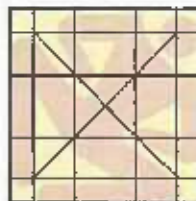


# MUDGAL ASSOCIATES

OFF : 5 P.C.F. PLAZA, PHASE-II, BAREILLY ROAD, HALDWANI  
RESI : EKTA MARG, CANAL ROAD, HALDWANI  
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ARCHITECTS, INTERIOR DESIGNERS  
STRUCTURAL ENGINEERS  
GOVT. APPROVED VALUERS  
SURVEYORS, ENVIRONMENT CONSULTANTS  
LANDSCAPE & VASTU CONSULTANTS

08/12/18

ANNEXURE-II

## FORMAT OF VALUATION REPORT

( to be used for all immovable properties of value more than Rs. 5 crores )

Name & Address Of Branch : SBI, Backbay Reclamation Branch, Nariman Point, Mumbai  
Name of Customer (s) / Borrowal Unit ( for which valuation report is sought ) : M/S BST Textiles Mills Pvt Ltd.

<b>1 Introduction</b>	
a) Name of Property Owner ( with address & Phone nos.)	M/S BST Textiles Mills Pvt Ltd. At Khasra No. 210, Plot No.-9, Sector- 9, I.I.E. SIDCUL, Pantnagar, Rudrapur.
b) Purpose of Valuation	To Find out the Fair market value, Realizable value & circle rate value of the Immovable property for Bank mortgage purposes.
c) Date of Inspection of Property	06 December 2018
d) Date of Valuation Report	08 December 2018
e) Name of Developer of the Property ( in case of developer built properties)	N A
<b>2 Physical Characteristics of the Property</b>	
a) Location of the property. i. Nearby Landmark ii. Postal Address of the Property. iii. Area of the plot/land (supported by a plan) iv. Type of land : Solid, Rocky, Marsh Land, Reclaimed land, Water-logged, Land locked. v. Independent access/approach to the property etc. vi. Google Map location of the property with a neighbourhood map vii. Details of roads abutting the property viii. Description of Adjoining property. ix. Plot no. Survey no. x. Ward/Village/Taluka xi. Sub- Registry/ Block xii. District xiii. Any other aspect.	: Near Varroc, Green Ply & Badve Engineering, I.I.E.SIDCUL, Pantnagar. : At Khasra No. 210, Plot No.-9, Sector- 9, I.I.E. SIDCUL, Pantnagar, Rudrapur. : Total Plot Area as per Lease deed is 29741.00 sq m. : Solid. : 24.00 m Wide road on its North. : Attached. : 24.00 m Wide road on its North. : Property is situated in Integrated Industrial Estate, Pantnagar which is a notified Industrial Estate with all infrastructures relating to Industries available at property The valued property is situated at sector 9 & has 24.00 m wide road on its North. : Sector - 9, Plot No - 9. : Integrated Industrial Estate, SIDCUL : Rudrapur. : U. S. Nagar. : None.
b) Plinth Area, carpet Area and saleable area to be mentioned separately and clarified.	: Plinth Area ( Sq M ) for Industrial buildings, sheds & services. 19717.16 : Carpet Area ( Sq M ) 17745.45 : Saleable Area ( Sq M ) 19717.16



