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Dated: 26.03.2022

FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSET	LAND & BUILDING, PLANT & MACHINERY & OTHER MISCELLANEOUS FIXED ASSET
CATEGORY OF ASSET	INDUSTRIAL
TYPE OF ASSET	INDUSTRIAL PLANT

SITUATED AT

PLOT NO. 181, SECTOR- 03, GROWTH CENTRE, BAWAL, DISTRICT-REWARI,
HARYANA

- 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

ACCOUNT NAME

M/S. ARCOTECH LIMITED

REPORT PREPARED FOR

IFCI LIMITED, NEHRU PLACE, DELHI

***Important - In case of any query/ issue or escalation you may please contact Incident Manager
valuers@rkassociates.org. we will appreciate your feedback in order to improve our services.*

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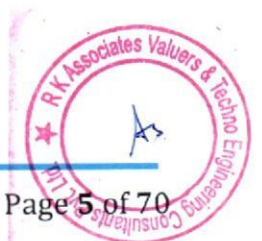
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PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



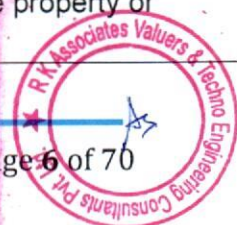
SITUATED AT
PLOT NO. 181, SECTOR-03, GROWTH CENTRE, BAWAL, DISTRICT- REWARI,
HARYANA



PART B

SUMMARY OF THE VALUATION REPORT

S.NO.	CONTENTS		DESCRIPTION										
1.	GENERAL DETAILS												
a.	Report prepared for	IFCI Limited											
b.	Name of Borrower unit	M/s. ARCOTECH Limited											
c.	Name of Property Owner	M/s. ARCOTECH Limited											
d.	Address & Phone Number of the owner	Plot No. 181, Sector – 03, Growth Centre Bawal											
e.	Type of the Property	Industrial Property											
f.	Type of Valuation Report	Industrial Land & Building and Plant & Machinery Valuation											
g.	Report Type	Plain Asset Valuation											
h.	Date of Inspection of the Property	16 March 2022											
i.	Date of Valuation Assessment	26 March 2022											
j.	Date of Valuation Report	26 March 2022											
k.	Surveyed in presence of	IFCI Representative	Mr. Emmanuel Joseph ☎ +91-9951607222										
l.	Purpose of the Valuation	Value Assesment											
m.	Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative											
n.	Out-of-Scope of Report	a) Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. b) Legal aspects of the property are out-of-scope of this report. c) Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. d) Getting cizra map or coordination with revenue officers for site identification is not done at our end. e) Measurement is only limited upto sample random measurement. f) Measurement of the property as a whole is not done at our end. g) Drawing Map & design of the property is out of scope of the work.											
o.	Documents provided for perusal	<table><tr><th>Documents Requested</th><th>Documents Provided</th></tr><tr><td>Total 03 Documents requested.</td><td>Total 03 documents provided.</td></tr><tr><td>Property Title document</td><td>Conveyance Deed</td></tr><tr><td>Copy of TIR</td><td>Pollution Certificate</td></tr><tr><td>Approved Map</td><td>Consolidated P& M and Other Asset List</td></tr></table>	Documents Requested	Documents Provided	Total 03 Documents requested.	Total 03 documents provided.	Property Title document	Conveyance Deed	Copy of TIR	Pollution Certificate	Approved Map	Consolidated P& M and Other Asset List	
Documents Requested	Documents Provided												
Total 03 Documents requested.	Total 03 documents provided.												
Property Title document	Conveyance Deed												
Copy of TIR	Pollution Certificate												
Approved Map	Consolidated P& M and Other Asset List												
p.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed										



ASSET VALUATION REPORT

M/S. AROCTECH LIMITED

		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property
		<input checked="" type="checkbox"/>	Identified by the IFCI representative
		<input type="checkbox"/>	Enquired from local residents/ public
		<input type="checkbox"/>	Identification of the property could not be done properly
		<input type="checkbox"/>	Survey was not done

2.	VALUATION SUMMARY	
i.	Total Prospective Fair Market Value	Rs.119,58,00,000/-
ii.	Total Expected Realizable/ Fetch Value	Rs. 95,66,40,000/-
iii.	Total Expected Distress/ Forced Sale Value	Rs. 83,70,60,000/-
iv.	Total Excepted Liquidation Value	Rs. 65,76,90,000/-

PART C

INTRODUCTION

1. **NAME OF THE PROJECT:** This opinion on Valuation report is prepared for the Industrial manufacturing unit situated at the aforesaid address having total land area admeasuring 20,800 sq.mtr as per the copy of conveyance deed provided to us.



2. BRIEF DESCRIPTION OF THE PROJECT

LAND AREA DESCRIPTION

The land of subjected property has been purchased by the virtue of single conveyance deed having deed no. 2153, dated March 27th, 2009 from Haryana State Industrial & Infrastructure Development Corporation Limited (HSIIDC) after the payment of total amount Rs.1,24,80,000/- @ Rs.600/- per sq.mtr as per the allotment on 13.09.2000.

BUILDING AND CIVIL WORK

The subject industrial property is comprises of following structure/ shed:

VALUATION OF BUILDING/ CIVIL STRUCTURE STATEMENT							
S.No	Floor	Type of Construction	Structure Condition	Height (in mtr.)	Year of Construction	Area (in sq.mtr / running mtr.)	Area (in sq.ft)
1	Gr. Floor	RCC framed structure with pillar beam column	Average	3.05	2013-14	328.70	3,538.13
2	First Floor	RCC framed structure with pillar beam column	Average	3.05	2013-14	304.00	3,272.26
3	Shed-1	GI shed over iron trusses and columns	Average	14.5	2007	2,689.05	28,944.93
4	Shed-2	GI shed over iron trusses and columns	Average	11.5	2007	2,238.60	24,096.29
5	Shed-3	GI shed over iron trusses and columns	Average	11.5	2007	2,115.75	22,773.93
6	Shed-4	GI shed over iron trusses and columns	Average	11.5	2007	1,911.00	20,570.00
7	Shed-5	GI shed over iron trusses and columns	Average	11.5	2007	1,911.00	20,570.00
8	Shed-6	GI shed over iron trusses and columns	Average	11.5	2013-14	2,661.75	28,651.08
9	Pavements	PCC flooring	Average		2013-14	6,851.00	73,744.16
Total						21,010.85	2,26,160.79
REMARKS:							
1. Area pertaining to property M/s.Arcotech Limited situated at Plot No.181, Sector-3, Industrial Growth Centre, Bawal, District-Rewari, Haryana only considered in this valuation report.							
2. Covered area is taken on the basis of Building area sheet and sample site measuremnt done by our engineer during the site survey.							

The condition of the all the civil/ building structures lying at the site are seems average and as per our visual observation there were no cracks can be seen.

COMMERCIAL OPERATION DATE

There is no document provided for date of inception. As per the information available on public domain "The subject company has relocated their plant from Delhi NCR to Bawal, Haryana on year-2006 and During the year 2009-10 the company installed various equipment, plant and machineries with a view to de-bottleneck the production process and to enhance the capacity utilization." So we have taken the inception & capitalization year of machines as 2010.

The subject company was found to be non-operational and is currently under the possession of IFCI Limited from 15-03-2022 as per the information provided by the IFCI representative present during the site inspection.

PRODUCTS MANUFACTURED AND RAW MATERIAL

The subject company manufactured Copper Alloy products and Aluminum Products like plates, bars, sheets, strips, foil and rods etc. for which the company uses raw materials such as brass, brass scrap, copper, zinc led etc.

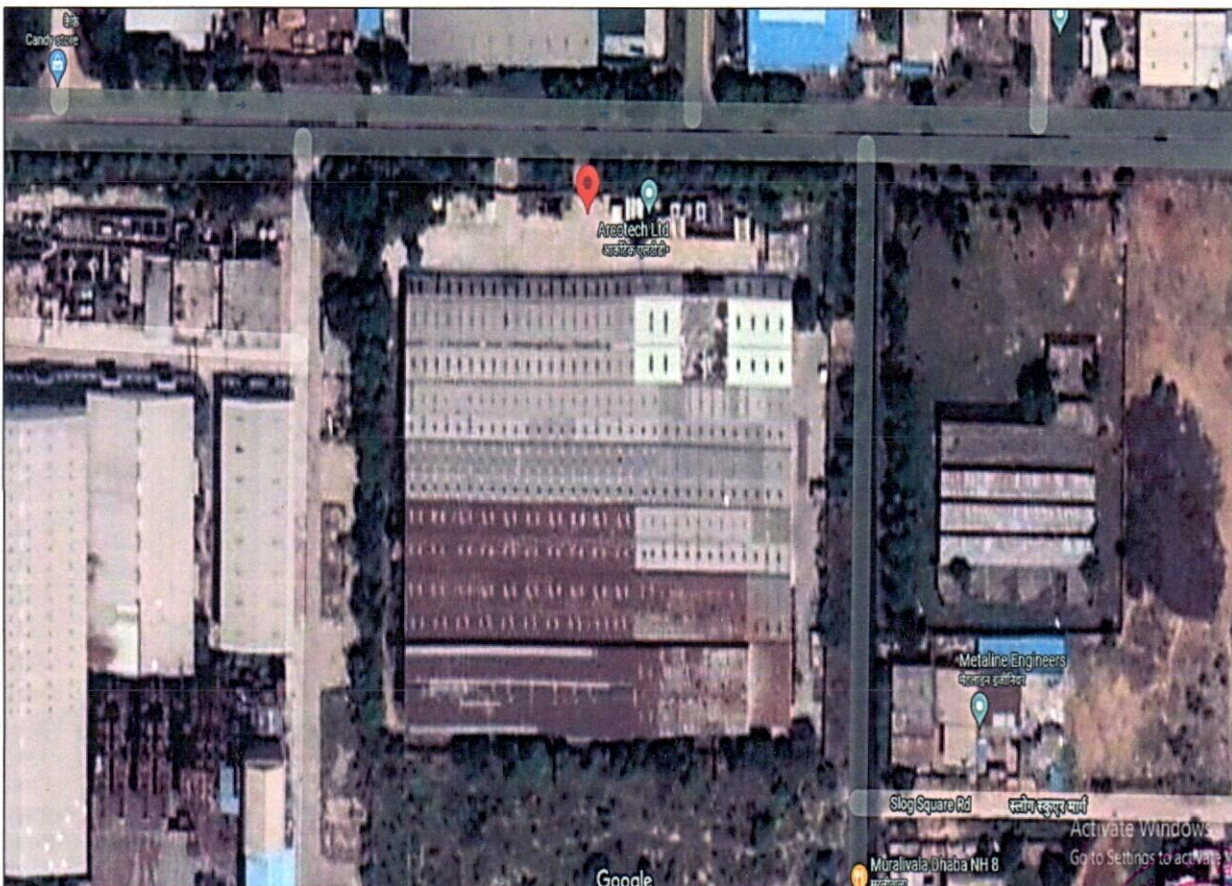
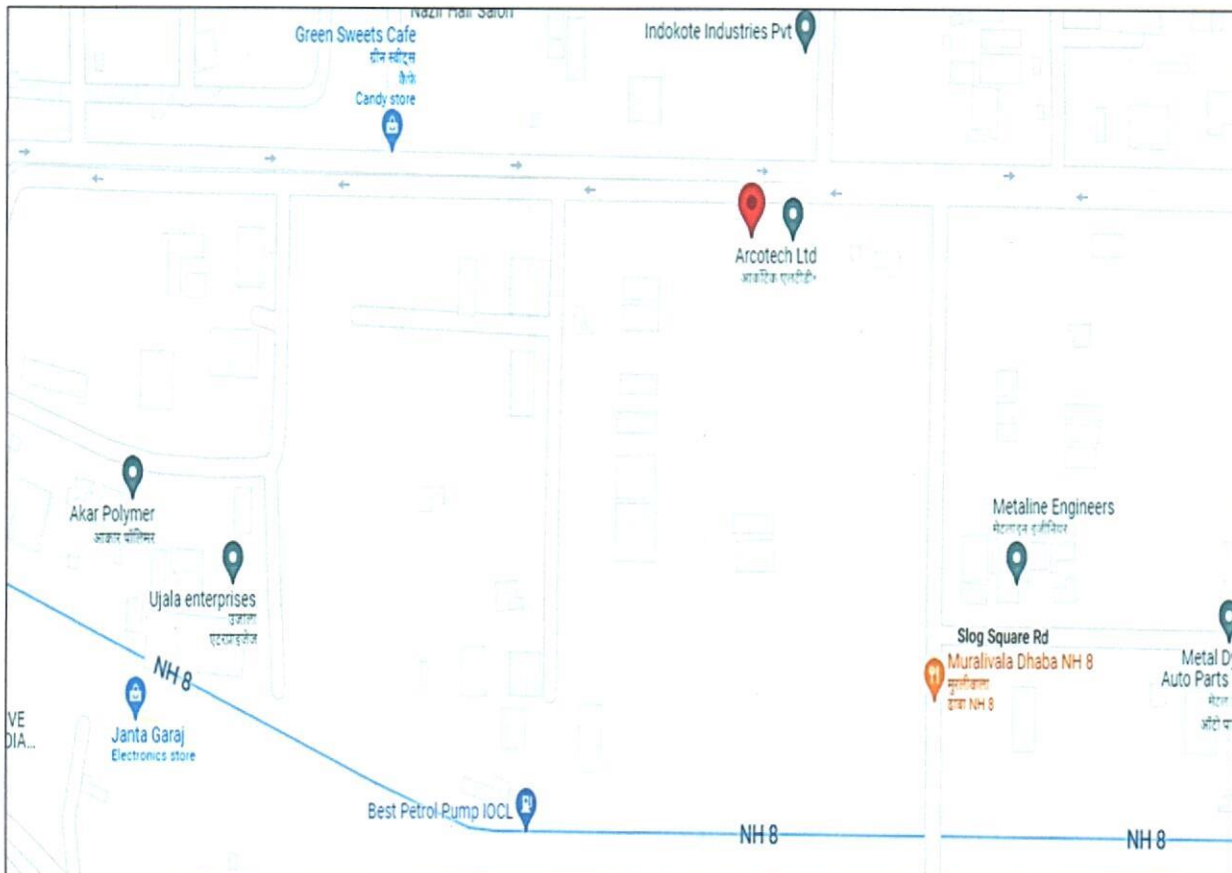
As per the information provided during the site survey the plant is non –operational due to Covid -19 pandemic due to low demand in the market.

PLANT LOCATION

The subject property is located at a distance of 800 mtr. from Delhi-Jaipur National Highway in Industrial Area of Bawal in District Rewari of Haryana state.

The nearest airport from the site is IGI Airport, Delhi located at the distance of 65 km and nearest railway station is Bawal Railway Station, at a distance of about 9 km from the Plant Site.





4. **TYPE OF REPORT:** Detailed Fixed Asset Valuation of the Project.
5. **PURPOSE OF THE REPORT:** To assess & determine prospective Fair Market Value of the Project.
6. **SCOPE OF THE REPORT:** To assess and determine Fair Market Valuation of Land & Building and Plant & Machinery of manufacturing unit of Ms. Arcotech Limited situated at Plot No.181, Sector- 03, Growth Centre, Bawal, District-Rewari, Haryana covering following below points:

NOT IN SCOPE:

This valuation doesn't cover any Enterprise Valuation or transactional value of the of the Plant or company which may be determined by other different enterprise factors.

7. **DOCUMENTS/DATA REFERRED:**

- a. Copy of Conveyance Deeds
- b. P & M and other Asset list provided by the company
- c. Copies of Approvals and NOCs from various Government agencies and departments



PART D

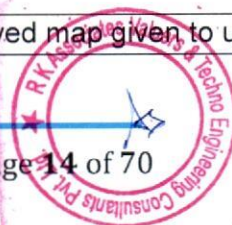
CHARACTERISTICS DESCRIPTION OF THE ASSET

1. LOCATION CHARACTERISTICS OF THE PROPERTY				
i.	Nearby Landmark	Near Exide Industries Limited		
ii.	Postal Address of the Property	Plot No.181, Sector-3, Industrial Growth Centre, Bawal, District-Rewari, Haryana-123501		
iii.	Independent access/ approach to the property	Clear independent access is available		
iv.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report		
		Coordinates or URL: 28°06'40.0"N 76°36'25.3"E		
v.	Description of adjoining property	Industrial		
vi.	Plot No. / Survey No.	Plot No.181		
vii.	Village/ Zone	Sector-3, Industrial Growth Centre		
viii.	Sub registrar	Bawal		
ix.	District	District-Rewari		
x.	City Categorization	Scale-C City		Semi Urban
xi.	Characteristics of the locality	Good		Within urban developing zone
xii.	Property location classification	2 Side Open	On Wide Road	Near to Highway
xiii.	Property Facing	East Facing		
xiv.	Details of the roads abutting the property			
	a) Main Road Name & Width	Delhi Jaipur Expressway		200 Ft
	b)Front Road Name & width	Sector-3, Bawal Road		60 Ft
	c) Type of Approach Road	Bituminous Road		
	d)Distance from the Main Road	Around 1 km.		
xv.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xvi.	Is the property merged or colluded with any other property	No, it is an independent single bounded property		
xvii.	Boundaries schedule of the Property			
a)	Are Boundaries matched	Yes from the available documents		
b)	Directions	As per Sale Deed/TIR		Actual found at Site
	East	Not mentioned in the provided documents		Approach Road
	West	Not mentioned in the provided documents		Other Factory / Ms. REI Agro
	North	Not mentioned in the provided documents		Road
	South	Not mentioned in the provided documents		Vacant Land



2.	TOWN PLANNING/ ZONING PARAMETERS		
i.	Planning Area/ Zone	Area not falling under Master Plan Zoning	
ii.	Master Plan currently in force	Not within in any Master Plan	
iii.	Municipal limits	HSI IDC	
iv.	Developmental controls/ Authority	HSI IDC	
v.	Zoning regulations	Industrial	
vi.	Master Plan provisions related to property in terms of Land use	Industrial	
vii.	Any conversion of land use done	NA	
viii.	Current activity done in the property	Industrial Plant	
ix.	Is property usage as per applicable zoning	Yes	
x.	Any notification on change of zoning regulation	NA	
xi.	Street Notification	Industrial	
xii.	Status of Completion/ Occupational certificate	No information provided	No information provided
xiii.	Comment on unauthorized construction if any	Cannot comment since no approved map given to us	
xiv.	Comment on Transferability of developmental rights	As per regulation of HSI IDC	
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	Notified Industrial area so all adjacent land use is Industrial	
xvi.	Comment of Demolition proceedings if any	No	
xvii.	Comment on Compounding/ Regularization proceedings	No	
xviii.	Any information on encroachment	No	
xix.	Is the area part of unauthorized area/ colony	No information available	

