

**IMMOVABLE PROPERTY VALUATION REPORT
FAIR MARKET VALUE AS ON 31ST MARCH 2019**



Client:

M/s JK Tyre and Industries Ltd

**Registered office at Jaykaygram, PO-Tyre Factory, Kankroli-
313 342, Rajasthan**

Private and Confidential

**Location: Chennai Tyre Plant situated at Village Kolathur, Taluk Sriperumbudur,
District Kancheepuram, Chennai, Tamilnadu**

Prepared By:

SANJEEV GUPTA

B.E, F.I.V., M.I.E., MRICS

Chartered Engineer

Government of India Registered Valuer

Valuer Licence No. CCIT/PANCHKULA/2016-17/34AD(FARIDABAD)/06

VALUATION REPORT OF IMMOVABLE PROPERTY

PREAMBLE:

At the request of client, we have carried out Valuation of Immovable Property in the name of **M/s JK Tyre and Industries Ltd**, property is situated at **Chennai Tyre Plant situated at Village Kolathur, Taluk Sriperumbudur, District Kancheepuram, Chennai, Tamilnadu**. The purpose of the valuation is to evaluate the fair market value of Land & Building on 'as-is-where-is-basis' as on 31.03.2019 for official purpose. This report is based on the particulars furnished by the client and our inspection notes.

Our Valuer visited the following property on **28.03.19** in order to determine the existing construction of property. Property is having connectivity to main road and other civic amenities.

SCOPE OF OUR WORK:

Our assignment in this regard was limited to determine the value of the property in this said location. We had a thorough discussion with neighbors in detail about the various factors affecting the market price during the survey. We went into a much detail as possible regarding all the relevant factors, ensuring a high level of accuracy in arriving at the correct Value of the property as per applicable rule, we also used the projection details in ours survey report.

VALUATION METHODOLOGY:

The purpose of this report is to arrive at an estimate of value of the subject property i.e. land & Building. This is achieved by a systematic gathering, classification and analyses of data, which is required in the development of the three basic approaches to valuation: the cost approach, the income approach and the market approach.

APPROACHE TO VALUATION:

We have adopted the cost & market approach along with observable inputs as define above i.e. A valuation technique that uses prices and other relevant information generated by market transactions involving identical or comparable (i.e. similar) assets.

"The estimated amount for which a property should exchange on the date of valuation, between a willing buyer and a willing seller in an arm's-length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion".



METHODOLOGY ADOPTED FOR VALUATION:

Land:

Market approach is used in land valuation. Land does not depreciate, only improvements. Land may suffer value loss, but not due to depreciation.

The economic principle of supply and demand provides a framework for understanding how the market works. The interaction of supply and demand factors determines property value.

We have made detailed inquiries with the real estate agents and also referred to the various reports dealing with property news and information and our own database. The ranges of land prices have been taken, considering situation and location, size and shape of the plot etc.

Building:

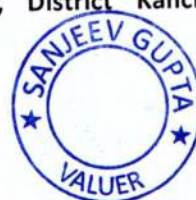
The Cost Approach is based on the principle of substitution which asserts that no prudent buyer or investor will pay more for a property than that amount for which the site could be acquired and which improvements that have equal desirability and utility can be constructed without undue delay. It is a method of appraising property based on the depreciated reproduction or replacement cost (new) of improvements, plus the market value of the site.

This approach has the most validity/reliability when improvements are new or near-new. For older/aged structures, the cost approach may not be relevant due to the greater subjectivity involved in estimating accrued depreciation.