c)	Boundaries of the Plot	:	As per Lease deed dated 25 <sup>th</sup> February 2006.	Actual.
	East	:	Plot No. ( Rest Land of IIE Pantnagar as on Date)	Rama Ply.
	West	:	Plot No. ( Rest Land of IIE Pantnagar as on Date)	Era Construction
	North	:	24.00 M. Wide Road.	24.00 M. Wide Road.
	South	:	Plot No. 8 Sector 9.	Plot No. 8 Sector 9.
<b>3 Town Planning Parameters</b>				
a)	i. Master plan provisions related to the property in terms of land use.	:	Govt Developed & Notified Industrial Zone.	
	ii. FAR- Floor Area Ratio / FSI - Floor Space Index permitted and consumed.	:	Permitted FAR/FSI is 0.678 and consumed is 0.678 ( As per Approved drawing of the Building ). Physically consumed FAR/FSI is slightly more but that is not dealt with since for the purpose of valuation FAR /FSI as per approved drawing is considered. The above given FSI & ground coverage are as per the Approved drawing of the Building & Building Construction And development Bylaws prevalent at the time of construction of the Building.	
	iii. Ground coverage.	:	Permitted Ground Coverage is 54.787 % and consumed is slightly more but that is not dealt with since for the purpose of valuation Ground Coverage as per approved drawing is considered.	
	iv. Comment on whether OC - Occupant Certificate has been issued or not.	:	Completion Certificate has not been issued.	
	v. Comment on unauthorized constructions if any.	:	Slight unauthorized constructions was observed but is not dealt with since for the purpose of valuation FAR /FSI as per approved drawing is considered.	
	vi. Transferability of development rights if any, Building bye-law provisions as applicable to the property viz., setbacks, height restrictions, etc.	:	As per Building Construction And development Bylaws 2011, Uttarakhand. Revision 2015	
	vii. Planning area/zone.	:	Industrial Zone.	
	viii. Development controls.	:	As per Building Construction And development Bylaws 2011, Uttarakhand. Revision 2015	
	ix. Zoning regulations	:	Industrial Zone	
	x. Comment on surrounding land uses and adjoining properties in terms of usage.	:	Industrial area.	
	xi. Comment on demolition proceedings if any.	:	None as per details provided, owner to provide the exact details.	
	xii. Comment on compounding / regularization proceedings.	:	None as per details provided, owner to provide the exact details.	
	xiii. Any other aspect.	:	None.	
<b>4 Document details and legal aspects of the property.</b>				
a)	Ownership documents,	:		
	i. Sale deed, Gift deed, Lease deed	:	Lease deed dated 25 <sup>th</sup> February 2006.	
	ii. TIR of the property	:	Not Provided.	
b)	Names of Owner/s,	:	M/S BST Textiles Mills Pvt Ltd.	
c)	Ordinary status of freehold or leasehold including restrictions on transfer	:	Lease hold with condition of Transfer levy.	
d)	Agreements of easements if any,	:	As per lease deed.	
e)	Notification for acquisition if any,	:	Not Applicable.	
f)	Notification for road widening if any,	:	Not Applicable.	
g)	Heritage restrictions if any,	:	Not Applicable.	
h)	Comment on transferability of the property ownership,	:	As per lease deed	
i)	Comment on existing mortgages /charges /encumbrances on the property if any.	:	Details as per TIR.	





j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	:	As per legal documents or bank norms.
k)	Building plan sanction: Authority Approving the plan. Name of the office of the Authority Any violation from the approved building plan.	:	SIDA ( State Industrial Development Authority of Uttarakhand) Chief Executive Officer SIDA. Slight violation in Ground Coverage which is not considered for valuation. Covered Area as per approved drawing is considered for valuation.
l)	whether property is agricultural land if yes, any conversion is contemplated	:	Not Applicable.
m)	whether the property is SARFAESI compliant	:	Details as per TIR.
n)	a. All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	:	Owner shall provide.
o)	whether entire piece of land on which the unit is set up /property is situated has been mortgaged or to be mortgaged.	:	As per details provided by SBI, entire piece of land on which the unit is set up /property is situated has been mortgaged.
p)	Qualification in TIR / mitigation suggested if any.	:	Details as per TIR.
q)	Any other aspect.	:	None.
<b>5 Economic Aspects of the Property</b>			
a)	i. Reasonable letting value	:	None as can not be let out.
	ii. If property is occupied by tenant	:	No.
	Number of tenants	:	
	Since how long ( tenant - wise )	:	Not Applicable.
	Status of tenancy right	:	Not Applicable.
	Rent received per month ( tenant - wise ) with a comparison of existing market rent	:	Not Applicable.
	iii. Taxes and other outgoings	:	As per Owner details.
	iv. Property insurance	:	As per Owner details.
	v. Monthly maintenance charges	:	As per Owner details.
	vi. Security charges	:	Not Applicable.
	vii. Any other aspect.	:	None
<b>6 Socio-cultural Aspects of the Property</b>			
a)	Descriptive account of the location of the property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	:	The valued property is situated in Govt Developed & Notified Industrial Zone situated East of Nainital road in close proximity to SIDCUL Nagla road & transit camp Rudrapur. The industrial area is densely populated with all amenities & infrastructure. The main source of livelihood as commerce & services & of all age group. The economic levels are of Upper middle class & middle class. Vicinity of the valued property has other industries.
b)	Whether property belongs to social infrastructure like hospital, school old age homes etc.	:	No.
<b>7 Functional and Utilitarian Aspects of the Property</b>			
a)	Description of the functionality and utility of the property in terms of: i. Space allocation, ii. Storage spaces, iii. Utility of spaces provided within the building, iv. Car parking facilities, v. Balconies,	:	Good Good Good Good Satisfactory
b)	Any other aspect	:	None