3. LEGAL ASPECTS OF THE PROPERTY				
i.	Ownership documents provided	Conveyance Deed	Pollution Certificate	Consolidated P& M and Other Asset List
ii.	Names of the Legal Owner/s	M/s. Arcotech Limited		
iii.	Constitution of the Property	Free hold, have to take NOC from HSIIDC in order to transfer/ Sale		
iv.	Agreement of easement if any	Not Required		
v.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain		
vi.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain		
vii.	Comment on Transferability of the property ownership	Free hold, have to take NOC from HSIIDC in order to transfer/ Sale		
viii.	Building plan sanction:			
	a) Authority approving the plan	Cannot comment since no approved map given to us		



	b) Name of the office of the Authority	Cannot comment since no approved map given to us	
	c) Any violation from the approved Building Plan	Cannot comment since no approved map given to us	
ix.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property	
x.	Information regarding municipal taxes (<i>property tax, water tax, electricity bill</i>)	Tax name	No Information Provided
		Receipt number	No Information Provided
		Receipt in the name of	No Information Provided
		Tax amount	No Information Provided
xi.	Observation on Dispute or Dues if any in payment of bills/ taxes	No Information Available	
xii.	Is property tax been paid for this property	Not available. Please confirm from the owner.	
xiii.	Property or Tax Id No.	Not provided	
xiv.	Since how long owners owing the Property	Around 21- 22 Years	
xv.	Year of Acquisition/ Purchase	2000	
xvi.	Property presently occupied/ possessed by	Currently Under the Possession of IFCI	
xvii.	Title verification	To be done by the competent Advocate	
xviii.	Details of leases if any	NA	

4. ECONOMIC ASPECTS OF THE PROPERTY		
i.	Reasonable letting value/ Expected market monthly rental	--
ii.	a) Is property presently on rent	No
	b) Number of tenants	NA
	c) Since how long lease is in place	NA
	d) Status of tenancy right	NA
	e) Amount of monthly rent received	NA
iii.	Taxes and other outgoing	NA
iv.	Property Insurance details	NA
v.	Monthly maintenance charges payable	NA
vi.	Security charges, etc.	NA
vii.	Any other aspect	NA

5. SOCIO - CULTURAL ASPECTS OF THE PROPERTY		
i.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Industrial area
ii.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No



6. FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES					
i.	Drainage arrangements			Yes	
ii.	Water Treatment Plant			Yes	
iii.	Power Supply arrangements	Permanent	Yes, As per Sanctioned		
		Auxiliary	Yes, D.G sets		
iv.	HVAC system			No	
v.	Security provisions			Yes	
vi.	Lift/ Elevators			No	
vii.	Compound wall/ Main Gate			Demarcated	
viii.	Whether gated Property			Yes	
ix.	Car parking facilities			Yes	
x.	Ventilation			Yes	
xi.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	No	No	Yes	Yes	Yes, 12ft. Height

7.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Aqua Infrastructure availability in terms of:						
	a) Water Supply			Yes from municipal connection			
	b) Sewerage/ sanitation system			Underground and STP			
	c) Storm water drainage			Yes			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			Yes			
	b) Electricity			Yes			
	c) Road and Public Transport connectivity			Yes			
	d) Availability of other public utilities nearby			Transport, Market, Hospital etc. available in a vicinity of around 5km. from the subject property.			
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	5 km.	5 km.	1 km.	~ 200 mtr.	10 Km.	-	~ 80 km.
iv.	Availability of recreation facilities (parks, open spaces etc.)			Since the subject property is located in the industrial area, the availability of recreational facility on the subject locality is less.			

8. MARKETABILITY ASPECTS OF THE PROPERTY:		
i.	Location attribute of the subject property	Normal
ii.	Scarcity	Similar kind of properties are easily available on demand.
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property.



iv.	Any New Development in surrounding area	None	None
v.	Any negativity/ defect/ disadvantages in the property/ location	Demand for such properties is low due to its location factors.	
vi.	Any other aspect which has relevance on the value or marketability of the property	Notified Industrial Area	

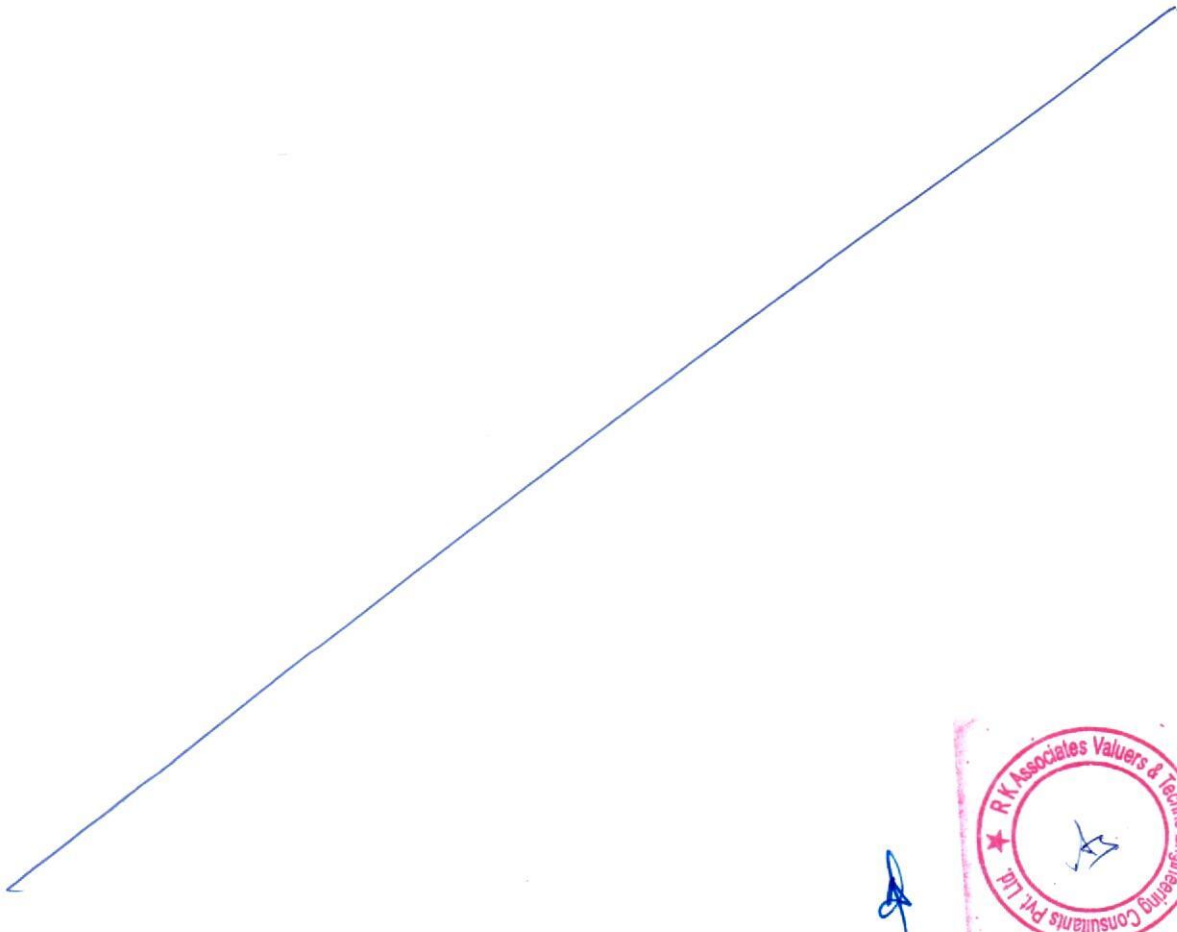
9. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
i.	Type of construction & design	Please refer to the attached specifications annexure	
ii.	Method of construction	Construction done using professional contractor workmanship based on architect plan	
iii.	Specifications		
	a) Class of construction	Please refer to the attached specifications annexure	
	b) Appearance/ Condition of structures	Internal - Average	
		External - Average	
	c) Roof	Floors/ Blocks	Type of Roof
		Please refer to Building Sheet attached below	
	d) Floor height	Different for different structures	
	e) Type of flooring	Vitrified tiles and Cemented Flooring	
	f) Doors/ Windows	Aluminium door	
	g) Interior Finishing	Simple Plastered Walls	
	h) Exterior Finishing	Opaque glass facade	
	i) Interior decoration/ Special architectural or decorative feature	Simple Plastered Walls,	
	j) Class of electrical fittings	Ordinary quality fittings used	
	k) Class of sanitary & water supply fittings	Ordinary quality fittings used	
iv.	Maintenance issues	The subject property is non-operational since the COVID-19 pandemic.	
v.	Age of building/ Year of construction	Please refer to the attached specifications annexure	
vi.	Total life of the structure/ Remaining life expected	Different for different structures	
vii.	Extent of deterioration in the structure	Visible cracks on the structures	
viii.	Protection against natural disasters viz. earthquakes etc.	Cannot Comment since structural safety certificate not provided	
ix.	Visible damage in the building if any	Minor	
x.	System of air conditioning	Split and Window AC in the office area.	
xi.	Provision of firefighting	Yes	
xii.	Status of Building Plans/ Maps	Cannot comment since no approved map provided to us on our request	
	a) Is Building as per approved Map	Cannot comment since no approved map provided to us on our request.	
	b) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	Cannot comment since approved map not provided	
		Cannot comment since approved map not provided	



	c) Is this being regularized	NA
--	------------------------------	----

10.	ENVIRONMENTAL FACTORS:	
i.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Standard Civil Construction Method used
ii.	Provision of rainwater harvesting	No
iii.	Use of solar heating and lighting systems, etc.	No
iv.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes, since the subject property is present in the notified industrial area.

11.	ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY:	
i.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Plain looking simple structure







PART E

**AREA & SPECIFICATION DESCRIPTION OF THE PROJECT
TANGIBLE ASSET**

1. **LAND AREA:** For the purpose of setting up an industrial plant, Company M/s. Arcotech Limited has purchased a total 20,800 sq.mtr / 24,876 sq.yds through conveyance deed dated 27th March 2009. The said land was purchased from HSIIDC (Haryana State Industrial and Infrastructure Development Corporation Limited).

1.	Land Area considered for Valuation	20,800 sq.mtr (24,876 sq.yds)	
	Area adopted on the basis of	Property documents only since site measurement couldn't be carried out because of very big land parcel	
	Remarks & observations, if any	NA	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Covered Area	21,010 sq.mtr (2,26,161 sq.ft)
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	NA	

Note:

- Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
- Verification of the area measurement of the property is done based on sample random checking only.
- Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.
- Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.

2. BUILDING & STRUCTURE AREA

Ms. Arcotech Limited has constructed various structure as per the requirement of a manufacturing unit.

Construction of the building found during the site inspection were constructed during 2007-08 as per the information provided during the site survey.

[Handwritten Signature]



All area measurement considered in this report is per the details and list of civil structure provided by the IFCI officials and sample measurements were done by our authorized surveyors.

The subject industrial property is comprises of following structure/ shed:

VALUATION OF BUILDING/ CIVIL STRUCTURE STATEMENT							
S.No	Floor	Type of Construction	Structure Condition	Height (in mtr.)	Year of Construction	Area (in sq.mtr / running mtr.)	Area (in sq.ft)
1	Gr. Floor	RCC framed structure with pillar beam column	Average	3.05	2013-14	328.70	3,538.13
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9	Pavements	PCC flooring	Average		2013-14	6,851.00	73,744.16
Total						21,010.85	2,26,160.79
REMARKS:							
1. Area pertaining to property M/s.Arcotech Limited situated at Plot No.181, Sector-3, Industrial Growth Centre, Bawal, District-Rewari, Haryana only considered in this valuation report.							
2. Covered area is taken on the basis of Building area sheet and sample site measuremnt done by our engineer during the site survey.							



PART F**PROCEDURE OF VALUATION ASSESSMENT**


1. GENERAL INFORMATION				
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		16 March 2022	28 March 2022	28 March 2022
ii.	Client	Industrial Finance Corporation India Limited		
iii.	Intended User	Industrial Finance Corporation India Limited		
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Valuation	For Distress Sale of mortgaged assets under NPA a/c		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above.		
viii.	Manner in which the proper is identified	<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
		<input type="checkbox"/>	Identified by the owner	
		<input checked="" type="checkbox"/>	Identified by the IFCI representative	
		<input type="checkbox"/>	Enquired from local residents/ public	
		<input type="checkbox"/>	Cross checked from the boundaries/ address of the property mentioned in the documents provided to us	
		<input type="checkbox"/>	Identification of the property could not be done properly	
		<input type="checkbox"/>	Survey was not done	
ix.	Type of Survey conducted	Full survey (inside-out with approximate sample random measurements verification & photographs).		

2. ASSESSMENT FACTORS				
i.	Nature of the Valuation	Fixed Assets Valuation		
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		LAND & BUILDING, PLANT & MACHINERY & OTHER MISCELLANEOUS FIXED ASSET	INDUSTRIAL	INDUSTRIAL PLANT
		Classification	Only business use asset	
iii.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value & Govt. Guideline Value	
		Secondary Basis	On standalone basis	
iv.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Distress State		
		Reason: Asset under free market transaction state		
v.	Property Use factor	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use, zoning and statutory norms)	Considered for Valuation purpose



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		Industrial	Industrial	Industrial	
vi.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
vii.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Scale-B City	Ordinary	2 Side Open	Refer to the attached building sheet
		Urban developing	Normal	Road Facing	
			Within averagely maintained Industrial area	Near to Highway	
		Property Facing			
viii.	Physical Infrastructure availability factors of the locality	East Facing			
		Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from water connection as well as borewell/ submersible	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are not available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
ix.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Industrial area			
x.	Neighbourhood amenities	Average			
xi.	Any New Development in surrounding area	None			

[Handwritten Signature]



xii.	Any specific advantage/ drawback in the property	The subject property is present in the HSIIDC Industrial Area.		
xiii.	Property overall usability/ utility Factor	Normal		
xiv.	Do property has any alternate use?	No		
xv.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly		
xvi.	Is the property merged or colluded with any other property	No, it is an independent singly bounded property		
xvii.	Is independent access available to the property	Clear independent access is available		
xviii.	Is property clearly possessable upon sale	Yes		
xix.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xx.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxi.	Approach & Method of Valuation Used	Built-up	Approach of Valuation	Method of Valuation
			Market Approach	Market Comparable Sales Method
xxii.	Type of Source of Information	Level 3 Input (Tertiary)		
xxiii.	Market Comparable 1. Significant recent sales comparable & market rate enquiries were made from local villagers, village tehsildar & land property dealers of the village where major land is acquired. <ul style="list-style-type: none">Name: Mr. Shankar (Property Dealer +91-98185 55723) Size of the Property: Around 20,000 sq.mtr. Rates/ Price Informed: Rs.8,000/- to Rs.10,000/- per sq.mtr As per our discussion with Property dealer, we came to know that the rate of the industrial land in this area will depend upon the location of the land and approach road. The asking price for plots in the industrial area having total land area ~20,000 sq.mtr along with some temporary structure and the asking price is around Rs.18 Cr. to Rs.20 Cr.			



- **Name:** Mr. Rahul (Property Dealer +91-99913 05130)

Size of the Property: Around 20,000 sq.mtr.

Rates/ Price Informed: Rs.10,000/- to Rs.12,000/- per sq.mtr

As per our discussion with Property dealer, we came to know that the rate of the industrial land in this area will depend upon the location of the land and approach road. The asking price for industrial plots in the subject locality is ranging between Rs.10,000/- to Rs.12,000/- per sq.mtr.

The location of the subject property is in the Sec-3, Industrial Area of Bawal of Rewari district and demand of the property is good. The subject land property is fully developing industrial and being used for the industrial purpose by the concerned company. As per the present market survey & verbal communication with local peoples we got the mixed information for the land in this area. As per market survey & verbal conversation with local persons & local property consultant we got the following information: -

- The market rates for industrial land will depend upon the location, shape & approach road.
- The asking price for the industrial land in this locality is varying in between Rs.8,000 to Rs.12,000 per sq.mtr for plots having land area near about 20,000 sq.mtr.
- The allotment rate for industrial plot in IMT Bawal is Rs.11,800/- per sq.mtr.
- The subject property is located near to Delhi-Jaipur National Highway.
- The demand of the property is depend upon the demand and supply and mutual negotiation in between buyer and seller, shape and size of the plot.

As per the discussion with the local market participants we came to know that the rates of industrial land in IMT Bawal on main Delhi-Ajmer road having width approx. 120 ft. are prevailing between Rs.10,000/- to Rs.12,000/- per sq. mtr. The subject property is located on sector road approx. 700-800 mtr. Away from the main road. The rates of industrial land on sector road which are approx. 700-800 mtr. Awayd from the main road are prevailing between Rs.8,000/- to Rs.10,000/- per sq. mtr.

The allotment rate for the industrial land in the subject locality is Rs.11,800/- per sq.mtr.

And aforesaid project land shape is rectangular, area of land is large & useful for industrial purpose. Hence taking into consideration all these factors like size and shape of the plot, location of the property, market condition, rate ratio for the land & current activity on the land, also considering that this is a very large land parcel for which the number of prospective buyers will be less, we are of the view that the appropriate rate range for such a land parcel cumulatively can be considered between Rs.8,000/- to Rs.10,000/- per sq.mtr



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and for the valuation purpose we have adopted **Rs.8,500/- per sq.mtr** which will be ideal for the land calculated based on the **"Market Comparable Sales Approach"**.

Adjusted Rate of the subject Property

Rs.8,500/- per sq.mtr.

NOTE: We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record.

Related postings for similar properties on sale are also annexed with the Report wherever available.

xxiv. Other Market Factors

Current Market condition

Normal

Remarks: Due to condition of Covid pandemic and War in European countries the present market condition in all over the world is unstable & volatile, and we cannot predict the future of manufacturing industries.

Comment on Property Salability Outlook

Sellability of this property is related to its current use only and therefore limited only to the selected type of buyers involved in such kind of activities.

Comment on Demand & Supply in the Market

Demand

Low

Supply

Adequately available

Remarks: Demand is related to the current use of the property only and only limited to the selected type of buyers

xxv. Any other aspect which has relevance on the value or marketability of the property

Currently Plant is non operational and under possession of Bank so will not fetch the potential value.

Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.

This Valuation report is prepared based on the facts of the property & market situation 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 region/ 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 domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.

xxvi. Final adjusted & weighted Rates considered for

Rs.8,500/- per sq.mtr.



	the subject property	
xxvii.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.
xxviii.	Basis of computation & working	<ul style="list-style-type: none"> Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report. 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 and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values. For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated. References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon. Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer. Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value. This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally. Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only. Verification of the area measurement of the property is done based on sample random checking only. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.