DETAILS OF PROPERTY & SPECIFICATIONS:

GENERAL

- | | | | |
|---|-------------------------------------------------------------------------------------------------------|---|---------------------------------------------------------------------------------------------------------------------|
| 1 | Report Reference | : | TCEV/JKTIL/03/18-19 |
| 2 | Purpose for which valuation is made | : | Value of land and building for Official Purpose |
| 3 | Date as on which valuation is made | : | 31 st March 2019 |
| 4 | Name of owner / owners | : | M/s JK Tyre and Industries Ltd having registered office at Jaykaygram, PO-Tyre Factory, Kankroli-313 342, Rajasthan |
| 5 | If the property is under joint-ownership, Co-ownership, share of each such owner or shares undivided? | : | Owned by a Limited Company |
| 6 | Brief description of the property | : | It is an Industrial Property |
| 7 | Location street / ward no. | : | Chennai Tyre Plant situated at Village Kolathur, Taluk Sriperumbudur, District Kancheepuram, Chennai, Tamilnadu |
| 8 | Survey / plot no. of land | : | As per Deed |



- 9 Is the property situated in residential / commercial / mixed / Industrial area. : The Subjected property is approved as industrial area
- 10 Classification of Locality-high class / middleclass / poor class : Having units of industrial concerns
- 11 Proximity to civic amenities, like schools, hospital, offices, market cinemas etc. : Within 5-6 km
- 12 Means and proximity to surface communication by which the locality is served. : By motor able surface road

LAND:

- 12 Area of land, supported by documentary proof shape, dimensions and physical feature. : **100.9906 Acers**
- 13 Road streets or lanes on which the land is abutting. : Front Side road and rest side other properties
- 14 Is it freehold or leasehold : Freehold property
- Are there any agreements of easement? If so, attach copies : As per ownership documents
- Does the land fall in an area included in any town planning scheme of any development plan of govt. or any statutory body? : N/A
- Has any contribution been made towards development or is any demand for such contribution still outstanding? : N/A
- Has the whole or part of the land been notified for acquisition by govt. or any statutory body? Give date of the notification : N/A
- Attach a dimensioned site plan : To be enclosed by the owner if required

IMPROVEMENTS:

- 17 Attach plans and elevation of all structures standing on the land a lay-out plan. : To be enclosed by the owner if required
- 18 (1) Is the building owner occupied / tenanted / both. : Owner occupied.
- (2) If partly owner occupied specify portion and extent of area under owner occupation.
- 19 What is the floor space index permissible percentage actually utilized? : As per by laws
- 20 If a lift is installed, who is to bear the cost of maintenance and operation owner or tenant? : No Lifts are installed at site
- 21 If a pump is installed, who has to bear the cost of maintenance & operation, owner or tenant? : Owner
- 22 Who has to bear the cost of electricity charges : Owner



of common space like entrance hall, stairs,
passage, compound, etc., Owner or Tenant?

- 23 What is the amount of property tax? Who is to : To be furnished by Owner
bear it? Give details with documentary proof.

SALES:

- 24 Give instances of sales of immovable property : As per Market Information and reference
in the locality on a separate sheet, indicating documents, however, no recent sales records are
the name and address of the property, available.
registration no. sale price and area of land sold

TECHNICAL DETAILS

- | | | | |
|----|----------------------------------------------------------------|---|----------------------------------------------------------|
| 1 | No. of floors and height of each floor | : | Details in annexure "A" |
| 2 | Area floor wise | : | Details in annexure "A" |
| 3 | Year of Construction | : | Since 2013-2014 |
| 4 | Estimated future life. | : | 50 years |
| 5 | Type of construction-load bearing walls | : | Steel/RCC framed structure
/ RCC frame / steel frame. |
| 6 | Type of Foundations | : | Spread |
| 7 | Walls | : | Brick walls in cement mortar |
| 8 | Partition | : | 4 ½" thick brick wall |
| 9 | Door and Windows | : | Aluminum/Glass/Steel |
| 10 | Flooring | : | CC/Kota |
| 11 | Finishing | : | White wash |
| 12 | Roof & Terracing | : | RCC & Pressed sheets roofing |
| 13 | Special architectural or decorative features, if any | : | Nil |
| 14 | 1. Internal wiring surface or conduit. | : | Conduit Electrical wiring |
| | 2. Class of fitting superior /ordinary/ poor | : | Normal fittings |
| 15 | Sanitary Installations | : | As per site |
| 16 | Class of fittings superior colored / Superior white / Ordinary | : | Average quality |
| 17 | Compound walls | : | Yes |