<b>8 Infrastructure Availability</b>		
a)	Description of aqua infrastructure availability in terms of :	
	i. Water Supply	: available.
	ii. Sewerage / sanitation system underground or open	: available.
	iii. Storm water drainage	: available.
b)	Description of other physical infrastructure facilities viz.	
	i. Solid waste management,	: available.
	ii. Electricity,	: available.
	iii. Roads & Public transportation connectivity,	: available.
	iv. Availability of other public utilities nearby,	: Near By
c)	Social infrastructure in terms of	
	i. Schools,	: Near By
	ii. Medical facilities,	: Near By
	iii. Recreation facilities in terms of parks and open spaces.	: Near By

<b>9 Marketability of the property</b>		
a)	Marketability of the property in terms of	
	i. locational attributes	: Satisfactory
	ii. Scarcity	: Land is not scares.
	iii. Demand and supply of the kind of subject property	: Reasonable.
	iv. Comparable sale prices in the locality.	: N A
b)	Any other aspect which has relevance on the value or marketability of the property.	

<b>10 Engineering and Technology Aspects of the Property</b>		
a)	Type of construction	: RCC / Steel Industrial Structures.
b)	Materials and technology used	: Modern Architecture, Material & technology is used.
c)	Specifications	: Good
d)	Maintenance issues	: Satisfactory maintenance
e)	Age of the building	: 10 year old
f)	Total life of the building	: 40 & 65 Years.
g)	Extent of deterioration	: None.
h)	Structural safety	: Satisfactory.
i)	Protection against natural disasters viz. earthquakes etc.	: Satisfactory provisions.
j)	Visible damage in the building	: None
k)	System of air conditioning	: None
l)	Provision for fire fighting	: Provided.
m)	Copies of plans and elevations of the building to be included.	: Owner shall provide.

<b>11 Environmental Factors</b>		
a)	Use of environment friendly building materials, Green building techniques if any.	: none
b)	Provision for rain water harvesting.	: None
c)	Use of solar heating and lighting systems, etc.	: Not Provided.
d)	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	: Yes.

<b>12 Architectural and aesthetic quality of the property</b>		
a)	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or decorative, heritage value, presence of landscape elements etc.	: Modern architecture for Industrial building with all services & amenities.