ASSET VALUATION REPORT

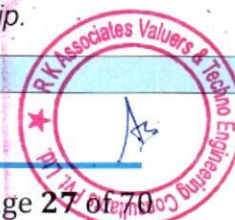
M/S. AROCTECH LIMITED

- Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

xxix. ASSUMPTIONS

- a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- d. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- e. Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- g. 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. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

xxx. SPECIAL ASSUMPTIONS



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Land Valuation calculation is done based on Govt. Circle Guidelines rates as per Directorate of Registration & Stamp Duty Revenue, Finance Department, Govt. of Tamil Nadu and Fair Market Valuation as per current market trends based on the methodology described above.

xxxi. **LIMITATIONS**

Unavailability of the data & information in public domain pertaining to the subject location.

3. VALUATION OF LAND

	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs.8,000/- per sq.yds	Rs.8,000/- to Rs.12,000/- per sq.mtr
b.	Rate adopted considering all characteristics of the property	Rs.8,000/- per sq.yds	Rs.8,500/- per sq.mtr
c.	Any Deduction due to large size	NA	None
d.	Total Land Area considered (documents vs site survey whichever is less)	20,800 sq.mtr / 24,876 sq.yds	20,800 sq.mtr / 24,876 sq.yds
e.	Total Value of land (A)	Rs.8,000/- per sq.yds. X 24,876/- sq.yds.	20,800 sq.mtr X Rs.8,500/- per sq.mtr
		Rs.19,90,08,000/-	Rs.17,68,00,000/-



VALUATION COMPUTATION OF BUILDING STRUCTURE

METHODOLOGY ADOPTED: The fair market value of the constructed structure on the date of valuation date is its cost of replacement of the similar specification structure on the date of Valuation. Hence, we have adopted Depreciated Replacement Valuation methodology as per the built-up area measurement and details provided by the EARC.

Civil structure area is considered only on the basis of details provided by the company officials. We have cross verify the civil structure area on sample basis during the site visit.

We have adopted Depreciated Replacement Value for the total civil structure area of unit which comprising of construction area 21,010.85 sq.mtr. / 2,26,160.79 sq.ft.

We have considered an additional 5% discount on the Depreciated Replacement cost for arriving at the Fair market value. Because if any new investor shows interest in buying the company then they have to spend this amount in overhauling or maintenance of the civil structure. And the age of the building has been considered as per the govt. guidelines.

SUMMARY- VALUATION OF BUILDING/ CIVIL STRUCTURE IN M/S. ARCOTECH LIMITED, BAWAL, DISTRICT- REWARI, HARYANA

Sr.No	Particulars	Annexure	Replcement Market Value	Fair Market Value
1	Building	A	₹ 19,81,77,511	₹ 11,76,78,051
	Total		₹ 19,81,77,511	₹ 11,76,78,051

Note:

1. Area pertaining to property M/s.Arcotech Limited situated at Plot No.181, Sector-3, Industrial Growth Centre, Bawal, District-Rewari, Haryana only considered in this valuation
2. Covered area is taken on the basis of Building area sheet and sample site measuremnt done by our engineer during the site survey.
3. The valuation of the Building has been done on the basis of "Depreciated Replacement Cost Approach".



VALUATION OF BUILDING/ CIVIL STRUCTURE STATEMENT

S.No	Floor	Type of Construction	Structure Condition	Height (in mtr.)	Year of Construction	Date of Valuation	Life Consumed	Economic Life	Salvage Value	Depreciation Factor	Area (in sq.mtr / running mtr.)	Area (in sq.ft)	Replacement Market Value (in per sq.ft.)	Replacement Market Value	Depreciation	Depreciated Replacement Cost	Fair Market Value
1	Gr. Floor	RCC framed structure with pillar beam column	Average	3.05	2013-14	01-04-2022	9	45	5%	2.11%	328.70	3,538.13	₹ 1,250	₹ 44,22,659	₹ 8,40,305	₹ 35,82,353	₹ 34,03,236
2	First Floor	RCC framed structure with pillar beam column	Average	3.05	2013-14	01-04-2022	9	45	5%	2.11%	304.00	3,272.26	₹ 1,250	₹ 40,90,320	₹ 7,77,161	₹ 33,13,159	₹ 31,47,501
3	Shed-1	GI shed over iron trusses and columns	Average	14.5	2007	01-04-2022	15	35	5%	2.71%	2,689.05	28,944.93	₹ 1,100	₹ 3,18,39,428	₹ 1,29,63,196	₹ 1,88,76,232	₹ 1,79,32,420
4	Shed-2	GI shed over iron trusses and columns	Average	11.5	2007	01-04-2022	15	35	5%	2.71%	2,238.60	24,096.29	₹ 1,100	₹ 2,65,05,919	₹ 1,07,91,696	₹ 1,57,14,224	₹ 1,49,28,512
5	Shed-3	GI shed over iron trusses and columns	Average	11.5	2007	01-04-2022	15	35	5%	2.71%	2,115.75	22,773.93	₹ 1,100	₹ 2,50,51,326	₹ 1,01,99,469	₹ 1,48,51,858	₹ 1,41,09,265
6	Shed-4	GI shed over iron trusses and columns	Average	11.5	2007	01-04-2022	15	35	5%	2.71%	1,911.00	20,570.00	₹ 1,100	₹ 2,26,27,004	₹ 92,12,423	₹ 1,34,14,581	₹ 1,27,43,852
7	Shed-5	GI shed over iron trusses and columns	Average	11.5	2007	01-04-2022	15	35	5%	2.71%	1,911.00	20,570.00	₹ 1,100	₹ 2,26,27,004	₹ 92,12,423	₹ 1,34,14,581	₹ 1,27,43,852
8	Shed-6	GI shed over iron trusses and columns	Average	11.5	2013-14	01-04-2022	9	35	5%	2.71%	2,661.75	28,651.08	₹ 1,100	₹ 3,15,16,185	₹ 76,98,954	₹ 2,38,17,231	₹ 2,26,26,369
9	Pavements	PCC flooring	Average		2013-14	01-04-2022	9	20	5%	5%	6,851.00	73,744.16	₹ 400	₹ 2,94,97,666	₹ 1,26,10,252	₹ 1,68,87,414	₹ 1,60,43,043
Total												21,010.85		₹ 19,81,77,511		₹ 12,38,71,633	₹ 11,76,78,051

REMARKS:

1. Area pertaining to property M/s. Arcotech Limited situated at Plot No.181, Sector-3, Industrial Growth Centre, Bowal, District-Rewari, Haryana only considered in this valuation report.
2. Covered area is taken on the basis of Building area sheet and sample site measurement done by our engineer during the site survey.
3. The valuation of the Building has been done on the basis of "Depreciated Replacement Cost Approach".

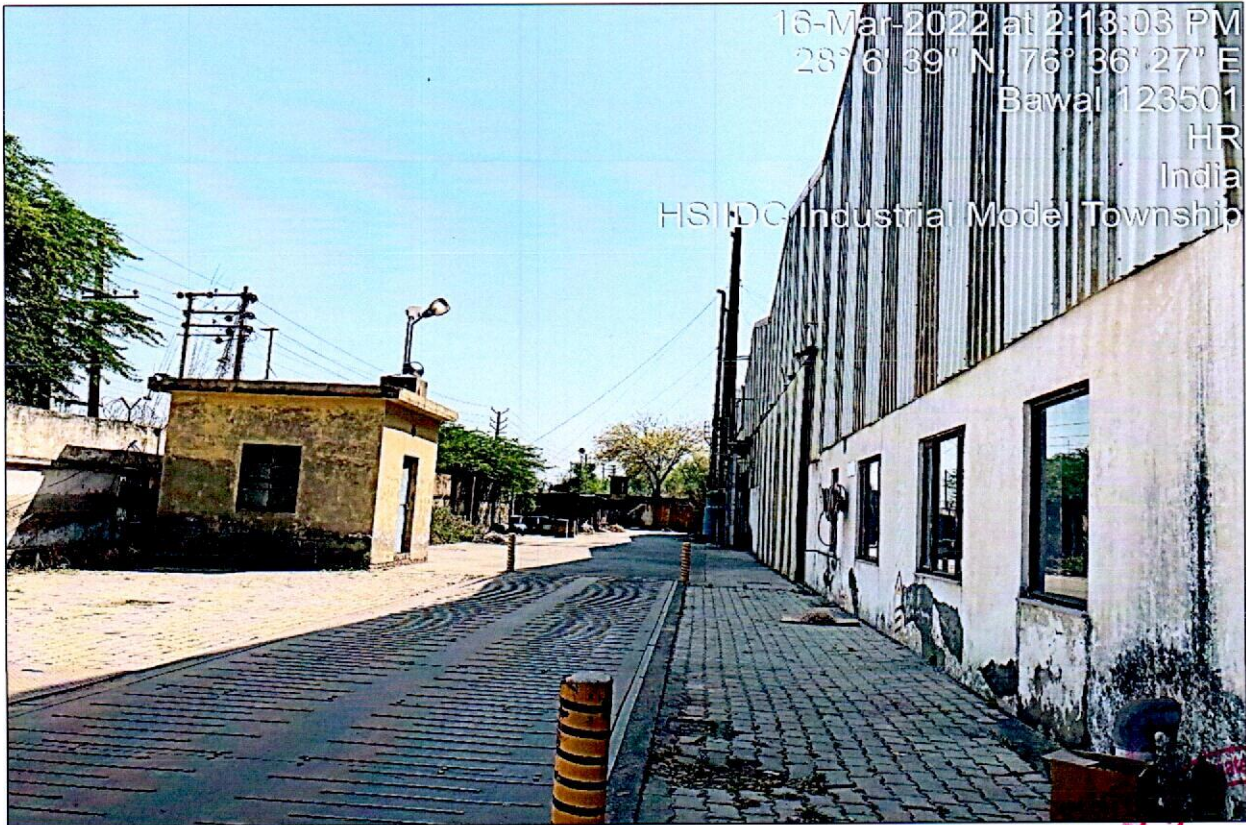


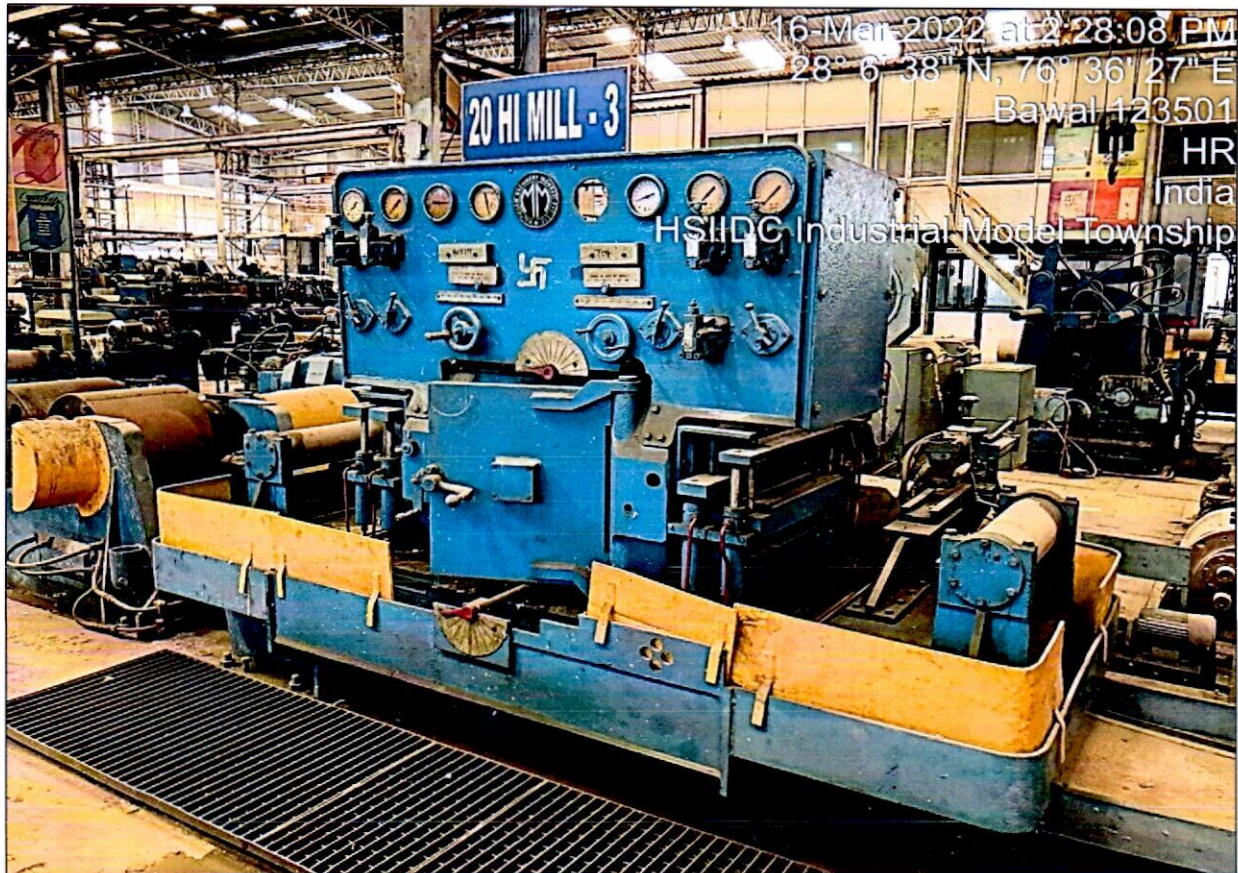
VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY

S. No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	---
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	---
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	Lump sum value against the boundary wall, Green area development	Rs.10,00,000/-
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	----
e.	Depreciated Replacement Value (B)	NA	Rs.10,00,000/-
f.	Note: <ul style="list-style-type: none"> Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above. 		



SOME OF THE PHOTOGRAPHS OF THE PROPERTY TAKEN DURING THE SITE VISIT :

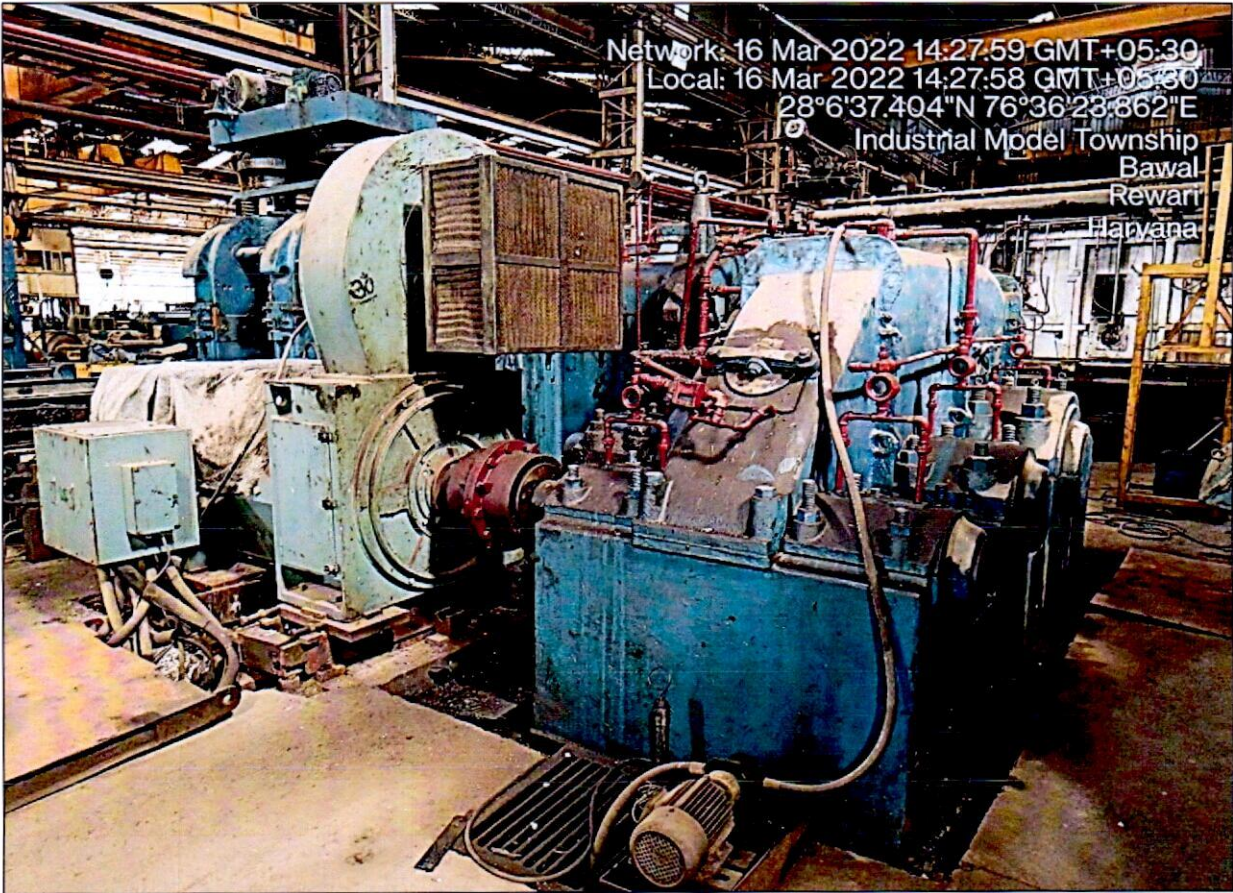


















PART F


PLANT & MACHINERY VALUATION ASSESSMENT

PLANT & MACHINERY VALUATION PROCEDURE

1. GENERAL DETAILS

a.	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.	
b.	Out-of-Scope of the Assessment	<ol style="list-style-type: none"> 1. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. is not done at our end. 2. Legal aspects & rights of the Plant & Machinery are out-of-scope of this report. 3. Inventorization of P&M is out of scope of work. 4. Componentization of Plant & Machinery is out of scope of this report. 5. Identification of the P&M is only limited to cross verification of major machines & production lines. 6. Technical/ mechanical/ operational testing of the machines is out-of-scope of the report. 7. Comment/ determination on technological aspect is out of scope of this report. 8. Any kind of machine/ process design is out of scope of the report. 	
c.	Information provided/ available for assessment	Documents Requested	Documents Provided
		Total 04 documents requested.	Total 01 documents provided.
		Detailed Fixed Asset Register/ Inventory Sheet	List of Machines and other Assets with their Cost of Capitalization.
		EPC contract agreements	None
		Purchase Orders	None
d.	Identification of the assets	None	None
		<input checked="" type="checkbox"/>	Cross checked from the name of the machines mentioned in the FAR/ Inventory list name plate displayed on the machine
		<input type="checkbox"/>	Identified by the company's representative
		<input type="checkbox"/>	Identified from the available Invoices
		<input type="checkbox"/>	Identification of the machines could not be done properly
		<input checked="" type="checkbox"/>	Due to large number of machines/ inventory, only major production lines & machines have been checked
		<input type="checkbox"/>	Physical inspection of the machines could not be done
e.	Plant Technical person name, contact number & designation assisted for Survey	Name-Mr. Emmanuel Joseph (IFCI Representative) +91-99516 07222	
f.	Date of Survey	16 March 2022	