- (1) Type of construction : Brick wall finished with cement mortar
- 18 Over head tank
- (1) Where located : On terrace,
- (2) Capacity / Type : N/A
- 19 Pump No. and their horsepower : N/A
- 20 Roads and Paving's within the compound approximate area and type of paving. : Metaled & CC Roads
- 21 Sewage disposal whether connected to public sewers. If septic tanks provided. : STP

Remarks on Property:

- 1- We have considered land area as per documents. The subjected land purchased a tract of non agricultural/ industrial land measuring 100.9906 acres which was granted NOC's from concerned authorities.
- 2- GPS Coordinate: Not Recorded
- 3- Subjected property is fully occupied by the company.
- 4- Quality of construction is good.
- 5- Finishing: Plastered & Painted and well maintained



VALUATION

(The valuation of the said property is based upon the information provided by the owner and inspection at site.)

FAIR MARKET VALUE LAND & BUILDING AS ON 31.03.2019:

During market research and review of available documents in public domain it was found that land rate for that area are Rs 70,00,000/- to Rs 75,00,000/- per Acres.

Adopted Rate: Rs 72,00,000/- per acres.

Land Area: 100.9906 acres

VALUE OF LAND

= land Area x Rate per acres

= 100.9906 x 72,00,000/-

Value of Land = Rs 72,71,32,320/- or Say As Rs 72.71 Crores

VALUE OF BUILDING

After giving consideration to various important factors like the building specification, present condition, future life, fair market value of the building including the cost of services, site developments etc work out as under:

Value of Building (Annexure "A" Attached) = Rs 107,99,01,607/- or Say As Rs 107.99 Crores

Total Fair Market Value of Land and Building

= Value of Land + Value of Building

= 72.71 + 107.99 = **Rs 180.70 Crores**

Hence, the value of property as on 30.03.2019 is around **Rs 180.70 Crs (Rupees One Hundred Eighty Crores Seventy Lakhs Only)**



Note:

- It has been ensured that the information furnished is true and correct in all respects, no part of it is false or misleading and no relevant information has been concealed or withheld.
- That I have no present or prospective interest in this property and I have no personal interest or bias with respect to the parties' involved.
- Neither I nor any of my partners is a partner, director or employee of the above named entity or its associated concerns.
- This valuation report is issued without prejudice.
- Certified that I have no direct or indirect interest in this property inspected

Authorised Signatory,



SANJEEV GUPTA
B.E FIV MIE MRICS
GOVT. APPROVED VALUER
CHARTERED ENGINEER
CONSULTANT & ADVISOR

SANJEEV GUPTA
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Chartered Engineer
Government of India Registered Valuer
Valuer Licence No. CCIT/PANCHKULA/2016-17/34AD(FARIDABAD)/06

Date: 08.04.19

Place: Gurgaon

Enc:

- ✓ Annexure-A (Construction Details)
- ✓ Photographs of Plant

Annexure A: Details of building

Sr No	Description	Built Up Area (SQM)	Type of Building	Height of Building (Meters)	Year of Construction	Rate per SQM	Replacement Value (Rs)	Deprecation (Rs)	Fair Market Value
Production Areas									
1	RMS Building	1029.96	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,500	12,874,500	1,287,450	11,587,050
2	F 270 Banbury Building + 0.00 M Ground Floor- TSS Mill & Batch Off	1582.83	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	25	2014	20,000	31,656,600	3,165,660	28,490,940
a	F 270 Banbury Building + 4.50 M Mixer Floor	446.57	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,500	5,582,125	558,213	5,023,913
b	F 270 Banbury Building + 6.80 M Polymer Charging Room	1148.55	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	13,000	14,931,150	1,493,115	13,438,035
c	F 270 Banbury Building + 9.00 M Control Room Floor	235.05	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,500	2,938,125	293,813	2,644,313
d	F 270 Banbury Building + 11.30 M Auto Chemical Weiging Floor	593.31	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,500	7,416,375	741,638	6,674,738
e	F 270 Banbury Building + 16.90 M Chemical & Carbon Charging & Day Bin Floor	593.31	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,800	7,594,368	759,437	6,834,931
f	F 270 Banbury Building + 22.50 M Lift M/c Room	40.77	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,500	509,625	50,963	458,663
3	RMS Building	1129.96	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,500	14,124,500	1,412,450	12,712,050
4	440 Mixer- Banbury Building + 0.00 M Ground Floor- TSS Mill & Batch Off	1736.09	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	25	2014	12,500	21,701,125	2,170,113	19,531,013
a	440 Mixer- Banbury Building + 4.50 M Mixer Floor	489.81	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,500	6,122,625	612,263	5,510,363
b	440 Mixer- Banbury Building + 6.80 M Polymer Charging Room	1259.76	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,500	15,747,000	1,574,700	14,172,300
c	440 Mixer- Banbury Building + 9.00 M Control Room Floor	257.81	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,500	3,222,625	322,263	2,900,363
d	440 Mixer- Banbury Building + 11.30 M Auto Chemical Weiging Floor	650.76	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,500	8,134,500	813,450	7,321,050
e	440 Mixer- Banbury Building + 11.30 M Auto Chemical Weiging Floor	650.76	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,500	8,134,500	813,450	7,321,050
5	Extruder Building	10513.65	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	7	2014	12,500	131,420,625	13,142,063	118,278,563
6	Stock Preparation Building	4947.6	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,500	61,845,000	6,184,500	55,660,500
a	Stock Preparation Building Mezzanine Floor at + 5.00 M level	709.45	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,500	8,868,125	886,813	7,981,313
b	TBR Type Building	3252.38	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,500	40,654,750	4,065,475	36,589,275
c	Canteen/Dining Hall Building	556.51	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,500	6,956,375	695,638	6,260,738
d	Workshop	376.78	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	7	2014	12,500	4,709,750	470,975	4,238,775
e	Engineering Store	556.51	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	7	2014	12,500	6,956,375	695,638	6,260,738
f	Building for Utility Scada, Utility Control Room and Pressure Reducing Station	214.39	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,500	2,679,875	267,988	2,411,888
7	PCR Type Building	3252.38	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,500	40,654,750	4,065,475	36,589,275
a	Chiller and Compressor Building	753.56	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,500	9,419,500	941,950	8,477,550
b	PCR Drum Tooling area	197.06	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	7	2014	12,500	2,463,250	246,325	2,216,925
c	PCR Drum Tooling area	197.06	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,500	2,463,250	246,325	2,216,925