<b>13 Valuation</b>		
a)	Methodology of valuation - Procedure adopted for arriving at the valuation. Valuer's may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	: The method adopted for valuation is inquiry in the locality & vicinity. Based on Inquiry in the locality land rates are adopted. In assessing the land rates, sale of similar properties, availability/non availability of land in the locality, frontage of land, Area of land, Market conditions & development in the immediate vicinity are considered.
b)	Prevailing market rate/price trend of the property in the locality/city from property search sites viz magic bricks.com, 99 acres.com makaan.com etc. if available.	: Prevailing market rate/price trend of the property in the locality are not updated in property search sites viz magic bricks.com, 99 acres.com makaan.com etc.
c)	Guideline rate obtained from registrar's office/ state Govt. Gazette /income tax notification.	: Guide Line Rates the property are Rs 6500.00 per sq m for Industrial land use.
d)	Summary of Valuation i. Guide line Value Land : Building : ii. Fair market value iii. Realizable Value iv. Forced / Distress sale Value. ✓	Rs 193316500.00 Rs 160559500.00 Rs 245849000.00 Rs 221264000.00 ✓ Rs 208972000.00 ✓
e)	i. In case of variation of 20 % or more in the valuation proposed by the Valuer and the guideline value provided in the State Govt notification or income tax Gazette justification on variation has to be given.  ii. Details of last two transactions in the locality / area to be provided., if available.	: Sale Instances can not be relied upon as Sale deeds only indicate the Sale Price of the Property as per Circle Rates in the Locality, which do not reflect the current Market Trends & Fair Market Valuation of the Property. The adopted land rates are based on inquiry in the locality, sale of similar properties, availability, non availability of land in the locality, market conditions & development in the area.  : Sale transactions in the locality / area are not provided as most of the sale Instances only indicate the Sale Price of the Property as per Circle Rates in the Locality & they do not reflect the current Market Trends & Fair Market Value of the Property. For example the circle rates in the locality are same for small sized plot & for big sized plot whereas the fair market rate of land for 4046.00 sq m ( 1 Acre ) plot area will not be same as for 30000.00 sq m ( roughly 7.5 Acre ) plot area.

<b>14 Declaration</b>	
I hereby declare that:	
i.	The information provided is true and correct to the best of my knowledge and belief.
ii.	The analysis and conclusions are limited by the reported assumptions and conditions.
iii.	I have read the handbook on policy, standard and procedures for real estate valuation Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the standards of reporting enshrined in the above handbook.
iv.	I have no direct or indirect interest in the above property valued.
v.	I Myself Have inspected the subject property on 06-12-2018
vi.	I am registered Valuer under section 34 AB of wealth Tax Act, 1957, Category - I. For valuing property up to .....
vii.	I am not an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
viii.	I have not been depanelled or removed from any Bank/ Financial institution / Government organization at any point of time in the past.
ix.	I have submitted the valuation Report (s ) directly to the Bank.



**Name and address of the Valuer****Name :** Kapil Mudgal.**Full Address :** Mudgal Associates, 5 P C F Plaza, Bareilly Road, Haldwani.**Name of Valuer Association of which I am a bonafide member in good standing****Institution of valuers, New Delhi****:** F:17690**Wealth Tax Registration no****:** 42/7/2007**Signature of the Valuer :****Date** 10/12/2018**Tel.No.** 05946 252916**Mobile No** 098370 19236**e-mail** mudgal.k@gmail.com**15 Enclosures:**

a)	Layout plan sketch of the area in which the property is located with latitude and longitude	:	Attached
b)	Building Plan	:	Approved drawing is attached
c)	Floor Plan	:	Approved drawing is attached
d)	Photograph of the property ( including geo - stamping with date ) and owner ( incase of housing loans, if borrower is available) including a selfie of the Valuer at the Site.	:	Attached
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office.\	:	Approved drawing is attached
f)	Google Map location of the Property	:	Attached
g)	Price trend of the property in the locality/city from property search sites viz Magic bricks.com, 99Acres.com, Makaan.com etc.	:	As explained under piont 13 b.
h)	Any other relevant documents/ extracts.	:	None