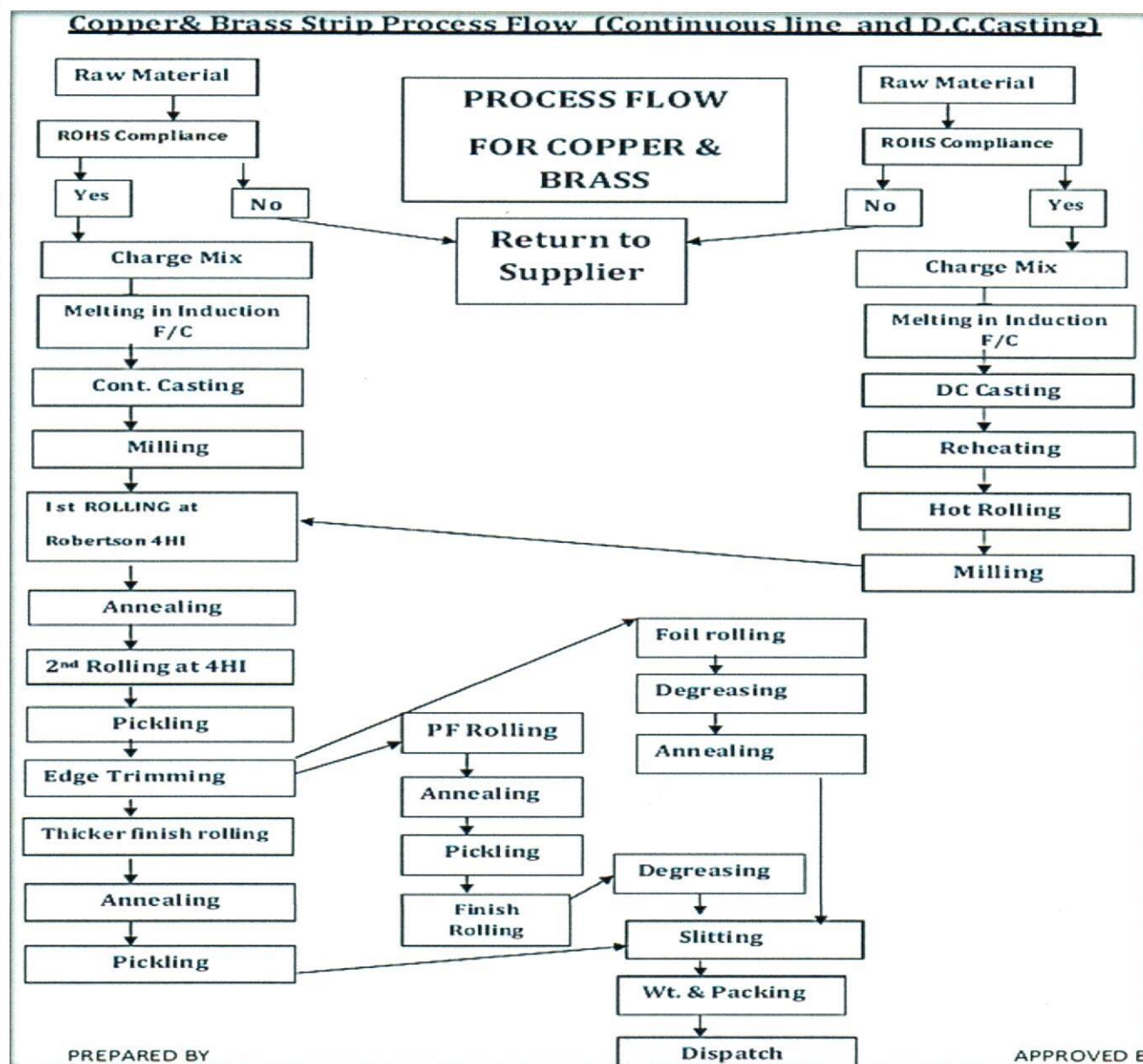
2. BRIEF DESCRIPTION OF THE PLANT/ MACHINERY		
a.	Nature of Plant & Machinery	Non-ferrous items manufacturing Industry
b.	Size of the Plant	Medium scale Plant
c.	Type of the Plant	Semi Automatic
d.	Year of Installation/ Commissioning/ COD	2011-2012 (As per the information available on Public domain)
e.	Production Capacity	2,000 Ton per month (sourced from the information available on public domain)
f.	Capacity at which Plant was running at the time of Survey	Not in operation
g.	Number of Production Lines	No information available
h.	Condition of Machines	Non operational.
i.	Status of the Plant	Unoperational as per the information provided during the site inspection.
j.	Products Manufactured in this Plant	Brass sheets, strips, Terminal rods, ingot etc.
k.	Recent maintenance carried out on	No information available
l.	Recent upgradation, improvements if done any	No, as per available information
m.	Total Gross Block & Net Block of Assets of the Plant & Machines and other equipment's	Gross Block
		Net Block
		As on 30/09/2020
		Rs.2,43,42,40,869/-
		NA
n.	Any other Details if any	No
3. LOCATION/ ADDRESS WHERE PLANT/ MACHINES ARE FOUND TO BE INSTALLED		
All the plant and machinery as per the list provided to us was considered to be installed inside the premises of M/s. Arcotech Limited, located at Plot No.181, Sector-3, IMT Bawal, District-Rewari, Haryana.		
		

4.	SURVEY DETAILS
a.	Plant has been surveyed by our Engineering Team on 16/03/2022.
b.	Site inspection was done in the presence of IFCI Representative Mr. Emmanuel Joseph who was available from IFCI during the site inspection.
c.	Our team examined & verified the machines and utilities from the list of machines provided by the IFCI officials. Since the number of items were very large, only major machinery, process line & equipment has been verified and the rest were assumed to be present at the site in good faith.
d.	Photographs have also been taken of most the Machines and its accessories installed there.
e.	At the time of our site survey, the subject plant was non-operational and as per the details provided during the site inspection the plant is closed since 2020 and is currently under the possession of IFCI limited.
f.	All the details have been cross checked as per the documents provided to us by the company and what was observed at the site.
g.	Condition of the machines is checked through visual observation only. No sort of technical/ mechanical/ operational testing has been carried out to ascertain the condition and efficiency of machines.
h.	Site Survey has been carried out on the basis of the physical existence of the assets rather than their technical expediency.
i.	As per the overall site visit summary, Plant appeared to be in average condition and requires major maintenance since the plant is closed for a long period.



5. PRODUCTION PROCESS

The production process of the Arcotech Limited is as follows:



6. TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY

No Information Available.

7. RAW MATERIALS REQUIRED & AVAILABILITY

Type of Raw Material: Brass, Brass scrap, Copper, Zinc, Led etc.

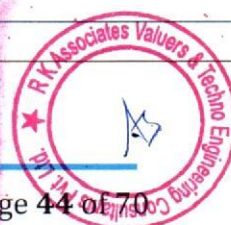
Availability: No information available.

8. AVAILABILITY & STATUS OF UTILITIES

Power/ Electricity Yes

Water Yes

Road/ Transport Yes



9.	COMMENT ON AVAILABILITY OF LABOUR
	Since the plant was not in operation and plant was under the possession of IFCI so there was no labour available in the company.
10.	SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY
	Strategic Sale as part of the complete Project. Reason: This is a Mid 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. Demand of used machinery in this kind of Industry of such a scale is not very high since many times it is not easily available in the market & not technically viable therefore the best sale transaction approach to realize maximum value of such assets 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
11.	DEMAND OF SUCH PLANT & MACHINERY IN THE MARKET
	Appears to be good as per general information available in public domain.
12.	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 approach (market approach)</u> ' and the ' <u>cost approach (depreciated replacement cost)</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.	On request of the data/ information, company has only provided us the list of machines with their capitalization value and net block along with product description.
d.	Details of the items with specification and capacity was not available and has not been provided to us on our repeated request.
e.	Due to the absence of important details & clarifications we tried to do the valuation based on the market comparable method by verifying the current setup cost for similar machinery. However due to the absence of key details like capacity and specification of machines we were unable to verify the current market value of the machines also in open market and hence this valuation couldn't be conducted on market approach basis.
f.	Therefore due to absence of key details and having limited information we have to reply upon the FAR details provided by the company and has to conduct the valuation computation accordingly.



g.	In case this data/ information is manipulative then the valuation computation will also come incorrectly for which we shall not be held responsible.
h.	There is no information provided regarding the 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 figures.
i.	For calculating Reproduction Cost of the machines as on date Cost Inflation Index is taken into consideration since this machinery of Plant is 8-10 years old and since then fluctuation has occurred in the prices of metals or industrial commodities.
j.	There is no maintenance record has been provided by the company during the site survey as the plant is not in operation since 1 year. And as per the visual observations, condition of the machines and equipment's is found to be average.
k.	For evaluating depreciation, Chart of Companies Act-2013 for ascertaining useful life of different types of machines are followed. Useful life of Primary machines of the Plant i.e. Annealing Furnace has taken as 30 years. For other auxiliary machinery & equipment average life varies from 03-15 years.
l.	For evaluating the Gross current reproduction cost of the machines and equipment's, our team has considered the whole sale price index for Inflation taken place in the India.
m.	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.
n.	Underlying 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.
13.	CONSOLIDATED PLANT & MACHINERY VALUATION
a.	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 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.
b.	We have considered an additional 20% discount on the Depreciated Replacement cost for arriving at the Fair market value. The machines installed at the subject property has been non-operational since 2020, hence for restarting all the machines and making it operational at its full efficiency, complete overhauling, maintenance and some auxiliary spare parts need to be changed. Hence if any new investor shows interest in buying the company then they have to spend this amount in overhauling or maintenance of the machines.



ANNEXURE - A VALUATION OF PLANT & MACHINERY CAPATALIZED IN M/S. ARCOTECH LIMITED BAWAL, DISTRICT- REWARI, HARYANA													
S.No	Asset Name	Date of Capitalization	Date of Valuation	Life Consumed (in yrs.)	Economic Life (in yrs.)	Depreciation Factor	Cost of Capitalization	Inflation %	Replacement Cost (as per WPI)	Depreciated Cost	Depreciated Replacement Cost	Obsolescence	Depreciated Fair Market Value
1	2 Hi cold rolling Mill	15-06-2012	28-03-2022	9.8	10	0.10	₹ 11,589	22%	₹ 14,139	₹ 13,148	₹ 990	20%	₹ 792
2	2 Hi cold rolling Mill	20-09-2012	28-03-2022	9.5	10	0.10	₹ 23,16,890	22%	₹ 28,26,606	₹ 25,57,265	₹ 2,69,341	20%	₹ 2,15,473
3	2 Hi cold rolling Mill	21-12-2012	28-03-2022	9.3	10	0.10	₹ 66,76,536	22%	₹ 81,45,374	₹ 71,74,178	₹ 9,71,196	20%	₹ 7,76,957
4	2 Hi cold rolling Mill	26-03-2013	28-03-2022	9.0	10	0.10	₹ 51,74,983	9%	₹ 56,40,731	₹ 48,28,698	₹ 8,12,033	20%	₹ 6,49,627
5	2 Hi cold rolling Mill	27-09-2013	28-03-2022	8.5	20	0.05	₹ 1,29,04,863	9%	₹ 1,40,66,301	₹ 56,82,015	₹ 83,84,286	20%	₹ 67,07,429
6	2 Hi cold rolling Mill	19-03-2014	28-03-2022	8.0	20	0.05	₹ 88,60,548	0%	₹ 88,60,548	₹ 33,79,692	₹ 54,80,856	20%	₹ 43,84,685
7	20Hi Rolling Mill with AGC	01-03-2008	28-03-2022	14.1	10	0.10	₹ 25,689	43%	₹ 36,735	₹ 49,145	₹ -	20%	₹ 1,837
8	20Hi Rolling Mill with AGC	01-05-2010	28-03-2022	11.9	20	0.05	₹ 3,61,61,763	31%	₹ 4,73,71,910	₹ 2,68,10,878	₹ 2,05,61,031	20%	₹ 1,64,48,825
9	20 Hi Rolling Mill with AGC	23-03-2012	28-03-2022	10.0	10	0.10	₹ 15,64,789	22%	₹ 19,09,043	₹ 18,17,069	₹ 91,974	20%	₹ 95,452
10	20Hi Rolling Mill with AGC	20-06-2015	28-03-2022	6.8	20	0.05	₹ 5,68,59,481	0%	₹ 5,68,59,481	₹ 1,82,99,017	₹ 3,85,60,464	20%	₹ 3,08,48,371
11	20 Hi Rolling Mill with AGC	25-03-2016	28-03-2022	6.0	20	0.05	₹ 1,19,03,192	3%	₹ 1,22,60,288	₹ 35,00,564	₹ 87,59,724	20%	₹ 70,07,779
12	20 Hi Rolling Mill with AGC	31-03-2017	28-03-2022	5.0	20	0.05	₹ 3,19,61,482	1%	₹ 3,22,81,097	₹ 76,58,359	₹ 2,46,22,738	20%	₹ 1,96,98,191
13	20Hi Finishing Mill with AGC	01-04-1982	28-03-2022	40.0	20	0.05	₹ 4,86,28,577	0%	₹ 4,86,28,577	₹ 9,24,32,267	₹ -	20%	₹ 24,31,429
14	20Hi Finishing Mill with AGC	19-03-2007	28-03-2022	15.0	20	0.05	₹ 84,46,853	50%	₹ 1,26,70,280	₹ 90,49,009	₹ 36,21,270	20%	₹ 28,97,016
15	20Hi Finishing Mill with AGC	30-06-2007	28-03-2022	14.8	20	0.05	₹ 81,40,524	50%	₹ 1,22,10,786	₹ 85,57,168	₹ 36,53,618	20%	₹ 29,22,894
16	20Hi Finishing Mill with AGC	01-04-2009	28-03-2022	13.0	20	0.05	₹ 78,86,830	30%	₹ 1,02,52,878	₹ 63,29,818	₹ 39,23,060	20%	₹ 31,38,448
17	20Hi Finishing Mill with AGC	17-05-2011	28-03-2022	10.9	20	0.05	₹ 3,32,90,119	26%	₹ 4,19,45,550	₹ 2,16,59,992	₹ 2,02,85,557	20%	₹ 1,62,28,446
18	20Hi Finishing Mill with AGC	20-08-2011	28-03-2022	10.6	20	0.05	₹ 3,60,49,495	26%	₹ 4,54,22,364	₹ 2,28,93,805	₹ 2,25,28,559	20%	₹ 1,80,22,847
19	20Hi Finishing Mill with AGC	23-03-2012	28-03-2022	10.0	10	0.10	₹ 8,85,055	22%	₹ 10,79,767	₹ 10,27,746	₹ 52,021	20%	₹ 53,988
20	20Hi Finishing Mill with AGC	20-09-2012	28-03-2022	9.5	10	0.10	₹ 5,69,312	22%	₹ 6,94,561	₹ 6,28,378	₹ 66,183	20%	₹ 52,946
21	20Hi Finishing Mill with AGC	21-12-2012	28-03-2022	9.3	10	0.10	₹ 4,45,561	22%	₹ 5,43,584	₹ 4,78,771	₹ 64,813	20%	₹ 51,851
22	20Hi Finishing Mill with AGC	26-03-2013	28-03-2022	9.0	10	0.10	₹ 2,17,969	9%	₹ 2,37,586	₹ 2,03,384	₹ 34,203	20%	₹ 27,362
23	20Hi Finishing Mill with AGC	27-09-2013	28-03-2022	8.5	20	0.05	₹ 90,47,291	9%	₹ 98,61,547	₹ 39,83,525	₹ 58,78,022	20%	₹ 47,02,418
24	20Hi Finishing Mill with AGC	24-12-2013	28-03-2022	8.3	20	0.05	₹ 87,80,194	9%	₹ 95,70,411	₹ 37,56,321	₹ 58,14,091	20%	₹ 46,51,272
25	20Hi Finishing Mill with AGC	20-06-2015	28-03-2022	6.8	10	0.10	₹ 1,35,009	0%	₹ 1,35,009	₹ 86,900	₹ 48,109	20%	₹ 38,488
26	20Hi Finishing Mill with AGC	25-03-2016	28-03-2022	6.0	20	0.05	₹ 2,66,65,851	3%	₹ 2,74,65,827	₹ 78,42,058	₹ 1,96,23,769	20%	₹ 1,56,99,015
27	2Hi Mesta Hot Rolling Mill	01-04-1982	28-03-2022	40.0	20	0.05	₹ 3,60,12,973	0%	₹ 3,60,12,973	₹ 6,84,52,768	₹ -	20%	₹ 18,00,649
28	2Hi Mesta Hot Rolling Mill	19-03-2007	28-03-2022	15.0	10	0.10	₹ 49,64,039	50%	₹ 74,46,059	₹ 1,06,35,828	₹ -	20%	₹ 3,72,303
29	2Hi Mesta Hot Rolling Mill	30-06-2007	28-03-2022	14.8	10	0.10	₹ 25,26,430	50%	₹ 37,89,645	₹ 53,11,473	₹ -	20%	₹ 1,89,482
30	2Hi Mesta Hot Rolling Mill	31-08-2007	28-03-2022	14.6	10	0.10	₹ 16,45,430	50%	₹ 24,68,145	₹ 34,19,463	₹ -	20%	₹ 1,23,407
31	2Hi Mesta Hot Rolling Mill	30-09-2017	28-03-2022	4.5	20	0.05	₹ 15,40,88,012	1%	₹ 15,56,28,892	₹ 3,32,15,043	₹ 12,24,13,849	20%	₹ 9,79,31,079
32	4 Hi Reversing Roughing Mill	30-09-2009	28-03-2022	12.5	20	0.05	₹ 3,61,41,106	30%	₹ 4,69,83,438	₹ 2,78,93,359	₹ 1,90,90,079	20%	₹ 1,52,72,063
33	4 Hi Reversing Roughing Mill	20-09-2012	28-03-2022	9.5	10	0.10	₹ 23,46,744	22%	₹ 28,63,028	₹ 25,90,217	₹ 2,72,811	20%	₹ 2,18,249
34	4 Hi Reversing Roughing Mill	21-12-2012	28-03-2022	9.3	20	0.05	₹ 1,42,99,783	22%	₹ 1,74,45,735	₹ 76,82,815	₹ 97,62,920	20%	₹ 78,10,336
35	4 Hi Reversing Roughing Mill	26-03-2013	28-03-2022	9.0	20	0.05	₹ 1,07,77,434	9%	₹ 1,17,47,403	₹ 50,28,130	₹ 67,19,273	20%	₹ 53,75,419
36	4 Hi Reversing Roughing Mill	27-09-2013	28-03-2022	8.5	20	0.05	₹ 1,50,60,327	9%	₹ 1,64,15,756	₹ 66,31,066	₹ 97,84,690	20%	₹ 78,27,752
37	4 Hi Reversing Roughing Mill	19-03-2014	28-03-2022	8.0	20	0.05	₹ 88,55,227	0%	₹ 88,55,227	₹ 33,77,663	₹ 54,77,564	20%	₹ 43,82,052
38	4Hi BSC Mill	22-03-2010	28-03-2022	12.0	20	0.05	₹ 3,67,92,930	31%	₹ 4,81,98,738	₹ 2,75,29,733	₹ 2,06,69,006	20%	₹ 1,64,85,204
39	4Hi BSC Mill	15-06-2012	28-03-2022	9.8	10	0.10	₹ 43,620	22%	₹ 53,217	₹ 49,489	₹ 3,727	20%	₹ 2,982
40	4Hi BSC Mill	20-09-2012	28-03-2022	9.5	10	0.10	₹ 25,245	22%	₹ 30,799	₹ 27,864	₹ 2,935	20%	₹ 2,948