Sr No	Description	Built Up Area (SQM)	Type of Building	Height of Building (Meters)	Year of Construction	Rate per SQM	Replacement Value (Rs)	Deprecation (Rs)	Fair Market Value
d	Kitchen & First Aid Center	197.06	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,500	2,463,250	246,325	2,216,925
8	TBR Curing and FGS Building	4644.06	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	7	2014	12,500	58,050,750	5,805,075	52,245,675
9	PCR Curing and FGS Building	9051.46	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	7	2014	12,500	113,143,250	11,314,325	101,828,925
a	PCR Curing and FGS Building	1081.75	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	7	2014	12,500	13,521,875	1,352,188	12,169,688
10	Tyre Test House	860.64	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,000	10,327,680	1,032,768	9,294,912
Toilet									
11	Toilet Block for Stock Preparation	43.47	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	3	2014	12,000	521,640	52,164	469,476
a	Toilet Block for Kitchen and First Aid Center	27.9	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	3	2014	12,000	334,800	33,480	301,320
b	Toilet for Banbury	39.9	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	3	2014	12,000	478,800	47,880	430,920
c	Toilet For Lab	19.24	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	3	2014	12,000	230,880	23,088	207,792
d	Toilet Block for Pant Office	26.6	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	3	2014	12,000	319,200	31,920	287,280
e	Toilet Block for PCR Curing	9.36	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	3	2014	12,000	112,320	11,232	101,088
f	Toilet Block for TBR Curing	9.36	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	3	2014	12,000	112,320	11,232	101,088
g	Toilet Block for TBR FGS	21.42	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	3	2014	12,000	257,040	25,704	231,336
h	Toilet Block for PCR Finishing	9.36	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	3	2014	12,000	112,320	11,232	101,088
i	Toilet Block for Stores	14.62	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	3	2014	12,000	175,440	17,544	157,896
12	Carbon Godown	418.5	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	11	2014	12,000	5,022,000	502,200	4,519,800
13	Sulphur Godwon	135.95	PEB Steel Structure and RCC Floor Slab, Galvalume Sheet Cladding and roof	5	2014	12,000	1,631,400	163,140	1,468,260
Utilities									
14	Boiler House & Chimney including Ancillaries Civil Work	442.99	RCC Framed Structure and CC Floors with RCC Roof		2014	18,000	7,973,820	797,382	7,176,438
15	Boiler House & Chimney - First Floor Control Room	129	RCC Framed Structure and CC Floors with RCC Roof	5	2014	15,000	1,935,000	193,500	1,741,500
16	RCC Water Tanks	1342.13	RCC Framed Structure and CC Floors with RCC Roof	3.5	2014	12,500	16,776,625	1,677,663	15,098,963
17	Pump House	786.29	RCC Structure, 9" thick brick walls, Galvalume Sheet Roof & Cladding	5	2014	12,500	9,828,625	982,863	8,845,763
18	Ash Storage Silo (140.36 Cum)	140.36	RCC Structure		2014	22,000	3,087,920	308,792	2,779,128
19	Coal Handling System Foundations	563.4	RCC Structure, brick walls, Galvalume Sheet Roof & Cladding		2014	12,000	6,760,800	676,080	6,084,720
20	Crusher House- 1st Floor	107.16	RCC Structure, brick walls, Galvalume Sheet Roof & Cladding		2014	12,000	1,285,920	128,592	1,157,328
21	Crusher House- 2nd Floor	107.16	RCC Structure, brick walls, Galvalume Sheet Roof & Cladding		2014	12,000	1,285,920	128,592	1,157,328
22	Crusher House- 3rd Floor	107.16	RCC Structure, brick walls, Galvalume Sheet Roof & Cladding		2014	12,000	1,285,920	128,592	1,157,328
23	Grizzly Pit (Coal Feeding Pit)	82.45	RCC Structure, brick walls, Galvalume Sheet Roof & Cladding		2014	11,000	906,950	90,695	816,255
24	Coal Shed	360	RCC Structure, brick walls, Galvalume Sheet Roof & Cladding		2014	11,000	3,960,000	396,000	3,564,000
25	Pipe Rack Foundations (1320.00 rm)	1320	RCC Foundations		2014	6,000	7,920,000	792,000	7,128,000
26	Pipe Trenches Outside Buildings	725	RCC Structure, brick walls, Galvalume Sheet Roof & Cladding		2014	11,000	7,975,000	797,500	7,177,500