**ANNEXURE TO FORM 0-1**  
**( Technical Details Industrial Buildings, Services Buildings & Office Buildings )**

1	No. of floors and height of each floor	: Single & double storey CGI Roof & RCC Buildings. Height mentioned below.
2	Plinth area floor wise (as per IS :3851,1966) As per approved drawing of the Building ( Sq M )	
<b>Block Ground Floor Area</b>		
A	Guard Room with RCC Roof 3.00 m height	: 28.20
B	Meter Room with RCC Roof 3.00 m height	: 16.21
C	Pump Room with RCC Roof 3.00 m height	: 12.77
	Main Building Part Shed with AC /CGI roof & Part RCC Roof.	: 13056.53
	Cantilevered Loading Shed with CGI Roof.	: 72.16
	Room with RCC Roof 3.90 m height	: 49.05
D	Filtration Plant with RCC Roof 3.90 m height	: 83.60
E	Electrical Sub Station RCC Roof 5.10 m height	: 425.63
F	D. G. Shed with CGI Roof 10.70 m.	: 161.89
G	Finished Material Godown RCC Roof 5.00 m height	: 632.76
H	Finished Material Godown with CGI Roof 9.15 m.	: 1285.90
I	Staff Room Ground Floor RCC Roof 3.30 m height	: 190.14
<b>Basement Floor Area</b>		
C	Pump Room RCC Roof 3.00 m height	: 34.78
		:
D	First Floor Main Building RCC Roof 3.45 m height	: 2807.27
G	First Floor Finished Material Godown CGI Roof 5.47 m.	: 632.76
I	First Floor Staff Room 3.30 m height	: 161.93
		:
D	Mumty Main Building	: 52.29
J	Mumty Staff Room	: 13.30
	Total	19717.16
3	Year of construction	: 2008
4	Estimated future life	: 40 & 65 Years.
5	Type of construction load bearing walls / R.C.C. frame/steel frame	: RCC framed & Steel framed Structure.
6	Type of foundation	: Isolated footing.
7	Walls	: 0.23 & 0.115 Thick Brick walls.
8	Partitions	: 0.230 & 0.115 Thick Brick walls.
9	Doors and windows	: Wood work, aluminium doors & M/S Is used for Doors & windows.
10	Flooring	: Tiles, Kota Stone, marble stone & C.C. flooring.
11	Finishing	: Superior / Ordinary
12	Roofing and terracing	: CGI roofing. M steel truss. & RCC. Roofing with out Terracing



13	Special architectural or decorative feature, if any	: Industrial Buildings & interior work for Office area.
14	a) Internal wiring surface or conduit b) Class of fittings, superior/ordinary/poor	: surface & conduit. : Superior / Ordinary
15	Sanitary installations	: Considered for valuation.
16	Compound wall	: 756.28 R M , 0.23 m thick plastered brick work.
17	No. of lifts and capacity	: none.
18	Underground pump and type of construction	: none.
19	Overhead tank	: PVC Water Storage tanks
20	Pumps no of their horse power	: none.
21	Roads and paving within the compound approximate area, type of paving.	: 5863.00 sq m of Concrete paving.
22	Sewage disposal whether connected to public sewer. If septic tanks provided No capacity.	: Septic tank





**VALUATION ( Guideline Value )**

ITEM	AREA	RATE	AMOUNT IN RS
<b><u>Land</u></b>			
Total Area Of Land	29741.00 Sq.m.		
Circle Rates in the locality .		6,500.00 per Sq.m.	
<b>Value Of Land</b>			<b>193316500.00</b>
<b><u>Building</u></b>			
<b><u>Guard Room with RCC Roof 3.00 m height</u></b>			
Total Covered Area Built Up.	28.20 sq m		
Rate of Construction as per Circle Rate notifications.		12,000.00 per sq m	
<b>Net Circle Rate value of Built up.</b>			<b>338400.00</b>
<b><u>Meter Room with RCC Roof 3.00 m height</u></b>			
Total Covered Area Built Up.	16.21 sq m		
Rate of Construction as per Circle Rate notifications.		12,000.00 per sq m	
<b>Net Circle Rate value of Built up.</b>			<b>194520.00</b>
<b><u>Pump Room with RCC Roof 3.00 m height</u></b>			
Total Covered Area Built Up.	12.77 sq m		
Rate of Construction as per Circle Rate notifications.		12,000.00 per sq m	
<b>Net Circle Rate value of Built up.</b>			<b>153240.00</b>
<b><u>Main Building Part Shed with AC /CGI roof &amp; Part RCC Roof.</u></b>			
Total Covered Area Built Up.	13056.53 sq m		
Rate of Construction as per Circle Rate notifications.		7,000.00 per sq m	
<b>Net Circle Rate value of Built up.</b>			<b>91395710.00</b>