41	4HI BSC Mill	21-12-2012	28-03-2022	9.3	10	0.10	₹	19,29,921	22%	₹	23,54,504	₹	20,73,770	₹	2,80,734	20%	₹	2,24,587
42	4HI BSC Mill	26-03-2013	28-03-2022	9.0	20	0.05	₹	59,78,853	9%	₹	65,16,950	₹	27,89,388	₹	37,27,561	20%	₹	29,82,049
43	4HI BSC Mill	27-09-2013	28-03-2022	8.5	20	0.10	₹	62,83,899	9%	₹	68,49,450	₹	27,66,802	₹	40,82,647	20%	₹	32,66,118
44	4HI BSC Mill	24-12-2013	28-03-2022	8.3	10	0.05	₹	35,96,554	9%	₹	39,20,244	₹	30,77,338	₹	8,42,906	20%	₹	6,74,325
45	4HI BSC Mill	19-03-2014	28-03-2022	8.0	10	0.10	₹	19,46,813	0%	₹	19,46,813	₹	14,85,152	₹	4,61,661	20%	₹	3,69,329
46	4HI BSC Mill	31-03-2017	28-03-2022	5.0	20	0.05	₹	7,57,81,602	1%	₹	7,65,39,418	₹	1,81,58,191	₹	5,83,81,227	20%	₹	4,67,04,982
47	4HI United Finishing Mill	01-04-1982	28-03-2022	40.0	20	0.05	₹	3,48,60,879	0%	₹	3,48,60,879	₹	6,62,62,890	₹	-	20%	₹	17,43,044
48	4HI United Finishing Mill	19-03-2007	28-03-2022	15.0	10	0.10	₹	14,31,418	50%	₹	21,47,127	₹	30,66,921	₹	-	20%	₹	1,07,356
49	4HI United Finishing Mill	30-06-2007	28-03-2022	14.8	10	0.10	₹	41,49,882	50%	₹	62,24,823	₹	87,24,558	₹	-	20%	₹	3,11,241
50	4HI United Finishing Mill	31-12-2007	28-03-2022	14.2	10	0.10	₹	23,50,746	50%	₹	35,26,119	₹	47,73,254	₹	-	20%	₹	1,76,306
51	4HI United Finishing Mill	19-03-2013	28-03-2022	9.0	10	0.10	₹	37,83,073	9%	₹	41,23,550	₹	35,37,441	₹	5,86,109	20%	₹	4,68,887
52	4HI United Intermediate Mill	01-04-1982	28-03-2022	40.0	20	0.05	₹	1,72,95,787	0%	₹	1,72,95,787	₹	3,28,75,500	₹	-	20%	₹	8,64,789
53	4HI United Intermediate Mill	19-03-2007	28-03-2022	15.0	10	0.10	₹	18,17,413	50%	₹	27,26,120	₹	38,93,944	₹	-	20%	₹	1,36,306
54	4HI United Intermediate Mill	01-04-2009	28-03-2022	13.0	20	0.05	₹	78,86,830	30%	₹	1,02,52,878	₹	63,29,818	₹	39,23,060	20%	₹	31,38,448
55	4HI United Intermediate Mill	21-12-2012	28-03-2022	9.3	20	0.05	₹	24,88,400	22%	₹	30,35,848	₹	13,36,938	₹	16,98,910	20%	₹	13,59,128
56	4HI United Intermediate Mill	26-03-2013	28-03-2022	9.0	20	0.05	₹	1,04,88,199	9%	₹	1,14,32,137	₹	48,93,190	₹	65,38,947	20%	₹	52,31,158
57	4HI United Intermediate Mill	27-09-2013	28-03-2022	8.5	20	0.05	₹	3,42,98,119	9%	₹	3,73,84,950	₹	1,51,01,471	₹	2,22,83,479	20%	₹	1,78,26,783
58	4HI United Intermediate Mill	19-03-2014	28-03-2022	8.0	20	0.05	₹	2,88,53,834	0%	₹	2,88,53,834	₹	1,10,05,761	₹	1,78,48,073	20%	₹	1,42,78,458
59	Adjustment as per INDAS	01-04-2016	28-03-2022	6.0	15	0.06	₹	-30,94,019	0%	₹	-30,94,019	₹	-11,74,117	₹	-19,19,902	20%	₹	-15,35,922
60	Adjustment as per INDAS	31-03-2017	28-03-2022	5.0	15	0.06	₹	-47,93,338	0%	₹	-47,93,338	₹	-15,16,227	₹	-32,77,111	20%	₹	-26,21,689
61	AIR COMPRESSOR	25-03-2016	28-03-2022	6.0	15	0.06	₹	12,49,749	5%	₹	13,12,237	₹	4,99,561	₹	8,12,676	20%	₹	6,50,141
62	AIR COMPRESSOR (CONSOLIDATED PNEUMATIC)	23-03-2012	28-03-2022	10.0	15	0.06	₹	1,23,487	21%	₹	1,49,419	₹	94,814	₹	54,606	20%	₹	43,684
63	AIR COMPRESSOR (K GHOSALA)	01-04-1982	28-03-2022	40.0	15	0.06	₹	3,69,601	0%	₹	3,69,601	₹	9,36,707	₹	-	20%	₹	18,480
64	APCM UNIT	01-04-1982	28-03-2022	40.0	15	0.06	₹	16,99,979	0%	₹	16,99,979	₹	43,08,383	₹	-	20%	₹	84,999
65	APCM UNIT	15-06-2012	28-03-2022	9.8	15	0.06	₹	10,132	35%	₹	13,678	₹	8,480	₹	5,198	20%	₹	4,158
66	APCM UNIT	20-09-2012	28-03-2022	9.5	15	0.06	₹	2,34,308	35%	₹	3,16,316	₹	1,90,783	₹	1,25,533	20%	₹	1,00,426
67	APCM UNIT	21-12-2012	28-03-2022	9.3	15	0.06	₹	1,34,343	35%	₹	1,81,364	₹	1,06,493	₹	74,871	20%	₹	59,897
68	APCM UNIT	26-03-2013	28-03-2022	9.0	15	0.06	₹	19,82,976	9%	₹	21,61,444	₹	12,33,523	₹	9,27,921	20%	₹	7,42,337
69	APCM UNIT	27-09-2013	28-03-2022	8.5	15	0.06	₹	17,72,438	9%	₹	19,31,957	₹	10,40,540	₹	8,91,418	20%	₹	7,13,134
70	ATLAS COPCO AIR COMPRESSOR 182	01-03-2008	28-03-2022	14.1	10	0.10	₹	5,54,660	24%	₹	6,87,778	₹	9,20,116	₹	-	20%	₹	34,389
71	BAND SAW (Billet + Cathode cutting)	01-04-1982	28-03-2022	40.0	15	0.06	₹	75,544	0%	₹	75,544	₹	1,91,457	₹	-	20%	₹	3,777
72	BAND SAW (Billet + Cathode cutting)	01-03-2008	28-03-2022	14.1	15	0.06	₹	45,000	50%	₹	67,500	₹	60,201	₹	7,299	20%	₹	5,839
73	BED MILLING	25-03-2016	28-03-2022	6.0	15	0.06	₹	6,91,08,790	3%	₹	7,11,82,054	₹	2,70,98,585	₹	4,40,83,469	20%	₹	3,52,66,775
74	Bell Annealing Furnace(New) - I & II	01-03-2008	28-03-2022	14.1	15	0.06	₹	9,98,862	0%	₹	9,98,862	₹	8,90,857	₹	1,08,005	20%	₹	86,404
75	Bell Annealing Furnace(New) - I & II	15-01-2011	28-03-2022	11.2	15	0.06	₹	89,78,465	0%	₹	89,78,465	₹	63,71,840	₹	26,06,625	20%	₹	20,85,300
76	Bench Tool GRINDER	01-03-2008	28-03-2022	14.1	6	0.16	₹	9,848	31%	₹	12,901	₹	28,765	₹	-	20%	₹	645
77	C.N.C WIRE CUT MACHINE	25-03-2016	28-03-2022	6.0	15	0.06	₹	1,36,06,140	5%	₹	1,42,86,447	₹	54,38,766	₹	88,47,682	20%	₹	70,78,145
78	CHIPS HEATING BOGGIE F/C	01-04-1982	28-03-2022	40.0	8	0.12	₹	6,55,252	0%	₹	6,55,252	₹	31,13,726	₹	-	20%	₹	32,763
79	CINCINATY GRINDER	01-03-2008	28-03-2022	14.1	6	0.16	₹	15,879	31%	₹	20,801	₹	46,381	₹	-	20%	₹	1,040
80	Coil Trolley	01-04-1982	28-03-2022	40.0	8	0.12	₹	71,135	0%	₹	71,135	₹	3,38,030	₹	-	20%	₹	3,557



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81	Coil winding m/c + Rewinding m/c (vertical & horizontal)	01-04-1982	28-03-2022	40.0	10	0.10	₹	17,03,849	0%	₹	17,03,849	₹	64,77,287	₹	-	20%	₹	85,192
82	Conductivity Meter	01-03-2008	28-03-2022	14.1	8	0.12	₹	14,125	4%	₹	14,690	₹	24,566	₹	-	20%	₹	735
83	Continuous Annealing Machine	23-03-2012	28-03-2022	10.0	15	0.06	₹	99,38,765	11%	₹	1,10,32,029	₹	70,00,351	₹	40,31,678	20%	₹	32,25,342
84	Continuous Casting Machine	22-03-2010	28-03-2022	12.0	20	0.05	₹	2,54,25,433	17%	₹	2,97,47,757	₹	1,69,91,063	₹	1,27,56,694	20%	₹	1,02,05,355
85	Continuous Casting Machine	15-01-2011	28-03-2022	11.2	20	0.05	₹	2,69,57,813	17%	₹	3,15,40,641	₹	1,67,87,830	₹	1,47,52,811	20%	₹	1,18,02,249
86	Continuous Casting Machine	20-09-2012	28-03-2022	9.5	10	0.10	₹	32,17,152	11%	₹	35,71,039	₹	32,30,763	₹	3,40,276	20%	₹	2,72,221
87	Continuous Casting Machine	21-12-2012	28-03-2022	9.3	10	0.10	₹	6,04,994	11%	₹	6,71,544	₹	5,91,474	₹	80,070	20%	₹	64,056
88	Continuous Casting Machine	26-03-2013	28-03-2022	9.0	10	0.10	₹	4,97,601	24%	₹	6,17,025	₹	5,28,199	₹	88,826	20%	₹	71,061
89	Cooling Tower and Pump Sets	01-04-1982	28-03-2022	40.0	15	0.06	₹	45,03,419	0%	₹	45,03,419	₹	1,14,13,350	₹	-	20%	₹	2,25,171
90	Cooling Tower and Pump Sets	01-03-2008	28-03-2022	14.1	15	0.06	₹	35,000	53%	₹	53,550	₹	47,760	₹	5,790	20%	₹	4,632
91	Cooling Tower and Pump Sets	31-03-2017	28-03-2022	5.0	15	0.06	₹	1,33,16,828	1%	₹	1,34,49,996	₹	42,54,498	₹	91,95,498	20%	₹	73,56,399
92	Copper Continuous Extrusion M/C	11-04-2009	28-03-2022	13.0	15	0.06	₹	90,68,190	43%	₹	1,29,67,512	₹	1,06,51,834	₹	23,15,678	20%	₹	18,52,542
93	Copper Continuous Extrusion M/C	20-06-2015	28-03-2022	6.8	15	0.06	₹	4,67,531	14%	₹	5,32,985	₹	2,28,707	₹	3,04,279	20%	₹	2,43,423
94	Cutter Grinding M/C	20-09-2006	28-03-2022	15.5	15	0.06	₹	4,67,564	0%	₹	4,67,564	₹	4,59,844	₹	7,720	20%	₹	23,378
95	DC Caster I & II	15-06-2012	28-03-2022	9.8	10	0.10	₹	5,97,782	35%	₹	8,07,006	₹	7,50,482	₹	56,524	20%	₹	45,219
96	DC Caster I & II	20-09-2012	28-03-2022	9.5	20	0.05	₹	1,22,37,206	35%	₹	1,65,20,228	₹	74,73,027	₹	90,47,201	20%	₹	72,37,761
97	DC Caster I & II	21-12-2012	28-03-2022	9.3	20	0.05	₹	82,70,285	35%	₹	1,11,64,885	₹	49,16,832	₹	62,48,053	20%	₹	49,98,442
98	DC Caster I & II	26-03-2013	28-03-2022	9.0	10	0.10	₹	4,83,093	20%	₹	5,79,711	₹	4,96,257	₹	83,455	20%	₹	66,764
99	DC Caster I & II	27-09-2013	28-03-2022	8.5	20	0.05	₹	3,70,33,401	20%	₹	4,44,40,081	₹	1,79,51,358	₹	2,64,88,723	20%	₹	2,11,90,979
100	DC Caster I & II	19-03-2014	28-03-2022	8.0	10	0.10	₹	1,50,865	19%	₹	1,79,529	₹	1,36,956	₹	42,573	20%	₹	34,058
101	DC Caster I & II	28-02-2015	28-03-2022	7.1	10	0.10	₹	29,92,597	14%	₹	34,11,561	₹	22,95,326	₹	11,16,235	20%	₹	8,92,988
102	DC Caster I & II	20-06-2015	28-03-2022	6.8	10	0.10	₹	21,25,342	14%	₹	24,22,890	₹	15,59,511	₹	8,63,379	20%	₹	6,90,703
103	DC Caster I & II	30-09-2018	28-03-2022	3.5	20	0.05	₹	2,69,43,221	4%	₹	2,80,20,950	₹	46,49,367	₹	2,33,71,583	20%	₹	1,86,97,267
104	DC Caster I & II	31-12-2018	28-03-2022	3.2	20	0.05	₹	1,90,08,283	4%	₹	1,97,68,614	₹	30,43,419	₹	1,67,25,195	20%	₹	1,33,80,156
105	Decommissioning liabilities	31-03-2017	28-03-2022	5.0	10	0.10	₹	1,03,71,000	0%	₹	1,03,71,000	₹	49,20,826	₹	54,50,174	20%	₹	43,60,139
106	DG Set	01-04-1982	28-03-2022	40.0	10	0.10	₹	1,73,21,442	0%	₹	1,73,21,442	₹	6,58,48,530	₹	-	20%	₹	8,66,072
107	DG Set	01-04-1999	28-03-2022	23.0	10	0.10	₹	2,04,530	0%	₹	2,04,530	₹	4,47,005	₹	-	20%	₹	10,227
108	DG Set	01-03-2008	28-03-2022	14.1	10	0.10	₹	57,43,071	35%	₹	77,53,146	₹	1,03,72,222	₹	-	20%	₹	3,87,657
109	DG Set	02-08-2008	28-03-2022	13.7	10	0.10	₹	8,41,500	35%	₹	11,36,025	₹	14,74,249	₹	-	20%	₹	56,801
110	DRILL MACHINE	01-03-2008	28-03-2022	14.1	8	0.12	₹	23,000	53%	₹	35,190	₹	58,847	₹	-	20%	₹	1,760
111	DRILL MACHINE	25-03-2016	28-03-2022	6.0	8	0.12	₹	2,06,557	12%	₹	2,31,344	₹	1,65,133	₹	66,210	20%	₹	52,968
112	Edge Trimming Cum Coil Welding Line (argon welding)	01-04-1982	28-03-2022	40.0	8	0.12	₹	2,19,87,455	0%	₹	2,19,87,455	₹	10,44,83,332	₹	-	20%	₹	-
113	Edge Trimming Cum Coil Welding Line (argon welding)	01-03-2008	28-03-2022	14.1	8	0.12	₹	8,83,769	35%	₹	11,93,088	₹	19,95,154	₹	-	20%	₹	-
114	ELECTRICALS EQUIPMENT	26-08-2008	28-03-2022	13.6	8	0.12	₹	1,49,940	29%	₹	1,93,423	₹	3,12,252	₹	-	20%	₹	9,671
115	ELECTRICALS EQUIPMENT	15-06-2012	28-03-2022	9.8	8	0.12	₹	1,26,42,158	17%	₹	1,47,91,325	₹	1,71,94,155	₹	-	20%	₹	7,39,566
116	ELECTRICALS EQUIPMENT	20-09-2012	28-03-2022	9.5	8	0.12	₹	1,96,97,302	17%	₹	2,30,45,843	₹	2,60,62,323	₹	-	20%	₹	11,52,292
117	ELECTRICALS EQUIPMENT	21-12-2012	28-03-2022	9.3	8	0.12	₹	23,588	17%	₹	27,598	₹	30,384	₹	-	20%	₹	1,380
118	ELECTRICALS EQUIPMENT	26-03-2013	28-03-2022	9.0	8	0.12	₹	1,52,49,152	6%	₹	1,61,64,101	₹	1,72,96,419	₹	-	20%	₹	8,08,205
119	ELECTRICALS EQUIPMENT	30-09-2017	28-03-2022	4.5	8	0.12	₹	10,02,238	3%	₹	10,32,305	₹	5,50,798	₹	4,81,507	20%	₹	3,85,205
120	ELECTRICALS EQUIPMENT	30-09-2018	28-03-2022	3.5	8	0.12	₹	3,19,11,539	1%	₹	3,22,30,654	₹	1,33,69,651	₹	1,88,61,004	20%	₹	1,50,88,803



