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REPORT FORMAT: V-L1 (RKA - Medium) | Version: 12.0_2022

CASE NO.: VIS(2022-23)-PL508-407-725

DATED: 29/12/2022

VALUATION REPORT

OF

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

SITUATED AT

M/S. CENTURY NF CASTINGS (A DIVISION OF CENTURY ALUM. MFG. CO.
LTD)

KHEWAT NO.- 261,264,510 & 511, 1 KM MILESTONE, VILLAGE- SEOLI, TEHSIL-
HODAL, DISTRICT- PALWAL, HARYANA

OWNER/S

M/S. CENTURY ALUMINIUM MANUFACTURING CO. LTD.

REPORT PREPARED FOR

AXIS BANK, CORPORATE BANKING BRANCH, 4TH FLOOR, AC MARKET
SHAKESPEARE SARANI, KOLKATA

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

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

Valuation Terms of Services & Valuer's Important Remarks are available at www.rkassociates.org for reference.

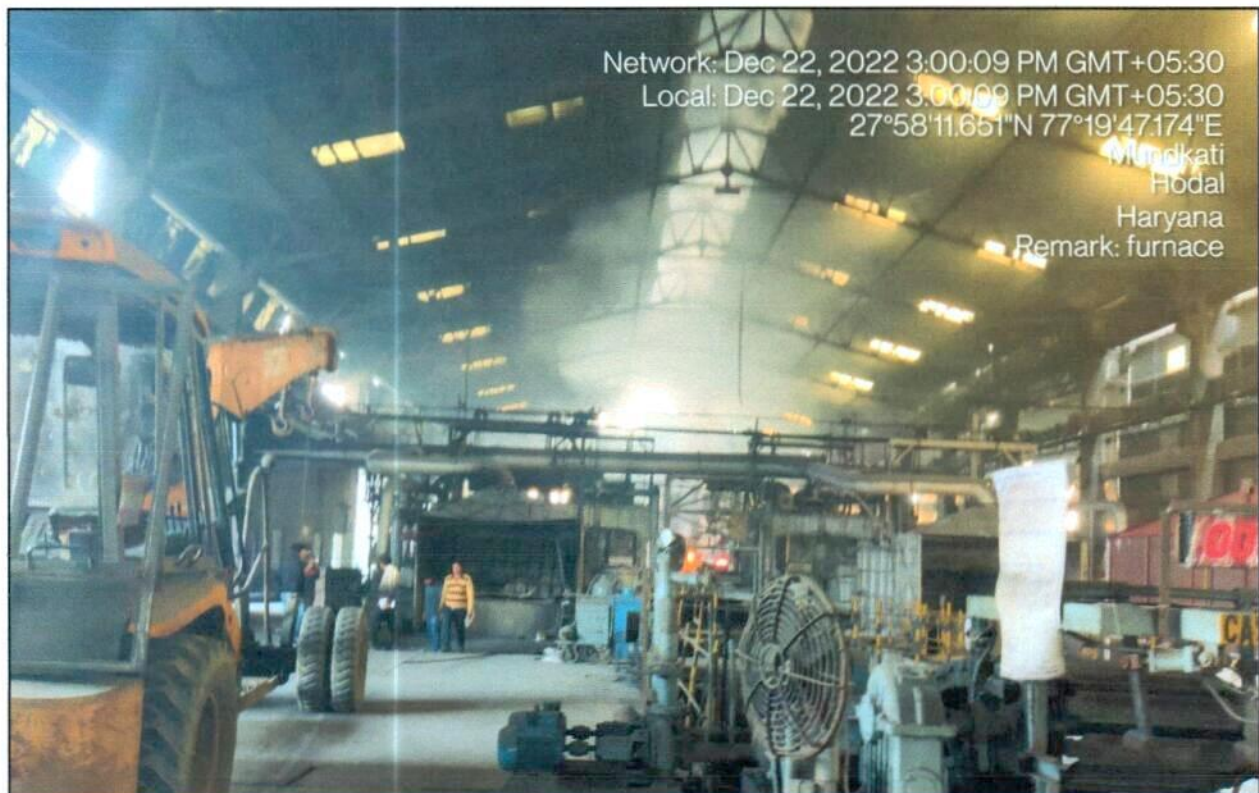
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PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION



PART B
SUMMARY OF THE VALUATION REPORT

S.NO.	CONTENTS	DESCRIPTION		
1.	GENERAL DETAILS			
i.	Report prepared for	AXIS Bank, Corporate Banking Branch, 4th Floor, AC Market Shakespeare Sarani, Kolkata		
ii.	Work Order No. & Date	Through mail dated 12/12/2022		
iii.	Name of Borrower unit	M/S. Century Aluminium Manufacturing Co. Ltd.		
iv.	Name of Property Owner	Century NF Casting (A division of M/S. Century Aluminium Manufacturing Co. Ltd.)		
v.	Address & Phone Number of the owner	C.S. Dag No.3373 and parts of C.S. Dag No. 3375, 3374 & 3372, Khatian No. 407, Sthitiban Rayoti, Mouza Sukchar, Raja Road, P.S. - Khardah, District- North 24 Pargana, West Bengal		
vi.	Type of the Property	Industrial Plant		
vii.	Type of Valuation Report	Industrial Land & Building and Plant & Machinery Valuation		
viii.	Nature of Industry	Manufactures of Aluminium and Zinc based Alloy Ingots		
ix.	Date of Inspection of the Property	22 December 2022		
x.	Date of Valuation Assessment	29 December 2022		
xi.	Date of Valuation Report	29 December 2022		
xii.	Property Shown By	Name	Relationship with Owner	Contact Number
		Krishan Mohan	Plant Head	+91-9811999537
xiii.	Purpose of the Valuation	For Distress Sale of mortgaged assets under NPA a/c		
xiv.	Scope of the Report	Non Binding Opinion on General Prospective Valuation Assessment of the Property identified by Property owner or through its representative		
xv.	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.		
xvi.	Documents provided for perusal	Documents Requested	Documents Provided	Documents Reference No.
		Total 05 Documents requested.	Total 03 Documents provided.	03



		Property Title document		Sale Deed	Multiple sale deeds
		Project Approval Documents		Pollution Certificate	Pollution Certificate
		Approved Map		None	---
		Change of Land Use		Change of Land Use	Dated 22/06/2011
		Copy of latest FAR		Copy of latest FAR	Dated 31/03/2022
xvii.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property or address mentioned in the deed		
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property		
		<input checked="" type="checkbox"/>	Identified by the Owner's 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.28,76,00,000/-	
ii.	Total Expected Realizable/ Fetch Value	Rs.24,45,00,000/-	
iii.	Total Expected Distress/ Forced Sale Value	Rs.21,75,00,000/-	

3.	ENCLOSURES		
a.	Part A	Snapshot of The Asset/ Property Under Valuation	
b.	Part B	Valuation Report as per RKA Format Annexure-II	
c.	Part C	Characteristics Description of The Asset	
d.	Part D	Area Description of The Property	
e.	Part E	Procedure of Valuation Assessments	
f.	Enclosure 1	Price Trend references Of The Similar Related Properties Available On Public Domain.	
g.	Enclosure 2	Google Map – Page No.	
h.	Enclosure 3	Photographs – Pages x	
i.	Enclosure 4	Copy of Circle Rate – Pages x	
j.	Enclosure 5	Valuer's Important Remarks	

PART C

CHARACTERISTICS DESCRIPTION OF THE ASSET

1. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION

This opinion on valuation is prepared for the industrial property situated at the aforesaid address having total land area admeasuring 9.40 acres (45,496 sq. yds.) as per the copy of sale deeds provided by the bank to us.

This is a freehold land purchased via four transfer deeds cum sale deeds no. 1296,1297,1309,1431 & 1333 dated 5th July 2010, 5th July 2010, 6th July 2010, 15th July 2010 and 8th July 2010 respectively.

We have not been provided with the sanctioned plan of the subject unit, therefore we rely on the physical and satellite measurement tools to find the covered area of the building present inside the subject premise. Details of structures/ buildings as physically observed during the site survey has been tabulated in the below 'Part H'.

This industrial unit is being used for the manufacturing Aluminum & Zinc alloy ingots having commercial operation date in the year 2012. As per the information received during the site visit, the total plant capacity is 3000-4000 Ton/ Month, however, as on date of site visit, the plant is running at a capacity of 500 Ton/ Month.

In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client misled the valuer by providing the fabricated document, the valuation should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the valuation of the property shown to us on the site and not regarding matching from the documents or searching the property from our own. Banker to verify from district administration/ tehsil level the identification of the property if it is the same matching with the document pledged.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the Valuation for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.

2. GENERAL DESCRIPTION OF THE PROPERTY

i.	Names of the Legal Owner/s	M/s Century Aluminium Mfg. Co. Ltd.
ii.	Constitution of the Property	Free hold, complete transferable rights
iii.	Since how long owners owing the Property	12 Years
iv.	Year of Acquisition/ Purchase	2010
v.	Property presently occupied/ possessed by	Legal Owner

*NOTE: Please see point 6 of Enclosure: 5 – Valuer's Important Remarks.