**Cantilevered Loading Shed with CGI Roof.**

Total Covered Area Built Up.	72.16	
	sq m	
Rate of Construction as per Circle Rate notifications.		7,000.00
		per sq m

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Net Circle Rate value of Built up.	505120.00
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**Room with RCC Roof 3.90 m height**

Total Covered Area Built Up.	49.05	
	sq m	
Rate of Construction as per Circle Rate notifications.		12,000.00
		per sq m

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Net Circle Rate value of Built up.	588600.00
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**Filtration Plant with RCC Roof 3.90 m height**

Total Covered Area Built Up.	83.60	
	sq m	
Rate of Construction as per Circle Rate notifications.		12,000.00
		per sq m

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Net Circle Rate value of Built up.	1003200.00
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**Electrical Sub Station RCC Roof 5.10 m height**

Total Covered Area Built Up.	425.63	
	sq m	
Rate of Construction as per Circle Rate notifications.		12,000.00
		per sq m

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Net Circle Rate value of Built up.	5107560.00
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**D. G. Shed with CGI Roof 10.70 m.**

Total Covered Area Built Up.	161.89	
	sq m	
Rate of Construction as per Circle Rate notifications.		7,000.00
		per sq m

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Net Circle Rate value of Built up.	1133230.00
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**Finished Material Godown RCC Roof 5.00 m height**

Total Covered Area Built Up.	632.76	
	sq m	
Rate of Construction as per Circle Rate notifications.		12,000.00
		per sq m

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Net Circle Rate value of Built up.	7593120.00
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**Finished Material Godown with CGI Roof 9.15 m.**

Total Covered Area Built Up.	1285.90	
	sq m	
Rate of Construction as per Circle Rate notifications.		7,000.00 per sq m
Net Circle Rate value of Built up.		9001300.00

**Staff Room Ground Floor RCC Roof 3.30 m height**

Total Covered Area Built Up.	190.14	
	sq m	
Rate of Construction as per Circle Rate notifications.		12,000.00 per sq m
Net Circle Rate value of Built up.		2281680.00

**Pump Room RCC Roof 3.00 m height**

Total Covered Area Built Up.	34.78	
	sq m	
Rate of Construction as per Circle Rate notifications.		12,000.00 per sq m
Net Circle Rate value of Built up.		417360.00

**First Floor Main Building RCC Roof 3.45 m height**

Total Covered Area Built Up.	2807.27	
	sq m	
Rate of Construction as per Circle Rate notifications.		12,000.00 per sq m
Net Circle Rate value of Built up.		33687252.00

**First Floor Finished Material Godown CGI Roof 5.47 m.**

Total Covered Area Built Up.	632.76	
	sq m	
Rate of Construction as per Circle Rate notifications.		7,000.00 per sq m
Net Circle Rate value of Built up.		4429299.00

**First Floor Staff Room 3.30 m height**

Total Covered Area Built Up.	161.93	
	sq m	
Rate of Construction as per Circle Rate notifications.		12,000.00 per sq m
Net Circle Rate value of Built up.		1943148.00



**Mumty Main Building**

Total Covered Area Built Up.	52.29	
	sq m	
Rate of Construction as per Circle Rate notifications.		12,000.00
		per sq m

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Net Circle Rate value of Built up.	627432.00
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**Mumty Staff Room**

Total Covered Area Built Up.	13.30	
	sq m	
Rate of Construction as per Circle Rate notifications.		12,000.00
		per sq m

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Net Circle Rate value of Built up.	159588.00
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Net Guideline Value of the Property { Land & Building Only }	353876259.00
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Say	353876000.00
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Rupees Thirty Five crore Thirty Eight Lacs Seventy Six Thousand Only	
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**VALUATION ( Fair Market Value )**