Sr No	Description	Built Up Area (SQM)	Type of Building	Height of Building (Meters)	Year of Construction	Rate per SQM	Replacement Value (Rs)	Deprecation (Rs)	Fair Market Value
27	ETP Civil Work	502.08	RCC Structure, brick walls, Galvalume Sheet Roof & Cladding		2014	14,000	7,029,120	702,912	6,326,208
28	STP Civil Work	141.64	RCC Structure, brick walls, Galvalume Sheet Roof & Cladding	5	2014	14,000	1,982,960	198,296	1,784,664
29	DM Plant & Lab Room	298.77	RCC Structure, brick walls, Galvalume Sheet Roof & Cladding	5	2014	12,500	3,734,625	373,463	3,361,163
30	DG Panel Room	87	RCC Structure, brick walls, Galvalume Sheet Roof & Cladding		2014	12,000	1,044,000	104,400	939,600
31	Hot Water Pit & Other work	723	RCC Structure, brick walls, Galvalume Sheet Roof & Cladding	5	2014	11,000	7,953,000	795,300	7,157,700
32	Civil Work for Cooling Towers	125.39	RCC Structure, brick walls, Galvalume Sheet Roof & Cladding		2014	11,000	1,379,290	137,929	1,241,361
Civil Works for Ancillary Block									
33	Project Office	275	RCC Structure, Brick walls, Tiles Flooring, Cement Plastered walls, RCC Roofing, ISI Sanitary and Electrical Fitting	3 to 3.5	2014	12,500	3,437,500	343,750	3,093,750
34	Weigh Bridge Scale Control Room	21.5	RCC Roofing, CC Floor, Brick Wall etc	3 to 3.5	2014	10,000	215,000	21,500	193,500
35	Weigh Bridge (60 Ton)	162.8	RCC Structure and Floor		2014	10,000	1,628,000	162,800	1,465,200
36	Security	62.44		3 to 3.5	2014	10,000	624,400	62,440	561,960
37	Plant Office 1st floor	473	Over Steel Platform and partitions in existing Production Area	3	2014	10,000	4,730,000	473,000	4,257,000
Civil Works for Electrical Areas/Transformers/Substations									
38	TS-1 Sub-Station Building	237.32	RCC Structure, brick walls, Galvalume Sheet Roof & Cladding		2014	800	189,856	18,986	170,870
39	110 KV Switch Yard & Main Transformer Foundations with cCable Trenches	1958.4	RCC Structure		2014	11,000	21,542,400	2,154,240	19,388,160
40	TS-2 Building (Banbury Sub-Station) Ground Floor	490	RCC Structure, brick walls, Galvalume Sheet Roof & Cladding		2014	12,000	5,880,000	588,000	5,292,000
41	TS-2 Building (Banbury Sub-Station) First Floor	400	RCC Structure, brick walls, Galvalume Sheet Roof & Cladding		2014	12,000	4,800,000	480,000	4,320,000
42	TS-2 Transformer Foundations & Yards	400	RCC Structure		2014	11,000	4,400,000	440,000	3,960,000
43	TS-4 Building (Banbury Sub-Station) Ground Floor	602.74	RCC Structure, brick walls, Galvalume Sheet Roof & Cladding		2014	12,000	7,232,880	723,288	6,509,592
44	TS-4 Building (Banbury Sub-Station) First Floor	602.74	RCC Structure, brick walls, Galvalume Sheet Roof & Cladding		2014	12,000	7,232,880	723,288	6,509,592
45	TS-4 Transformer Foundations & Yards	287	RCC Structure		2014	11,000	3,157,000	315,700	2,841,300
Infrastructure Works/Developments Sites									
46	Bitumen Road Works 700 M Length single lane of 7.2 m wide + 250 m Length 2nd Lane of 7.2 m wide	6840	Tar topped Road with Hill Earth Filling for Average 1.25 M Deep with Underground pipe Crossing Etc. Base road done for double lane of 15 m wide for 13500 SQM area		2014	7,000	47,880,000	4,788,000	43,092,000
47	Culvert Approach Road	217.26	RCC		2014	5,500	1,194,930	119,493	1,075,437
48	Road Works	84	CC interlocking paver block road with rcc ramps and hill earth filling for average 0.75m deep and GSC 250 MM thick layer etc		2014	6,000	504,000	50,400	453,600
49	Inside Premises Road Works	37000	Tar topped Road with Hill Earth Filling for Average 0.75 M Deep + 4000 SQM concrete topped road and Underground hume pipe Crossing Etc		2014	7,500	277,500,000	27,750,000	249,750,000
50	Box Culvert-Inside Compound	9	RCC		2014	10,000	90,000	9,000	81,000
51	Compound Walls (2500.00 rm)	2500	Brick Works		2014	7,000	17,500,000	1,750,000	15,750,000
52	Rain Water	3500	Stone masonry/RCC Structure		2014	2,700	9,450,000	945,000	8,505,000
Total							1,199,890,674	119,989,067	1,079,901,607