121	EOT Crane	01-04-1982	28-03-2022	40.0	15	0.06	₹ 80,32,741	0%	₹ 80,32,741	₹ 2,03,57,973	₹ -	20%	₹ 4,01,637
122	EOT Crane	20-09-2006	28-03-2022	15.5	15	0.06	₹ 8,30,065	0%	₹ 8,30,065	₹ 13,706	₹ -	20%	₹ 41,503
123	EOT Crane	01-03-2008	28-03-2022	14.1	15	0.06	₹ 48,57,558	56%	₹ 75,77,790	₹ 67,58,420	₹ 8,19,370	20%	₹ 6,55,496
124	EOT Crane	23-03-2012	28-03-2022	10.0	15	0.06	₹ 40,45,033	14%	₹ 46,11,338	₹ 29,26,115	₹ 16,85,223	20%	₹ 13,48,178
125	EOT Crane	21-12-2012	28-03-2022	9.3	15	0.06	₹ 3,818	14%	₹ 4,353	₹ 2,556	₹ 1,797	20%	₹ 1,438
126	EOT Crane	26-03-2013	28-03-2022	9.0	15	0.06	₹ 11,00,466	12%	₹ 12,32,522	₹ 7,03,393	₹ 5,29,129	20%	₹ 4,23,303
127	EOT Crane	27-09-2013	28-03-2022	8.5	15	0.06	₹ 22,00,000	12%	₹ 24,64,000	₹ 13,27,095	₹ 11,36,905	20%	₹ 9,09,524
128	EOT Crane	19-03-2014	28-03-2022	8.0	15	0.06	₹ 13,25,848	17%	₹ 15,51,242	₹ 7,88,924	₹ 7,62,319	20%	₹ 6,09,855
129	EOT Crane	28-02-2015	28-03-2022	7.1	15	0.06	₹ 20,54,538	17%	₹ 24,03,809	₹ 10,78,202	₹ 13,25,608	20%	₹ 10,60,486
130	EOT Crane	31-03-2017	28-03-2022	5.0	15	0.06	₹ 8,99,46,348	18%	₹ 10,61,36,690	₹ 3,35,73,119	₹ 7,25,63,571	20%	₹ 5,80,50,857
131	Erichsen Cupping Machine	01-03-2008	28-03-2022	14.1	6	0.16	₹ 19,901	53%	₹ 30,449	₹ 67,890	₹ -	20%	₹ 1,522
132	ETP UNIT	01-04-1982	28-03-2022	40.0	15	0.06	₹ 19,34,631	0%	₹ 19,34,631	₹ 49,03,079	₹ -	20%	₹ 96,732
133	ETP UNIT	01-03-2008	28-03-2022	14.1	15	0.06	₹ 73,564	0%	₹ 73,564	₹ 65,610	₹ 7,954	20%	₹ 6,363
134	ETP UNIT	27-09-2013	28-03-2022	8.5	15	0.06	₹ 1,89,100	9%	₹ 2,06,119	₹ 1,11,014	₹ 95,105	20%	₹ 76,084
135	Fire Hydrant Unit	20-06-2015	28-03-2022	6.8	15	0.06	₹ 5,21,39,121	0%	₹ 5,21,39,121	₹ 2,23,73,159	₹ 2,97,65,962	20%	₹ 2,38,12,770
136	Fire Hydrant Unit	25-03-2016	28-03-2022	6.0	15	0.06	₹ 79,66,192	3%	₹ 82,05,178	₹ 31,23,662	₹ 50,81,515	20%	₹ 40,65,212
137	HEIGHT CHECK MASTER	25-03-2016	28-03-2022	6.0	8	0.12	₹ 10,28,030	3%	₹ 10,58,871	₹ 7,55,823	₹ 3,03,047	20%	₹ 2,42,438
138	HMT GRINDER K130,K130U,K130P	01-03-2008	28-03-2022	14.1	6	0.16	₹ 14,764	31%	₹ 19,341	₹ 43,124	₹ -	20%	₹ 967
139	Hoist Trolley	01-04-1982	28-03-2022	40.0	6	0.16	₹ 1,62,032	0%	₹ 1,62,032	₹ 10,26,624	₹ -	20%	₹ 8,102
140	HYDRAULIC Surface Grinder Machine	25-03-2016	28-03-2022	6.0	6	0.16	₹ 7,94,129	6%	₹ 8,41,777	₹ 8,01,148	₹ 40,628	20%	₹ 42,089
141	HYDRAULIC BAILING PRESS(New)1&2	01-04-1982	28-03-2022	40.0	15	0.06	₹ 1,10,980	0%	₹ 1,10,980	₹ 2,81,265	₹ -	20%	₹ 5,549
142	HYDRAULIC BAILING PRESS(New)1&2	01-03-2008	28-03-2022	14.1	15	0.06	₹ 37,995	24%	₹ 47,114	₹ 42,019	₹ 5,094	20%	₹ 4,075
143	induction furnace	01-04-1982	28-03-2022	40.0	10	0.10	₹ 41,12,623	0%	₹ 41,12,623	₹ 1,56,34,390	₹ -	20%	₹ 2,05,631
144	induction furnace	20-09-2006	28-03-2022	15.5	10	0.10	₹ 45,57,841	0%	₹ 45,57,841	₹ 67,23,877	₹ -	20%	₹ 2,27,892
145	induction furnace -4,5,6&7	01-10-2006	28-03-2022	15.5	10	0.10	₹ 58,56,826	0%	₹ 58,56,826	₹ 86,23,414	₹ -	20%	₹ 2,92,841
146	induction furnace -4,5,6&7	26-03-2012	28-03-2022	10.0	10	0.10	₹ 37,68,119	0%	₹ 37,68,119	₹ 35,83,636	₹ 1,84,483	20%	₹ 1,88,406
147	induction furnace -4,5,6&7	15-06-2012	28-03-2022	9.8	10	0.10	₹ 15,38,203	0%	₹ 15,38,203	₹ 14,30,466	₹ 1,07,737	20%	₹ 86,190
148	induction furnace -4,5,6&7	20-09-2012	28-03-2022	9.5	20	0.05	₹ 79,07,620	0%	₹ 79,07,620	₹ 35,77,061	₹ 43,30,559	20%	₹ 34,64,447
149	induction furnace -4,5,6&7	27-09-2013	28-03-2022	8.5	10	0.10	₹ 13,74,249	0%	₹ 13,74,249	₹ 11,10,243	₹ 2,64,006	20%	₹ 2,11,205
150	Induction Furnace(core less 1&2)	31-03-2017	28-03-2022	5.0	20	0.05	₹ 1,42,71,180	5%	₹ 1,42,71,180	₹ 33,85,691	₹ 1,08,85,489	20%	₹ 87,08,391
151	LAB EQUIPMENTS	01-04-1982	28-03-2022	40.0	6	0.16	₹ 1,35,91,600	0%	₹ 1,35,91,600	₹ 34,19,239	₹ -	20%	₹ 26,983
152	LATHE M/C	01-03-2008	28-03-2022	14.1	15	0.06	₹ 3,26,694	50%	₹ 4,90,041	₹ 4,37,054	₹ 52,987	20%	₹ 42,390
153	MEASURING INSTRUMENTS	25-03-2016	28-03-2022	6.0	5	0.19	₹ 9,39,910	3%	₹ 9,68,107	₹ 11,05,658	₹ -	20%	₹ 48,405
154	Metallurgical Microscope	01-03-2008	28-03-2022	14.1	5	0.19	₹ 35,869	0%	₹ 35,869	₹ 95,972	₹ -	20%	₹ 1,793
155	Micro Hardness Machine	01-03-2008	28-03-2022	14.1	15	0.06	₹ 12,360	0%	₹ 12,360	₹ 11,024	₹ 1,336	20%	₹ 1,069
156	MILLING MACHINE	25-03-2016	28-03-2022	6.0	15	0.06	₹ 30,19,244	3%	₹ 31,09,821	₹ 11,83,890	₹ 19,25,931	20%	₹ 15,40,744
157	Misc. Electricals i.e. Fan, Light, Cooler etc.	01-03-2008	28-03-2022	14.1	5	0.19	₹ 3,73,240	29%	₹ 4,81,480	₹ 12,88,255	₹ -	20%	₹ 24,074
158	Misc. Electricals i.e. Fan, Light, Cooler etc.	01-01-2010	28-03-2022	12.2	5	0.19	₹ 3,20,958	38%	₹ 4,42,922	₹ 10,30,382	₹ -	20%	₹ 22,146
159	Misc. Electricals i.e. Fan, Light, Cooler etc.	26-03-2013	28-03-2022	9.0	5	0.19	₹ 4,54,000	0%	₹ 4,54,000	₹ 7,77,285	₹ -	20%	₹ 22,700
160	Misc. Equipments	01-04-1982	28-03-2022	40.0	5	0.19	₹ 5,23,688	0%	₹ 5,23,688	₹ 39,81,664	₹ -	20%	₹ 26,184

121	EOT Crane	01-04-1982	28-03-2022	40.0	15	0.06	₹ 80,32,741	0%	₹ 80,32,741	₹ 2,03,57,973	₹ -	₹ 4,01,637
122	EOT Crane	20-09-2006	28-03-2022	15.5	15	0.06	₹ 8,30,065	0%	₹ 8,30,065	₹ 13,706	₹ -	₹ 41,503
123	EOT Crane	01-03-2008	28-03-2022	14.1	15	0.06	₹ 48,57,558	56%	₹ 75,77,790	₹ 67,58,420	₹ 8,19,370	₹ 6,96,465
124	EOT Crane	23-03-2012	28-03-2022	10.0	15	0.06	₹ 40,45,033	14%	₹ 46,11,338	₹ 29,26,115	₹ 16,85,223	₹ 14,32,439
125	EOT Crane	21-12-2012	28-03-2022	9.3	15	0.06	₹ 3,818	14%	₹ 4,353	₹ 2,556	₹ 1,797	₹ 1,527
126	EOT Crane	26-03-2013	28-03-2022	9.0	15	0.06	₹ 11,00,466	12%	₹ 12,32,522	₹ 7,03,393	₹ 5,29,129	₹ 4,49,760
127	EOT Crane	27-09-2013	28-03-2022	8.5	15	0.06	₹ 22,00,000	12%	₹ 24,64,000	₹ 13,27,095	₹ 11,36,905	₹ 9,66,370
128	EOT Crane	19-03-2014	28-03-2022	8.0	15	0.06	₹ 13,25,848	17%	₹ 15,51,242	₹ 7,88,924	₹ 7,62,319	₹ 6,47,971
129	EOT Crane	28-02-2015	28-03-2022	7.1	15	0.06	₹ 20,54,538	17%	₹ 24,03,809	₹ 10,78,202	₹ 13,25,608	₹ 11,26,766
130	EOT Crane	31-03-2017	28-03-2022	5.0	15	0.06	₹ 8,99,46,348	18%	₹ 10,61,36,690	₹ 3,35,73,119	₹ 7,25,63,571	₹ 6,16,79,035
131	Erichsen Cupping Machine	01-03-2008	28-03-2022	14.1	6	0.16	₹ 19,901	53%	₹ 30,449	₹ 67,890	₹ -	₹ 1,522
132	ETP UNIT	01-04-1982	28-03-2022	40.0	15	0.06	₹ 19,34,631	0%	₹ 19,34,631	₹ 49,03,079	₹ -	₹ 96,732
133	ETP UNIT	01-03-2008	28-03-2022	14.1	15	0.06	₹ 73,564	0%	₹ 73,564	₹ 65,610	₹ 7,954	₹ 6,761
134	ETP UNIT	27-09-2013	28-03-2022	8.5	15	0.06	₹ 1,89,100	9%	₹ 2,06,119	₹ 1,11,014	₹ 95,105	₹ 80,839
135	Fire Hydrant Unit	20-06-2015	28-03-2022	6.8	15	0.06	₹ 5,21,39,121	0%	₹ 5,21,39,121	₹ 2,23,73,159	₹ 2,97,65,962	₹ 2,53,01,068
136	Fire Hydrant Unit	25-03-2016	28-03-2022	6.0	15	0.06	₹ 79,66,192	3%	₹ 82,05,178	₹ 31,23,662	₹ 50,81,515	₹ 43,19,288
137	HEIGHT CHECK MASTER	25-03-2016	28-03-2022	6.0	8	0.12	₹ 10,28,030	3%	₹ 10,58,871	₹ 7,55,823	₹ 3,03,047	₹ 2,57,590
138	HMT GRINDER K130, K130U, K130P	01-03-2008	28-03-2022	14.1	6	0.16	₹ 14,764	31%	₹ 19,341	₹ 43,124	₹ -	₹ 967
139	Holst Trolley	01-04-1982	28-03-2022	40.0	6	0.16	₹ 1,62,032	0%	₹ 1,62,032	₹ 10,26,624	₹ -	₹ 8,102
140	HYDRAULIC Surface Grinder Machine	25-03-2016	28-03-2022	6.0	6	0.16	₹ 7,94,129	6%	₹ 8,41,777	₹ 8,01,148	₹ 40,628	₹ 42,089
141	HYDRAULIC BAILING PRESS(New)1&2	01-04-1982	28-03-2022	40.0	15	0.06	₹ 1,10,980	0%	₹ 1,10,980	₹ 2,81,265	₹ -	₹ 5,549
142	HYDRAULIC BAILING PRESS(New)1&2	01-03-2008	28-03-2022	14.1	15	0.06	₹ 37,995	24%	₹ 47,114	₹ 42,019	₹ 5,094	₹ 4,330
143	Induction furnace	01-04-1982	28-03-2022	40.0	10	0.10	₹ 41,12,623	0%	₹ 41,12,623	₹ 1,56,34,390	₹ -	₹ 2,05,631
144	Induction furnace	20-09-2006	28-03-2022	15.5	10	0.10	₹ 45,57,841	0%	₹ 45,57,841	₹ 67,23,877	₹ -	₹ 2,27,892
145	Induction furnace -4.5,6&7	01-10-2006	28-03-2022	15.5	10	0.10	₹ 58,56,826	0%	₹ 58,56,826	₹ 86,23,414	₹ -	₹ 2,92,841
146	Induction furnace -4.5,6&7	26-03-2012	28-03-2022	10.0	10	0.10	₹ 37,68,119	0%	₹ 37,68,119	₹ 35,83,636	₹ 1,84,483	₹ 1,88,406
147	Induction furnace -4.5,6&7	15-06-2012	28-03-2022	9.8	10	0.10	₹ 15,38,203	0%	₹ 15,38,203	₹ 14,30,466	₹ 1,07,737	₹ 91,577
148	Induction furnace -4.5,6&7	20-09-2012	28-03-2022	9.5	20	0.05	₹ 79,07,620	0%	₹ 79,07,620	₹ 35,77,061	₹ 43,30,559	₹ 36,80,975
149	Induction furnace -4.5,6&7	27-09-2013	28-03-2022	8.5	10	0.10	₹ 13,74,249	0%	₹ 13,74,249	₹ 11,10,243	₹ 2,64,006	₹ 2,24,405
150	Induction Furnace(core less 1&2)	31-03-2017	28-03-2022	5.0	20	0.05	₹ 1,35,91,600	5%	₹ 1,42,71,180	₹ 33,85,691	₹ 1,08,85,489	₹ 92,52,665
151	LAB EQUIPMENTS	01-04-1982	28-03-2022	40.0	6	0.16	₹ 5,39,658	0%	₹ 5,39,658	₹ 34,19,239	₹ -	₹ 26,983
152	LATHE M/C	01-03-2008	28-03-2022	14.1	15	0.06	₹ 3,26,694	50%	₹ 4,90,041	₹ 4,37,054	₹ 52,987	₹ 45,039
153	MEASURING INSTRUMENTS	25-03-2016	28-03-2022	6.0	5	0.19	₹ 9,39,910	3%	₹ 9,68,107	₹ 11,05,658	₹ -	₹ 48,405
154	Metallurgical Microscope	01-03-2008	28-03-2022	14.1	5	0.19	₹ 35,869	0%	₹ 35,869	₹ 95,972	₹ -	₹ 1,793
155	Micro Hardness Machine	01-03-2008	28-03-2022	14.1	15	0.06	₹ 12,360	0%	₹ 12,360	₹ 11,024	₹ 1,336	₹ 1,136
156	MILLING MACHINE	25-03-2016	28-03-2022	6.0	15	0.06	₹ 30,19,244	3%	₹ 31,09,821	₹ 11,83,890	₹ 19,25,931	₹ 16,37,041
157	Misc. Electricals i.e. Fan, Light, Cooler etc.	01-03-2008	28-03-2022	14.1	5	0.19	₹ 3,73,240	29%	₹ 4,81,480	₹ 12,88,255	₹ -	₹ 24,074
158	Misc. Electricals i.e. Fan, Light, Cooler etc.	01-01-2010	28-03-2022	12.2	5	0.19	₹ 3,20,958	38%	₹ 4,42,922	₹ 10,30,382	₹ -	₹ 22,146
159	Misc. Electricals i.e. Fan, Light, Cooler etc.	26-03-2013	28-03-2022	9.0	5	0.19	₹ 4,54,000	0%	₹ 4,54,000	₹ 7,77,285	₹ -	₹ 22,700
160	Misc. Equipments	01-04-1982	28-03-2022	40.0	5	0.19	₹ 5,23,688	0%	₹ 5,23,688	₹ 39,81,664	₹ -	₹ 26,184