ITEM	AREA	RATE	DEPRECIATION FACTOR	AMOUNT IN RS
<b><u>Land</u></b>				
Total Area Of Land	29741.00 Sq.m.			
Fair Market Rate of Land in The Locality.		3,000.00 per Sq.m.		
<b>Value Of Land</b>				<b>89223000.00</b>

**Building****Guard Room with RCC Roof 3.00 m height**

Total Covered Area Built Up.	28.20 sq m			
Present Day Rate of Construction of Similar Type Of Structure.		10,000.00 per sq m		
Present Day Value as per Present Day Rate of Construction.				282000
<b>Net Depreciated Value for 10 years.</b>			0.877	<b>247314.00</b>

**Meter Room with RCC Roof 3.00 m height**

Total Covered Area Built Up.	16.21 sq m			
Present Day Rate of Construction of Similar Type Of Structure.		9,000.00 per sq m		
Present Day Value as per Present Day Rate of Construction.				145890
<b>Net Depreciated Value for 10 years.</b>			0.877	<b>127945.53</b>

**Pump Room with RCC Roof 3.00 m height**

Total Covered Area Built Up.	12.77 sq m			
Present Day Rate of Construction of Similar Type Of Structure.		9,000.00 per sq m		
Present Day Value as per Present Day Rate of Construction.				114930
<b>Net Depreciated Value for 10 years.</b>			0.877	<b>100793.61</b>

**Main Building Part Shed with AC /CGI roof & Part RCC Roof.**

Total Covered Area Built Up.	13056.53 sq m			
Present Day Rate of Construction of Similar Type Of Structure.		8,500.00 per sq m		
Present Day Value as per Present Day Rate of Construction.				110980505
<b>Net Depreciated Value for 10 years.</b>			0.817	<b>90671072.59</b>



**Cantilevered Loading Shed with CGI Roof.**

Total Covered Area Built Up.	72.16		
	sq m		
Present Day Rate of Construction of Similar Type Of Structure.		3,500.00	
		per sq m	
Present Day Value as per Present Day Rate of Construction.			252560
Net Depreciated Value for 10 years.		0.817	206341.52

**Room with RCC Roof 3.90 m height**

Total Covered Area Built Up.	49.05		
	sq m		
Present Day Rate of Construction of Similar Type Of Structure.		10,500.00	
		per sq m	
Present Day Value as per Present Day Rate of Construction.			515025
Net Depreciated Value for 10 years.		0.877	451676.93

**Filtration Plant with RCC Roof 3.90 m height**

Total Covered Area Built Up.	83.80		
	sq m		
Present Day Rate of Construction of Similar Type Of Structure.		10,500.00	
		per sq m	
Present Day Value as per Present Day Rate of Construction.			877800
Net Depreciated Value for 10 years.		0.877	769830.60

**Electrical Sub Station RCC Roof 5.10 m height**

Total Covered Area Built Up.	425.63		
	sq m		
Present Day Rate of Construction of Similar Type Of Structure.		12,000.00	
		per sq m	
Present Day Value as per Present Day Rate of Construction.			5107560
Net Depreciated Value for 10 years.		0.877	4479330.12

**D. G. Shed with CGI Roof 10.70 m.**

Total Covered Area Built Up.	161.89		
	sq m		
Present Day Rate of Construction of Similar Type Of Structure.		7,500.00	
		per sq m	
Present Day Value as per Present Day Rate of Construction.			1214175
Net Depreciated Value for 10 years.		0.817	991980.98





**Finished Material Godown RCC Roof 5.00 m height**

Total Covered Area Built Up.	1285.90		
	sq m		
Present Day Rate of Construction of Similar Type Of Structure.		12,000.00	
		per sq m	
Present Day Value as per Present Day Rate of Construction.			15430800
Net Depreciated Value for 10 years.		0.877	13532811.60

