-11-2018	3.20	60,27,374.00	₹ 60,27,374	₹ 37,36,972	₹ 35,50,123
23	Maruti Baleno Delta petrol-BAR4AV1 WB08F	01-12-2018	3.12	7,01,170.00	₹ 7,01,170	₹ 4,41,569	₹ 4,19,491
24	Hyundai Grand i10 Petrol WB08F4151	01-12-2018	3.12	6,29,277.00	₹ 6,29,277	₹ 3,96,294	₹ 3,76,479
25	MARUTI SWIFT DESIRE OD33X1846	25-06-2019	2.55	7,04,633.42	₹ 7,04,633	₹ 4,90,975	₹ 4,66,426
26	Motor Bike Honda	30-06-2019	2.54	91,007.00	₹ 91,007	₹ 63,560	₹ 60,382
27	HONDA BIKE CD110	10-08-2019	2.43	66,079.00	₹ 66,079	₹ 47,032	₹ 44,680
28	BOLERO BIG PICK UP 1.25T	02-05-2019	2.70	5,55,143.75	₹ 5,55,144	₹ 3,77,060	₹ 3,58,207
29	MARUTI SWIFT DZIRE VDI (VS4)	14-08-2019	2.42	25,20,000.00	₹ 25,20,000	₹ 17,96,881	₹ 17,07,037
30	Maruti Dzire -VXI-1197CC	12-02-2021	0.92	7,50,180.00	₹ 7,50,180	₹ 6,68,662	₹ 6,35,229
31	MOTOR BIKE,97.2CC,HERO,SPLENDOR PLUS	27-10-2021	0.21	66,364.75	₹ 66,365	₹ 64,702	₹ 61,467
32	MOTOR BIKE,97.2CC,HERO,SPLENDOR PLUS	27-10-2021	0.21	66,364.75	₹ 66,365	₹ 64,702	₹ 61,467
33	MOTOR BIKE,97.2CC,HERO,SPLENDOR PLUS	27-10-2021	0.21	66,364.75	₹ 66,365	₹ 64,702	₹ 61,467
34	MOTOR BIKE,97.2CC,HERO,SPLENDOR PLUS	27-10-2021	0.21	66,364.75	₹ 66,365	₹ 64,702	₹ 61,467
35	DUMPER	23-08-2017	4.39	4,50,000.00	₹ 4,50,000	₹ 2,15,314	₹ 2,04,549
36	DUMPER,EARTH MOVE,LEYLAND,UE 2820 T6X	23-12-2020	1.05	26,57,199.00	₹ 26,57,199	₹ 23,24,367	₹ 22,08,148
37	DUMPER,EARTH MOVE,LEYLAND,UE 2820 T6X	23-12-2020	1.05	26,57,199.00	₹ 26,57,199	₹ 23,24,367	₹ 22,08,148
38	Earth Mover Truck - Mahindra Jayo - BS VI	15-01-2021	0.99	8,08,906.25	₹ 8,08,906	₹ 7,13,638	₹ 6,77,956
39	Bowser Tank 2000 LTR - Earth Mover Truck	16-01-2021	0.99	1,94,915.25	₹ 1,94,915	₹ 1,72,023	₹ 1,63,422
40	TRUCK,EARTH MOVE,RECON,TATA,LPT 2518	27-11-2020	1.13	7,10,000.00	₹ 7,10,000	₹ 6,15,062	₹ 5,84,309
41	DUMPER	31-08-2021	0.37	29,47,874.28	₹ 29,47,874	₹ 28,19,359	₹ 26,78,391
42	Dumper-02	31-08-2021	0.37	29,47,774.28	₹ 29,47,774	₹ 28,19,263	₹ 26,78,300
43	Dumper-03	31-08-2021	0.37	29,47,864.28	₹ 29,47,864	₹ 28,19,350	₹ 26,78,382
44	Dumper-04	31-08-2021	0.37	29,47,774.28	₹ 29,47,774	₹ 28,19,263	₹ 26,78,300
45	Dumper - 05	31-08-2021	0.37	29,47,774.28	₹ 29,47,774	₹ 28,19,263	₹ 26,78,300
46	Pay loaders	31-08-2021	0.37	38,50,000.00	₹ 38,50,000	₹ 36,82,156	₹ 34,98,048
47	Excavator	31-08-2021	0.37	44,50,000.00	₹ 44,50,000	₹ 42,55,998	₹ 40,43,198
48	Mahindra Tractor	31-08-2021	0.37	4,69,964.28	₹ 4,69,964	₹ 4,49,476	₹ 4,27,002
49	Water Tanker-01	31-08-2021	0.37	88,500.00	₹ 88,500	₹ 84,642	₹ 80,410
50	Water Tanker-02	31-08-2021	0.37	88,500.00	₹ 88,500	₹ 84,642	₹ 80,410
51	Water Tanker-03	31-08-2021	0.37	88,500.00	₹ 88,500	₹ 84,642	₹ 80,410
52	Backhoe Loader	31-08-2021	0.37	22,49,958.48	₹ 22,49,958	₹ 21,51,870	₹ 20,44,276
53	TRACTOR,22.4KW,30HP,MAHINDRA,265DI	07-09-2021	0.35	4,69,964.28	₹ 4,69,964	₹ 4,50,546	₹ 4,28,019
54	TRACTOR Trolly 5FT 10INX10FT 10INX2FT	21-09-2021	0.31	1,04,000.00	₹ 1,04,000	₹ 1,00,177	₹ 95,168
55	Excavator	01-11-2021	0.20	45,00,000.00	₹ 45,00,000	₹ 43,94,589	₹ 41,74,860
56	water tanker	13-09-2013	8.34	3,20,000.00	₹ 3,20,000	₹ 3,195	₹ 16,000
57	Fire Tender NL04D4985	14-05-2014	7.67	6,65,000.00	₹ 6,65,000	₹ 59,212	₹ 56,252
58	Excavator	02-03-2011	10.87	29,08,571.00	₹ 29,08,571	₹ -	₹ 1,45,429
59	HYDROLIC EXCAVATOR MODEL EX-210LC	09-05-2019	2.68	44,27,966.00	₹ 44,27,966	₹ 30,17,613	₹ 28,66,733
60	BACKHOE LOADER	04-10-2013	8.28	17,84,306.72	₹ 17,84,307	₹ 30,003	₹ 89,215
61	BACKHOE LOADER	18-08-2015	6.41	18,60,102.00	₹ 18,60,102	₹ 4,44,609	₹ 4,22,379
62	JCB 3DX XTRA BACKHOE LOADER	12-04-2019	2.76	20,64,105.08	₹ 20,64,105	₹ 13,88,535	₹ 13,19,108
63	Tata ACE	31-03-2017	4.79	3,75,000.00	₹ 3,75,000	₹ 1,61,738	₹ 1,53,651
64	Tata ACE	31-03-2017	4.79	3,75,000.00	₹ 3,75,000	₹ 1,61,738	₹ 1,53,651
65	Loader	07-05-2018	3.69	32,50,000.00	₹ 32,50,000	₹ 18,26,789	₹ 17,35,450
66	LEYLAND HYVA MODEL-2516	12-07-2019	2.51	7,00,000.00	₹ 7,00,000	₹ 4,91,618	₹ 4,67,037
67	ASHOK LEYLAND TRUCK MODEL-2214	25-12-2019	2.05	4,70,000.00	₹ 4,70,000	₹ 3,55,470	₹ 3,37,696
68	MARUTI EECO AMBULANCE 1196CC	02-07-2021	0.53	6,58,301.00	₹ 6,58,301	₹ 6,16,751	₹ 5,85,914
Total				11,16,95,814.17	₹ 11,16,95,814	₹ 6,34,98,006	₹ 6,14,06,367