161	Misc. Equipments	20-06-2014	28-03-2022	7.8	5	0.19	₹	3,54,13,977	0%	₹	3,54,13,977	₹	5,23,17,602	₹	-	20%	₹	17,70,699
162	Misc. Equipments	27-06-2014	28-03-2022	7.8	5	0.19	₹	60,23,476	0%	₹	60,23,476	₹	88,76,623	₹	-	20%	₹	3,01,174
163	Misc. Equipments	25-03-2016	28-03-2022	6.0	5	0.19	₹	21,27,745	0%	₹	21,27,745	₹	24,30,059	₹	-	20%	₹	1,06,387
164	Nitrogen Plant	01-04-1982	28-03-2022	40.0	15	0.06	₹	15,13,423	0%	₹	15,13,423	₹	38,35,581	₹	-	20%	₹	75,671
165	Nitrogen Plant	01-03-2008	28-03-2022	14.1	15	0.06	₹	1,92,034	0%	₹	1,92,034	₹	1,71,270	₹	20,764	20%	₹	16,611
166	Off Line Milling M/C	30-09-2009	28-03-2022	12.5	15	0.06	₹	84,65,986	30%	₹	1,10,05,782	₹	87,11,956	₹	22,93,826	20%	₹	18,35,061
167	Oil Fired Furnace	01-04-1982	28-03-2022	40.0	10	0.10	₹	30,000	0%	₹	30,000	₹	1,14,047	₹	-	20%	₹	1,500
168	Pickling Line 1,2&3	01-04-1982	28-03-2022	40.0	15	0.06	₹	67,50,116	0%	₹	67,50,116	₹	1,71,07,321	₹	-	20%	₹	3,37,506
169	Pickling Line 1,2&3	01-03-2008	28-03-2022	14.1	15	0.06	₹	6,29,163	0%	₹	6,29,163	₹	5,61,133	₹	68,030	20%	₹	54,424
170	Pickling Line 1,2&3	23-03-2012	28-03-2022	10.0	15	0.06	₹	37,36,221	0%	₹	37,36,221	₹	23,70,811	₹	13,65,410	20%	₹	10,92,328
171	Pickling Line 1,2&3	28-02-2015	28-03-2022	7.1	15	0.06	₹	1,06,38,155	0%	₹	1,06,38,155	₹	47,71,625	₹	58,66,530	20%	₹	46,93,224
172	Pickling Line 1,2&3	20-06-2015	28-03-2022	6.8	15	0.06	₹	48,14,708	0%	₹	48,14,708	₹	20,66,015	₹	27,48,693	20%	₹	21,98,954
173	Pickling Line 4&5	15-01-2011	28-03-2022	11.2	15	0.06	₹	61,91,499	0%	₹	61,91,499	₹	43,93,985	₹	17,97,514	20%	₹	14,38,011
174	Pickling Line 4&5	31-03-2017	28-03-2022	5.0	15	0.06	₹	2,78,53,585	8%	₹	3,00,81,872	₹	95,15,487	₹	2,05,66,385	20%	₹	1,64,53,108
175	Pin Hole detection machine	23-03-2012	28-03-2022	10.0	10	0.10	₹	6,32,400	16%	₹	7,33,584	₹	6,98,241	₹	35,343	20%	₹	36,679
176	Pin Hole detection machine	15-06-2012	28-03-2022	9.8	10	0.10	₹	6,24,920	16%	₹	7,24,907	₹	6,74,134	₹	50,773	20%	₹	40,619
177	Pin Hole detection machine	21-12-2012	28-03-2022	9.3	10	0.10	₹	13,02,744	16%	₹	15,11,183	₹	13,31,000	₹	1,80,183	20%	₹	1,44,146
178	PLATING TESTING MACHINE	01-03-2008	28-03-2022	14.1	6	0.16	₹	69,889	50%	₹	1,04,834	₹	2,33,745	₹	-	20%	₹	5,242
179	Pre Heating Furnace	01-04-1982	28-03-2022	40.0	20	0.05	₹	1,24,06,168	0%	₹	1,24,06,168	₹	2,35,81,406	₹	-	20%	₹	6,20,308
180	Pre Heating Furnace	19-03-2007	28-03-2022	15.0	10	0.10	₹	15,25,000	0%	₹	15,25,000	₹	21,78,285	₹	-	20%	₹	76,250
181	Pre Heating Furnace	31-08-2007	28-03-2022	14.6	10	0.10	₹	17,48,510	0%	₹	17,48,510	₹	24,22,453	₹	-	20%	₹	87,426
182	Pre Heating Furnace	20-09-2007	28-03-2022	14.5	10	0.10	₹	69,77,511	0%	₹	69,77,511	₹	96,30,590	₹	-	20%	₹	3,48,876
183	Pre Heating Furnace	20-09-2012	28-03-2022	9.5	10	0.10	₹	56,39,313	0%	₹	56,39,313	₹	51,01,956	₹	5,37,357	20%	₹	4,29,886
184	Pre Heating Furnace	21-12-2012	28-03-2022	9.3	20	0.05	₹	1,22,72,452	0%	₹	1,22,72,452	₹	54,04,586	₹	68,67,866	20%	₹	54,94,293
185	Pre Heating Furnace	26-03-2013	28-03-2022	9.0	10	0.10	₹	40,67,228	0%	₹	40,67,228	₹	34,81,714	₹	5,85,514	20%	₹	4,68,411
186	Pre Heating Furnace	27-09-2013	28-03-2022	8.5	10	0.10	₹	36,26,705	0%	₹	36,26,705	₹	29,29,980	₹	6,96,725	20%	₹	5,57,380
187	Pre Heating Furnace	24-12-2013	28-03-2022	8.3	20	0.05	₹	1,49,80,500	0%	₹	1,49,80,500	₹	58,79,744	₹	91,00,756	20%	₹	72,80,605
188	PULVERISER M/C	01-04-1982	28-03-2022	40.0	10	0.10	₹	67,00,228	0%	₹	67,00,228	₹	2,54,71,330	₹	-	20%	₹	3,35,011
189	Scalping & Flattener	01-04-1982	28-03-2022	40.0	15	0.06	₹	1,28,00,621	0%	₹	1,28,00,621	₹	3,24,41,567	₹	-	20%	₹	6,40,031
190	Scalping & Flattener	20-09-2012	28-03-2022	9.5	15	0.06	₹	2,24,944	35%	₹	3,03,674	₹	1,83,159	₹	1,20,516	20%	₹	96,413
191	SHAPING M/C	01-03-2008	28-03-2022	14.1	15	0.06	₹	10,028	50%	₹	15,042	₹	13,416	₹	1,626	20%	₹	1,301
192	Slitting Line	01-04-1982	28-03-2022	40.0	10	0.10	₹	68,09,041	0%	₹	68,09,041	₹	2,58,84,989	₹	-	20%	₹	3,40,452
193	Slitting Line	01-03-2008	28-03-2022	14.1	10	0.10	₹	24,05,499	50%	₹	36,08,249	₹	48,27,145	₹	-	20%	₹	1,80,412
194	Slitting Line	30-01-2011	28-03-2022	11.2	10	0.10	₹	49,88,769	0%	₹	49,88,769	₹	52,91,170	₹	-	20%	₹	2,49,438
195	Spectrometer	01-04-1982	28-03-2022	40.0	5	0.19	₹	73,53,236	0%	₹	73,53,236	₹	5,59,07,560	₹	-	20%	₹	3,67,662
196	Spectrometer-IJA181	01-03-2008	28-03-2022	14.1	5	0.19	₹	18,332	0%	₹	18,332	₹	49,049	₹	-	20%	₹	917
197	Spectrometer-IJA181	27-09-2013	28-03-2022	8.5	5	0.19	₹	1,27,500	0%	₹	1,27,500	₹	2,06,012	₹	-	20%	₹	6,375
198	Stamping Mould	31-03-2017	28-03-2022	5.0	5	0.19	₹	26,07,905	7%	₹	27,90,458	₹	26,48,030	₹	1,42,428	20%	₹	1,13,942
199	Stamping Mould	19-02-2018	28-03-2022	4.1	5	0.19	₹	25,42,32,501	4%	₹	26,44,01,801	₹	20,61,75,454	₹	5,82,26,347	20%	₹	4,65,81,078
200	Stamping Mould	31-03-2018	28-03-2022	4.0	5	0.19	₹	7,75,40,000	4%	₹	8,06,41,600	₹	6,12,03,660	₹	1,94,37,940	20%	₹	4,55,50,352



201	Stamping Mould	30-09-2018	28-03-2022	3.5	5	0.19	₹ 4,09,48,128	₹ 4,25,86,053	₹ 2,82,64,305	₹ 1,43,21,748	20%	₹ 1,14,57,398
202	Stamping Mould	31-12-2018	28-03-2022	3.2	5	0.19	₹ 4,10,27,993	₹ 4,26,69,113	₹ 2,62,75,991	₹ 1,63,93,123	20%	₹ 1,31,14,498
203	Stamping Press	25-03-2016	28-03-2022	6.0	15	0.06	₹ 3,08,91,708	₹ 3,12,00,625	₹ 1,18,77,893	₹ 1,93,22,732	20%	₹ 1,54,58,186
204	Stamping Press	30-09-2017	28-03-2022	4.5	15	0.06	₹ 6,12,12,982	₹ 6,54,97,891	₹ 1,86,38,487	₹ 4,68,59,404	20%	₹ 3,74,87,523
205	Stamping Press	31-12-2018	28-03-2022	3.2	15	0.06	₹ 36,57,091	₹ 38,03,375	₹ 7,80,716	₹ 30,22,658	20%	₹ 24,18,127
206	STP PLANT	20-09-2012	28-03-2022	9.5	15	0.06	₹ 10,15,285	₹ 10,15,285	₹ 6,12,361	₹ 4,02,925	20%	₹ 3,22,340
207	STP PLANT	21-12-2012	28-03-2022	9.3	15	0.06	₹ 2,25,929	₹ 2,25,929	₹ 1,32,660	₹ 93,268	20%	₹ 74,615
208	STP PLANT	26-03-2013	28-03-2022	9.0	15	0.06	₹ 2,23,175	₹ 2,43,261	₹ 1,38,828	₹ 1,04,433	20%	₹ 83,547
209	SURFACE GRINDER KENT MACHINE	25-03-2016	28-03-2022	6.0	10	0.10	₹ 30,06,206	₹ 31,86,579	₹ 18,19,667	₹ 13,66,911	20%	₹ 10,93,529
210	Up Rod Caster	25-03-2016	28-03-2022	6.0	15	0.06	₹ 54,09,382	₹ 60,04,414	₹ 22,85,845	₹ 37,18,569	20%	₹ 29,74,855
211	V.M.C. MACHINE	25-03-2016	28-03-2022	6.0	15	0.06	₹ 63,14,513	₹ 70,09,110	₹ 26,68,326	₹ 43,40,783	20%	₹ 34,72,627
212	Vacuum Annealing Furnace	01-04-1982	28-03-2022	40.0	30	0.03	₹ 3,71,23,569	₹ 3,71,23,569	₹ 4,70,42,512	-	20%	₹ 18,56,178
213	Vacuum Annealing Furnace	01-03-2008	28-03-2022	14.1	15	0.06	₹ 9,60,555	₹ 9,60,555	₹ 8,56,692	₹ 1,03,863	20%	₹ 83,090
214	Vacuum Annealing Furnace	20-09-2008	28-03-2022	13.5	15	0.06	₹ 52,33,133	₹ 52,33,133	₹ 44,82,955	₹ 7,50,178	20%	₹ 6,00,142
215	Vacuum Annealing Furnace	20-09-2012	28-03-2022	9.5	15	0.06	₹ 85,93,214	₹ 85,93,214	₹ 51,82,924	₹ 34,10,290	20%	₹ 27,28,232
216	Vacuum Annealing Furnace	21-12-2012	28-03-2022	9.3	15	0.06	₹ 2,27,935	₹ 2,27,935	₹ 1,33,839	₹ 94,097	20%	₹ 75,277
217	Vacuum Annealing Furnace	26-03-2013	28-03-2022	9.0	15	0.06	₹ 10,97,603	₹ 10,97,603	₹ 6,26,395	₹ 4,71,207	20%	₹ 3,76,966
218	Vacuum Annealing Furnace	27-09-2013	28-03-2022	8.5	15	0.06	₹ 90,50,499	₹ 90,50,499	₹ 48,74,541	₹ 41,75,958	20%	₹ 33,40,766
219	VISION MERSUREMENT	25-03-2016	28-03-2022	6.0	15	0.06	₹ 12,48,545	₹ 12,48,545	₹ 4,75,314	₹ 7,73,232	20%	₹ 6,18,585
220	Water Cooled Moulds	01-04-1982	28-03-2022	40.0	5	0.19	₹ 1,81,51,096	₹ 1,81,51,096	₹ 13,80,05,021	-	20%	₹ 9,07,555
221	Water Cooled Moulds	30-09-2009	28-03-2022	12.5	5	0.19	₹ 5,48,970	₹ 8,12,476	₹ 19,29,418	-	20%	₹ 40,624
222	Water Cooled Moulds	23-04-2010	28-03-2022	11.9	5	0.19	₹ 15,87,750	₹ 23,02,238	₹ 52,21,538	-	20%	₹ 1,15,112
223	Weighting Machine	01-04-1982	28-03-2022	40.0	10	0.10	₹ 61,819	₹ 61,819	₹ 2,35,009	-	20%	₹ 3,091
224	Weighting Machine	01-03-2008	28-03-2022	14.1	10	0.10	₹ 43,902	₹ 68,487	₹ 91,623	-	20%	₹ 3,424
225	Weighting Machine	20-09-2012	28-03-2022	9.5	10	0.10	₹ 10,03,000	₹ 11,03,300	₹ 9,98,169	₹ 1,05,131	20%	₹ 84,105
226	Weighting Machine	21-12-2012	28-03-2022	9.3	10	0.10	₹ 6,71,148	₹ 7,38,263	₹ 6,50,238	₹ 88,025	20%	₹ 70,420
227	Weighting Machine	26-03-2013	28-03-2022	9.0	10	0.10	₹ 10,738	₹ 11,275	₹ 9,652	₹ 1,623	20%	₹ 1,298
Total							₹ 2,43,42,40,869	₹ 2,62,84,82,953	₹ 1,09,76,09,647			₹ 90,12,01,522

1. Asset items pertaining to M/S. Arcotek Limited situated at Plot No. 181, Sector-3, Industrial Growth Centre, Bowal, District-Rewari, Haryana is only considered in this report.

2. The 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 during the copitalization. Hence for the Valuation purpose we have referred the same FAR provided by the company which is relied upon faith.

3. For evaluating useful life of different items for calculation of depreciation, Chart of Companies Act-2013 and also generally accepted practice in the industry is referred to.

4. Useful life of Primary machines of the main plant is taken as 20 years. For other auxiliary machinery & equipment average life varies from 3-15 years.

5. For evaluating the Gross current reproduction cost of the machines and equipments, we have adopted the inflation rate occurred in the manufacturing of that respective commodity. For which we have used the whole sale price index provided the Government through www.einindustry.nic.in.

6. In the provided FAR, there is no information provided regarding soft cost incurred during the project commissioning like Pre-Operative expenses (Insurance, taxes, freight), finance cost, Bank interest, charges etc. Break-up of Hard Cost and soft cost was not provided by the company hence we have to take the composite values for the purpose of Valuation Assessment.

7. During the site visit, the unit was not in operation. No mechanical or any other kind of testing was carried out by our surveyor at the site on the machines to verify their operational efficiency or status. Our valuation is based of visual impression only. The plant was found to be averagely maintained.

8. During the site survey we have found only one vehicle at the company premises and further company official also confirmed that there is only one vehicle i.e TATA Kentra with Reg. No. HR47C1701 having Odometer reading is 37,500 Km. So we have only consider this vehicle in this valuation report. We have approached the secondary market for the value of that vehicle i.e OLX and Car dekho.

9. We didn't check market value for any item available in the provided FAR. As the "Market Rate" of machines is depend upon the capacity of which is vary machine to machine. And we didn't get any information after repeated reminders from the company. So we completely rely upon the FAR provided by the company.

10. We give only salvage value of machines which are capitalized in the year 1982. As we didn't get any information from the company whether these are still in use or not.



ANNEXURE - B VALUATION OF OTHER ASSETS CAPITALIZED IN M/S. ARCOTECH LIMITED BAWAL, DISTRICT- REWARI, HARYANA													
S.No	Asset Name	Date of Capitalization	Date of Valuation	Life Consumed (in yrs.)	Economic Life (in yrs.)	Depreciation Factor	Cost of Capitalization	Net Block (30/09/2020)	Inflation %	Replacement Cost (as per WPI)	Depreciated Cost	Depreciated Replacement Cost	Depreciated Fair Market Value
1	Furniture and Fixtures	2010	29-03-2022	12	8	0.12	₹ 1,50,23,534	₹ 20,43,054	0%	₹ 1,50,23,534	₹ 2,14,08,536	₹ -	₹ 7,51,177
2	Office Equipments	2010	29-03-2022	12	8	0.12	₹ 40,88,539	₹ 2,04,493	0%	₹ 40,88,539	₹ 58,26,168	₹ -	₹ 2,04,427
3	Vehicles	2010	29-03-2022	12	8	0.12	₹ 1,06,75,473	₹ 6,78,903	0%	₹ 1,06,75,473	₹ 1,52,12,549	₹ -	₹ -
TOTAL							₹ 2,97,87,546	₹ 29,26,449		₹ 2,97,87,546	₹ 4,24,47,253	₹ -	₹ 9,55,604





SUMMARY- VALUATION OF PLANT & MACHINERY AND OTHER FIXED ASSETS OF M/S. ARCOTECH LIMITED, BAWAL, DISTRICT-REWARI, HARYANA

Sr. No.	Items	Annexure	Cost of Capitalization	Gross Current Reproduction Cost (GCRC) (INR)	Current Depreciated Market Value
1	Plant & Machinery	A	₹ 2,43,42,40,869	₹ 2,62,84,82,953	₹ 90,12,01,522
2	Assets	B	₹ 2,97,87,546	₹ 2,97,87,546	₹ 9,55,604
Total			₹ 2,46,40,28,415	₹ 2,65,82,70,499	₹ 90,21,57,126

Notes:

1. Asset items pertaining to M/S. Arcotek Limited situated at Plot No.181, Sector-3, Industrial Growth Centre, Bawal, District-Rewari, Haryana is only considered in this report.
2. The company has provided the list of machines with their respective Cost of Capitalization as on 30/09/2020. We have referred the same for the valuation purpose.
3. For evaluating useful life of different items for calculation of depreciation, Chart of Companies Act-2013 and also generally accepted practice in the industry is referred to.
4. Useful life of Primary machines of the main plant is taken as 20 years . For other auxiliary machinery & equipment average life varies from 3- 15 years.
5. For evaluating the Gross current reproduction cost of the machines and equipments, we have adopted the inflation rate occurred in the manufacturing of that respective commodity. For which we have used the whole sale price index provided the Government through www.eaindustry.nic.in.
6. Further we have take 20% Physical & Functional obsolesce factor for arriving the "Depreciated Replacement Market Value" for considering the Condition & Technical concern of the plant, as the plant is non-operational since 2020 as per the information provided during the site inspection.
7. In the provided FAR, there is no information provided regarding soft cost incurred during the project commissioning like Pre-Operative expenses (Insurance, taxes, freight), finance cost, Bank Interest, charges etc. Break-up of Hard Cost and soft cost was not provided by the company hence we have to take the composite values for the purpose of Valuation Assessment.
8. During the site visit, the unit was non operational since 2020 as per the information provided during the site inspection. The subject industrial property is currently locked and under the possession of IFCI Limited. Our surveyor verified the major items of the machinery at the site and the rest of the items were assumed to be present at the site in good faith. No mechanical or any other kind of testing was carried out by our surveyor at the site on the machines to verify their operational efficiency or status. Our valuation is based of visual impression only. The plant was found to be averagely maintained.
9. During the site survey we have found that the vehicle mentioned in the asset list was not present at the site and as per the information provided by the officials the vehicles has already been sold and machine named Edge Trimming Cum Coil Welding Line used in Argon welding was also not found at the time of site inspection. Hence we have not considered the same for valuation purpose.