**Finished Material Godown with CGI Roof 9.15 m.**

Total Covered Area Built Up.	1285.90		
	sq m		
Present Day Rate of Construction of Similar Type Of Structure.		7,500.00	
		per sq m	
Present Day Value as per Present Day Rate of Construction.			9644250
Net Depreciated Value for 10 years.		0.817	7879352.25

**Staff Room Ground Floor RCC Roof 3.30 m height**

Total Covered Area Built Up	190.14		
	sq m		
Present Day Rate of Construction of Similar Type Of Structure.		11,000.00	
		per sq m	
Present Day Value as per Present Day Rate of Construction.			2091540
Net Depreciated Value for 10 years.		0.877	1834280.58

**Pump Room RCC Roof 3.00 m height**

Total Covered Area Built Up.	34.78		
	sq m		
Present Day Rate of Construction of Similar Type Of Structure.		8,500.00	
		per sq m	
Present Day Value as per Present Day Rate of Construction.			295630
Net Depreciated Value for 10 years.		0.877	259267.51

**First Floor Main Building RCC Roof 3.45 m height**

Total Covered Area Built Up.	2807.27		
	sq m		
Present Day Rate of Construction of Similar Type Of Structure.		10,000.00	
		per sq m	
Present Day Value as per Present Day Rate of Construction.			28072710
Net Depreciated Value for 10 years.		0.877	24619766.67



**First Floor Finished Material Godown CGI Roof 5.47 m.**

Total Covered Area Built Up.	632.76		
	sq m		
Present Day Rate of Construction of Similar Type Of Structure.		4,500.00	
		per sq m	
Present Day Value as per Present Day Rate of Construction.			2847406.5
Net Depreciated Value for 10 years.		0.817	2326331.11

**First Floor Staff Room 3.30 m height**

Total Covered Area Built Up.	161.93		
	sq m		
Present Day Rate of Construction of Similar Type Of Structure.		10,000.00	
		per sq m	
Present Day Value as per Present Day Rate of Construction.			1619290
Net Depreciated Value for 10 years.		0.877	1420117.33

**Mumty Main Building**

Total Covered Area Built Up.	52.28		
	sq m		
Present Day Rate of Construction of Similar Type Of Structure.		7,500.00	
		per sq m	
Present Day Value as per Present Day Rate of Construction.			392145
Net Depreciated Value for 10 years.		0.877	343911.17

**Mumty Staff Room**

Total Covered Area Built Up.	13.30		
	sq m		
Present Day Rate of Construction of Similar Type Of Structure.		7,500.00	
		per sq m	
Present Day Value as per Present Day Rate of Construction.			99742.5
Net Depreciated Value for 10 years.		0.877	87474.17

**C C Paving & other paved area under parking**

Total Covered Area Built Up.	5863.00		
	sq m		
Present Day Rate of Construction of Similar Type Of Structure.		650.00	
		per sq m	
Present Day Value as per Present Day Rate of Construction.			3810950
Net Depreciated Value for 10 years.		0.817	3113546.15





**Boundary wall**

Total Covered Area Built Up.	756.28	
	r m	
Present Day Rate of Construction of Similar Type Of Structure.	3,500.00	
	per r m	
Present Day Value as per Present Day Rate of Construction.		2646980
Net Depreciated Value for 10 years.	0.817	2162582.66
Net Depreciated Value for other services & Tanks etc.		1000000.00
Net Fair Market Value of the Property ( Land & Building Only )		245848727.06
Say		245849000.00
Rupees Twenty Four crore Fifty Eight Lacs Forty Nine Thousand Only		

**VALUATION ( Realizable Value )**

Net Realizable Value of Property ( Land & Building only ) =	
90 % of Fair Market Value	221264100.00
say	221264000.00
Rupees Twenty Two crore Twelve Lacs Sixty Four Thousand Only	

**VALUATION ( Forced /Distress sale Value )**

Net Forced /Distress sale Value of Property ( Land & Building only ) =	
85 % of Fair Market Value	208971650.00
say	208972000.00
Rupees Twenty crore Eighty Nine Lacs Seventy Two Thousand Only	



