VALUER'S REMARKS - ANNEXURE III

i.	This Valuation report is prepared based on the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. Verification or cross checking of the documents provided to us from the originals has not been done at our end.
ii.	Legal aspects for e.g. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents, etc. have to be taken care by legal expert/ Advocate and same are not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report.
iii.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work.
iv.	Value varies with the Purpose/ Date/ Condition prevailing in the market. We recommend not to refer the indicative & estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report. We also recommend that the indicative estimated Value in the Valuation Report holds good only up to the period of 3 months from the date of Valuation.
v.	This report is having limited scope as per its fields & format to <u>provide only the general basic idea of the value of the property prevailing in the market</u> based on the documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened <u>as free market transaction</u> .
vi.	This Valuation report is prepared based on the facts of the property on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the country. In future property Market may go down, property conditions may change or may go worse, Property reputation may differ, Property vicinity conditions may go down or become worse, Property market may change due to impact of Govt. policies or effect of World economy, Usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
vii.	Valuation of the same asset/ property can fetch different values in different situations. For egg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly an asset sold directly by an owner in the market will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it will fetch lower value. Hence before financing, Banker/ FI should take into consideration all such future risks and should loan conservatively to keep the advanced money safe in case of any such situation.
viii.	Getting cizra map or coordination with revenue officers for site identification is not done at our end.
ix.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just cross verified the identification of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest.
x.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage

	municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
xi.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township must be approved in all respect..
xii.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough to determine the exact lawful situation on ground for the Valuer. In case nothing specific is noted on the covered built-up area considered in the Valuation Report, the covered area present on the site as per site survey will be considered in the Valuation.
xiii.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
xiv.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However our Valuation analysis can definitely help the stakeholders to make them informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
xv.	This report is prepared on the RKA V-L10 (Medium P&M) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property.
xvi.	In case of Valuation of Plant & Machinery or equipment, condition of machines is evaluated by visual observation only. No technical/ mechanical testing of any kind has been carried out at our end to ascertain the condition and efficiency of the machines. Valuation of Plant & Machinery is done on the basis of physical existence of the assets rather than their technical expediency.
xvii.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
xviii.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
xix.	Defect Liability Period is 30 DAYS . We request the concerned authorized reader of this report to check the contents, data and calculations in the report within this period and intimate us in writing if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. Corrections only related to typographical, calculation, spelling mistakes will be entertained within the defect liability period. No request for any illegitimate value revision, date change or any other change will be entertained other than the one mentioned above.
xx.	R.K Associates encourages its customers to give feedback or inform concerns over its services through proper channel at valuers@rkassociates.org in writing within 30 days of report delivery. After this period no concern/ complaint/ proceedings in connection with the Valuation Services can be entertained due to possible change in situation and condition of the property.

xxi.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
xxii.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then it is the responsibility of the user of this report to immediately or at least within the defect liability period bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
xxiii.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.