SURVEY ANALYST	ENGINEERING ANALYST	L1/ L2 REVIEWER
Sachin Pandey and Harshit Mayank	Nikhil Rajan Further updated by Aditya	Abhishek Solanki
		



PART H CONSOLIDATED VALUATION ASSESSMENT OF PROJECT

	Description	Value by adopting	
	Valuation of the Property	Govt. Circle/ Guideline Value and Book Value	Prospective Fair Market Value (Rs.)
1.	Proportionate Land Value (A)	Rs.19,90,08,000/-	Rs.17,68,00,000/-
2.	Building Structure (B)	---	Rs.11,76,78,051/-
3.	AESTHETIC/ INTERIOR WORKS ©	---	Rs.10,00,000/-
4.	Plant & Machinery (D)	Rs.243,42,40,869/-	Rs.90,12,57,126/-
5.	Depreciated Asset Replacement Value Total {E= Add (A+B+C+D)}	Rs.263,32,48,869/-	Rs.119,58,35,177/-
6.	Rounded Off	NA	Rs.119,58,00,000/-
7.	Total Realizable/ Fetch Value of the Plant (Fair Market Value – 20%)	NA	Rs. 95,66,40,000/-
8.	Forced/ Distress Sale Value (Fair Market Value – 30%)	NA	Rs. 83,70,60,000/-
9.	Liquidation Value [Orderly Liquidation Value of the Assets on On-Going Basis]	NA	Rs. 65,76,90,000/-
	(RUPEES ONE HUNDRED NINETEEN CRORE AND FIFTY EIGHT LAKHS ONLY)		
10.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
11.	Concluding Comments/ Disclosures if any		



- a. Consolidated Fair Market Fixed Asset Valuation of M/s. Arcotech Limited is well within market scenario and condition of plant. This will be a good deal for any buyer to acquire this plant since this plant is maintained and in operation as on date of our site survey.
- b. This valuation would be more reasonable if anyone would buy this plant in as is installed condition on ongoing concern basis. Also Valuation may differ in case these assets are sold in dismantled/Uninstalled condition. This will depend on its dismantling/uninstalling cost and also on the views of the buyer and seller. This Valuation should be referred for the Plant in entirety instead of on piece meal basis of assets.
- c. Fragmented/ Individual component wise may fetch different values, however this Valuation is prepared based on the ongoing concern and the Values has been applied in totality/ group of assets.
- d. This valuation exercise has been performed to reach the prospective fair market value using the depreciated replacement cost approach for setting up such Greenfield projects in current scenario. This should not be treated as the transactional value of these assets.
- e. This is just core asset valuation and doesn't cover any prospective sale value of the Project as a whole.
- f. This valuation assessment doesn't cover any Value addition or Enterprise Valuation factors of the Project which may have additional premium or discounting impact on the overall Project Value due to various other conditions of the Project
- g. We are independent of client/ company and do not have any direct/ indirect interest in the property.
- h. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.
- i. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- j. Reference of the property is also taken from 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. However we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- k. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.



	<p>l. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.</p> <p>m. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.</p> <p>n. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.</p> <p>o. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.</p>
12.	IMPORTANT KEY DEFINITIONS
	<p>Fair Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.</p> <p>Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.</p> <p>Fair Market Value suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.</p> <p>Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.</p> <p>Market Value suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing</p>



advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.

Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the market Value definition.

Realizable Value is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

Distress Sale Value* is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

Liquidation Value is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

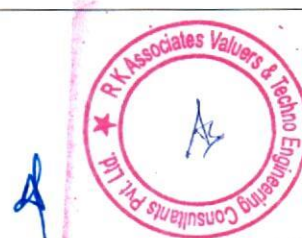
Difference between Cost, Price & Value: Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.

Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.



1. JUSTIFICATION FOR LIQUIDATION VALUE

- Liquidation value in this report is calculated based on the corporate debtor as on-going concern basis assuming the mode of sale through auction as per IBBI (Liquidation Process) Regulations, 2016 clause 32 (e) & 33. In such a case Liquidation value on on-going concern basis should be treated as the minimum reserve price value.
- The premise of the liquidation value assessed in this report is only based on the CIRP Process as defined under IBC, 2016.
- As defined in the IBBI, CIRP Regulations, 2016 Liquidation value is the estimated realizable value of the assets of the corporate debtor if the corporate debtor were to be liquidated on the insolvency commencement date. However as per IBBI, Liquidation Regulation, 2016, the Liquidation process starts only after completion of CIRP which has the maximum deadline of 330 days. Therefore estimating the Liquidation value on the insolvency commencement date will be highly hypothetical situation and will be in contravention to the IBBI, Liquidation Regulation, 2016.
- Therefore as per the logical and professional judgment, Liquidation value estimated in this valuation report is for the period in case corporate debtor slips into liquidation if during CIRP timeline of maximum 330 days resolution of the corporate debtor doesn't materialize.
- Transactional Liquidation value of the business on on-going concern basis shall be estimated using the principles of Enterprise/ Business valuation using Income based approach of Valuation.
- Liquidation value of the physical asset of the business on on-going concern basis will be basically the utility & operational value of the assets which any prudent buyer will be acquiring with the business to keep running the business without any interruption.
- Liquidation value of the physical asset will not cover the Enterprise/ Business Value which can be done only through Enterprise/ Business Valuation principles using Income approach methodologies which will comprise of business future revenue projections, profitability aspects and business & financial risk associated with it.
- The plant of Arcotech is a mid-scale plant and number of players are available with such production facility.



- No market comparable or references are available for such kind of plants which has been sold in past in during CIRP or liquidation process.
- Due to weak economic scenario, poor real estate sector condition, weak market demand, because of the COVID-19 related disruption, it is likely that asset value will further erode for such assets if slips into CIRP/ Liquidation Process since it will further weaken sentiments and liquidity crunch.
- Therefore, considering all the above facts we have taken reasonable discounting factor to arrive the Order liquidation Value and Forced Liquidation Value.
- All discount factors has been assessed based on the present market, economic & sector specific scenario. In case of change in any of the scenario, the discounting factors may be required to undergo reassessment this in just an estimation based on market trend and is not assessed based on the scientific formula.
- In liquidation process the first stage will be to look out for the sale of the assets on on-going basis to achieve maximization of value. Therefore, as a desired best case scenario in this assessment, we have assumed the sale of the complete plant as-a- whole and not on the piece meal basis. In case of piecemeal basis the value may be very different.
- Since this is a mortgaged assets, therefore in case of Distress or NPA, lender would like to resolve this account through various means or instruments available to them as per laws before the assets is formally entered into liquidation stage as per IBC norms. This process will also be for the purpose of distress sale or liquidating the assets. However, during this process lender will get enough time to finalize the buyer to liquidate the asset. Therefore, the distress sale will also be for the purpose of liquidation & can be termed as Orderly Liquidation Value where lender will get enough time to do the transaction.
- The forced liquidation Value has been given for the period as prescribed by IBC when company or assets formally enters into liquidation estate.

4



ENCLOSURE: 1- VALUER'S REMARKS

1.	Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2.	The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3.	Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4.	In the course of the valuation, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment.
5.	Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services and same has not been done in this report unless otherwise stated.
6.	We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed.
7.	This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
8.	We have relied on the data from third party, external sources & information available on public domain to conclude the valuation. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
9.	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 and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
10.	Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of



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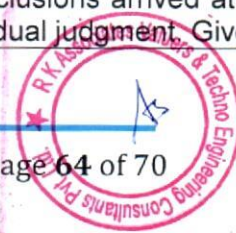
	the asset given in this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.
11.	Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report.
12.	We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
13.	This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
14.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
15.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
16.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
17.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
18.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
19.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
20.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
21.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. 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.
22.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. 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 open market through free market transaction then it 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



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	before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
23.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions 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. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
24.	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.
25.	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 and the subject unit must be approved in all respect.
26.	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 the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
27.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
28.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
29.	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.
30.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
31.	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



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	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, demand & supply prevailing in the market 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 take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
32.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
33.	This report is prepared on the RKA V-L1 (Basic) 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. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
34.	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.
35.	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.
36.	As per IBA Guidelines & Bank Policy, 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.
37.	Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
38.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
39.	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.
40.	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



ASSET VALUATION REPORT

M/S. AROCTECH LIMITED

	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 we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
41.	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.
42.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
43.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.



ENCLOSURE: 2- COPY OF CIRCLE RATE

क्र.सं.	मौहल्ले व रोड का नाम	व्यवसायिक एरिया सड़क से 50 फुट तक रेट प्रति वर्ग गज वर्ष 2021-2022	रिहायशी एरिया सड़क से 50 फुट के बाद रेट प्रति वर्ग गज वर्ष 2021-2022	व्यवसायिक एरिया सड़क से 50 फुट तक रेट प्रति वर्ग गज (01.01.2022 ता 31.12.2022)	रिहायशी एरिया सड़क से 50 फुट के बाद रेट प्रति वर्ग गज वर्ष (01.01.2022 ता 31.12.2022)
43	बाल्मिकी रोड मौहल्ला जीमियान से बाल्मिक तक	8500	6500	8500	6500
44	न्यू कालोनी स्कूल के पिछे	17000	9500	17000	9500
45	पिछे न्यू अनाज मण्डी	10000	10000	10000	10000
46	HSIHC Sec.-2 Residential	11000	11000	-----	11000
47	HSIHC Industrial Plot	-----	-----	8000	8000
48	HSIHC Commercial	8000	8000	11000	11000
49	(Ground Floor) Land with cover Area Residential	-----	1800 Per Sq. Feet	-----	1800 Per Sq. Feet
50	Proportionate Land with cover Area Residential (All Floors Except Ground Floor)	-----	1600 Per Sq. Feet	-----	1600 Per Sq. Feet
51	(Ground Floor) Land with cover Area Commercial	-----	3200	-----	3200

Registration Clerk
Bawal

Kanungo
Bawal

Patwari
Bawal

Patwari
Naichana

Social Worker
Bawal


Joint Sub Registrar
Bawal

<https://cdn.s3waas.gov.in/s3d18f655c3fce66ca401d5f38b48c89af/uploads/2021/12/2021120349.pdf>




HSIIDC GOVERNMENT ALLOTMENT RATES

<https://hsiidc.org.in/rates>




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A Government of Haryana Undertaking

Haryana State Industrial & Infrastructure Development Corporation Ltd.



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Home

Rates of allotments & Availability Position

DETAILS OF LAND BANK DEVELOPED / UNDER DEVELOPMENT & AVAILABILITY POSITION AS ON 15.09.2020

Allotment rates of Industrial plots/sheds in various Industrial Estates of HSIIDC for the Financial Year 2021-22.

I. INDUSTRIAL PLOTS:-		
Sr. No.	Name of the Estate	Rates for 2021-22 (Rupees per Sq. Mtrs.)
1	Barhi (Phase I - III)	20300
2	Barwala (Phase I - II)	11600
3	IMT Bawal (Phase I - IV)	11800
4	IMT Rohtak (Phase I - III)	10242
5	Kutana, Rohtak	14400
6	IMT, Faridabad	17350



ENCLOSURE: 3- REFERENCE FOR SIMILAR PROPERTY AVAILABLE ON THE
PUBLIC DOMAIN

Home > Industrial > Industrial Land For Sale IMT Bawal Haryana Sacres

Industrial Land For Sale IMT Bawal Haryana 5acres

₹ 15,00,00,000
₹ 3,00,00,000/Per Acre

BUILDINGS INDUSTRIAL SHED

LAND SITE INDUSTRIAL

SALE

📍 , Bawal, Rewari







Industrial
Property Type

🏠 20000
Sq mtrs

📏 5
Plot Acres

📅 2018
Year Built

Details

Price:

₹ 15,00,00,000

Year Built:

2018

Property Status:

Buildings Industrial
Shed, Land Site
Industrial

Property Size:

20000 Sq mtrs

Property Type:

Industrial

Land Area:

5 Acres

Features

☒ Back Yard

☒ Open Space

☒ Water Storage

☒ Fenced Yard

☒ Vaastu Compliant

☒ Water Supply

☒ Gas PipeLine

☒ Visitor Car Parking

☒ High Speed Internet

☒ Water Harvesting



ASSET VALUATION REPORT

M/S. AROCTECH LIMITED

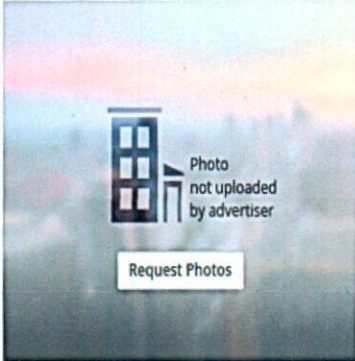
magicbricks Buy · Rent · Sell · Tools & Advice · What's New · Property Services · Blog · Help · Sign in My Activity · Post Property **FREE**

Property ID: 60607473

Get full support from Relationship Manager ✓ Shortlists Properties ✓ Communicates with Owners ✓ Live Video Call **Join MB Prime**

₹ 24.0 Cr **Industrial Land**
[Free Property Valuation](#) for sale in [bawal, Rewari](#) Owner **Sanjay khanna** [Contact Now](#)

PROPERTY DETAILS LOCALITY DETAILS Posted on: Apr 17, '22



Address
bawal, Rewari, Haryana

Plot area
5 acre ▾

Transaction type
Resale
[Free Legal Title Check](#)

[Contact Owner](#) [Save for Later](#)

[Share Property Feedback](#) Win [Go to Settings to](#)



SURVEY SUMMARY SHEET

(TO BE ENCLOSED WITH VALUATION REPORT)

(Version 1.0) | Date of implementation: 10.04.2017

Every Valuation report at R.K Associates is prepared based on the thorough survey of the property carried out by our Engineering Surveyor. This Survey Summary Sheet is for the information of Banker/ concerned interested organization. Detailed Survey Form can also be made available to the interested organization in case it is required to cross check what information our surveyor has given in site inspection report based on which Valuation report is prepared.

1.	File No.	PL-811-0-179-913-1190		
2.	Name of the Surveyor	Harshit & Sachin		
3.	Borrower Name	M/S Arcotech Ltd		
4.	Name of the Owner	Same		
5.	Property Address which has to be valued	Plot No-101 Sec-3 HSIIDC Bawal industrial area.		
6.	Property shown & identified by at spot	<input type="checkbox"/> Owner, <input checked="" type="checkbox"/> Representative, <input type="checkbox"/> No one was available, <input type="checkbox"/> Property is locked, survey could not be done from inside <div style="display: flex; justify-content: space-between;"> <div>Name Emmal Joseph</div> <div>Contact No. 9951607222</div> </div>		
7.	How Property is identified by the Surveyor	<input checked="" type="checkbox"/> From schedule of the properties mentioned in the deed, <input checked="" type="checkbox"/> From name plate displayed on the property, <input checked="" type="checkbox"/> Identified by the owner/ owner representative, <input type="checkbox"/> Enquired from nearby people, <input type="checkbox"/> Identification of the property could not be done, <input type="checkbox"/> Survey was not done		
8.	Are Boundaries matched	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> No relevant papers available to match the boundaries, <input type="checkbox"/> Boundaries not mentioned in available documents		
9.	Survey Type	<input type="checkbox"/> Full survey (inside-out with measurements & photographs) <input checked="" type="checkbox"/> Half Survey (Measurements from outside & photographs) <input type="checkbox"/> Only photographs taken (No measurements)		
10.	Reason for Half survey or only photographs taken	<input type="checkbox"/> Property was locked, <input type="checkbox"/> Possessee didn't allow to inspect the property, <input type="checkbox"/> NPA property so couldn't be surveyed completely		
11.	Type of Property	<input type="checkbox"/> Flat in Multistoried Apartment, <input type="checkbox"/> Residential House, <input checked="" type="checkbox"/> Large property <input type="checkbox"/> Low Rise Apartment, <input type="checkbox"/> Residential Builder Floor, <input type="checkbox"/> Commercial Land & Building, <input type="checkbox"/> Commercial Office, <input type="checkbox"/> Commercial Shop, <input type="checkbox"/> Commercial Floor, <input type="checkbox"/> Shopping Mall, <input type="checkbox"/> Hotel, <input checked="" type="checkbox"/> Industrial, <input type="checkbox"/> Institutional, <input type="checkbox"/> School Building, <input type="checkbox"/> Vacant Residential Plot, <input type="checkbox"/> Vacant Industrial Plot, <input type="checkbox"/> Agricultural Land		
12.	Property Measurement	<input type="checkbox"/> Self-measured, <input checked="" type="checkbox"/> Sample measurement, <input type="checkbox"/> No measurement		
13.	Reason for no measurement	<input type="checkbox"/> It's a flat in multi storey building so measurement not required <input type="checkbox"/> Property was locked, <input type="checkbox"/> Owner/ possessee didn't allow it, <input type="checkbox"/> NPA property so didn't enter the property, <input checked="" type="checkbox"/> Very Large Property, practically not possible to measure the area within limited time <input type="checkbox"/> Any other Reason:		
14.	Land Area of the Property	As per Title deed	As per Map	As per site survey
		20,800 sqm.	X	20.661. sqm
15.	Covered Built-up Area	As per Title deed	As per Map	As per site survey
		X	—	Buildings sheet
16.	Property possessed by at the time of survey	<input type="checkbox"/> Owner, <input type="checkbox"/> Vacant, <input type="checkbox"/> Lessee, <input type="checkbox"/> Under Construction, <input type="checkbox"/> Couldn't be surveyed, <input checked="" type="checkbox"/> Property was locked, <input type="checkbox"/> Bank sealed, <input type="checkbox"/> Court sealed		
17.	Any negative observation of the	No		



	property during survey	NO
18.	Is Independent access available to the property	<input checked="" type="checkbox"/> Clear independent access is available, <input type="checkbox"/> Access available in sharing of other adjoining property, <input type="checkbox"/> No clear access is available, <input type="checkbox"/> Access is closed due to dispute
19.	Is property clearly demarcated with permanent boundaries?	<input checked="" type="checkbox"/> Yes, <input type="checkbox"/> No, <input type="checkbox"/> Only with Temporary boundaries
20.	Is the property merged or colluded with any other property	NO
21.	Local Information References on property rates	Please refer attached sheet named 'Property rate Information Details.'

Endorsement:

1. Signature of the Person who was present from the owner side to identify the property:

Undertaking: I have shown the correct property and provided the correct information about the property to the surveyor of R.K Associates to the best of my knowledge for which Valuation has to be prepared. In case I have shown wrong property or misled the valuer company in any way then I'll be solely responsible for this unlawful act.

- a. Name of the Person: Emmanuel Joseph (on behalf of IFCI Ltd, after taking
b. Relation: Financial Institution physical possession on 15/03/2022)
c. Signature: Emmanuel
d. Date: 15-16/03/2022

In case not signed then mention the reason for it: ☐ No one was available, ☐ Property is locked, ☐ Owner/representative refused to sign it, ☐ Any other reason:

2. Surveyor Signature who did site inspection:

Undertaking: I have inspected the property and cross verified the property details at site to the extent of a. Matching boundaries of the property, b. Sample measurement of its area, c. Physical condition, d. Property rates as per local information with what is mentioned in the property documents provided to me by the Bank/interested organization. I have not come under influence of anyone during site inspection and have only recorded the true and factual details in the survey form which I come across during the site survey. I understand that giving any manipulative information in the survey form will lead to incorrect Valuation report which is an unlawful act and I'll be solely responsible for doing it.

- a. Name of the Surveyor:
b. Signature:
c. Date:

Sachin Pandey
16/03/2022

SP
16-3-22