3. LOCATION CHARACTERISTICS OF THE PROPERTY				
i.	Nearby Landmark	Munkati Police Station		
ii.	Postal Address of the Property	Khewat No.- 261,264,510 & 511, 1 Km Milestone, Village- Seoli, Tehsil- Hodal, District- Palwal, Haryana		
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: 27°58'11.8"N 77°19'44.8"E		
v.	Description of adjoining property	Agricultural		
vi.	Plot No./ Survey No.	Khewat No.- 261,264,510 & 511		
vii.	Village/ Zone	Seoli		
viii.	Sub registrar	Hodal		
ix.	District	Palwal		
x.	City Categorization	Village		Rural
xi.	Characteristics of the locality	Ordinary		Within backward village area
xii.	Property location classification	Road Facing	Normal location within locality	
xiii.	Property Facing	North Facing		
xiv.	Details of the roads abutting the property			
	a) Main Road Name & Width	Delhi Mathura Road	100 ft.	
	b)Front Road Name & width	Seoli Village Road	30 ft.	
	c)Type of Approach Road	Bituminous Road		
	d)Distance from the Main Road	~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		

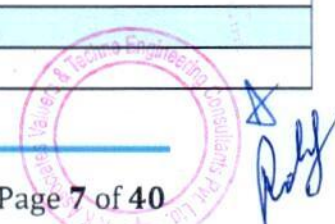
xvii.	Boundaries schedule of the Property			
a)	Are Boundaries matched		No, since multiple sale deeds	
b)	Directions	As per Sale Deed/TIR		Actual found at Site
	East	No, since multiple sale deeds		Agricultural land parcel
	West	No, since multiple sale deeds		Agricultural land parcel
	North	No, since multiple sale deeds		Village Road
	South	No, since multiple sale deeds		Agricultural land parcel

4. TOWN PLANNING/ ZONING PARAMETERS		
i.	Planning Area/ Zone	None
ii.	Master Plan currently in force	NA
iii.	Municipal limits	Outside Municipal Corporation Area
iv.	Developmental controls/ Authority	Seoli Gram Panchayat
v.	Zoning regulations	Not yet under zoning regulations
vi.	Master Plan provisions related to property in terms of Land use	NA

vii.	Any conversion of land use done	From Agricultural to Industrial	
viii.	Current activity done in the property	Manufacturing of Aluminum & Zinc alloy ingots	
ix.	Is property usage as per applicable zoning	It is a village area, no zoning regulations defined	
x.	Any notification on change of zoning regulation	NA	
xi.	Street Notification	Not notified	
xii.	Status of Completion/ Occupational certificate	No information available	Not provided
xiii.	Comment on unauthorized construction if any	NA	
xiv.	Comment on Transferability of developmental rights	Free hold, complete transferable rights	
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for agricultural purpose.	
xvi.	Comment of Demolition proceedings if any	No information came to our knowledge during the site visit	
xvii.	Comment on Compounding/ Regularization proceedings		
xviii.	Any information on encroachment		
xix.	Is the area part of unauthorized area/ colony		

5.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
i.	Drainage arrangements		Yes		
ii.	Water Treatment Plant		Yes		
iii.	Power Supply arrangements	Main	Yes		
		Auxiliary	Yes, D.G sets		
iv.	HVAC system		NA		
v.	Security provisions		Yes/ Private security guards		
vi.	Lift/ Elevators		No		
vii.	Compound wall/ Main Gate		Yes		
viii.	Whether gated society		NA		
ix.	Car parking facilities		Yes		
x.	Ventilation		Yes		
xi.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes	No	Yes	Yes	Yes

6.	INFRASTRUCTURE AVAILABILITY	
i.	Description of Aqua Infrastructure availability in terms of:	
	a) Water Supply	Yes from borewell/ submersible
	b) Sewerage/ sanitation system	Underground
	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 close vicinity			
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	6 km.	1.5 km.	1.5 km.	8 Km	12 Km.	---	90 km
iv.	Availability of recreation facilities (parks, open spaces etc.)			This area falls in suburbs of the main city. Recreational facilities are not available in vicinity.			

7. MARKETABILITY ASPECTS OF THE PROPERTY:

i.	Location attribute of the subject property	Normal	
ii.	Scarcity	Ample vacant land available nearby. There is no issue of land availability in this area.	
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	None	
vi.	Any other aspect which has relevance on the value or marketability of the property	No	

8. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:

i.	Type of construction	Structure	Slab	Walls
		RCC Framed structure and Load bearing wall structure	Reinforced Cement Concrete and Asbestos cement (AC) sheet	Brick walls
ii.	Specifications			
	i. Roof	Floors/ Blocks	Type of Roof	
		All are ground floor except 1 building which is G+1	ACC and RCC	
	ii. Floor height	Please refer to the building sheet attached		
	iii. Type of flooring	Vitrified tiles, PCC, and Bituminous		
	iv. Doors/ Windows	Aluminum flushed doors & windows		
	v. Class of construction/ Appearance/ Condition of structures	Internal - Class B construction (Good)		
	vi. Interior Finishing & Design	External - Class B construction (Good)		
	vii. Exterior Finishing & Design	Ordinary regular architecture, Simple/ Average finishing, Simple Plastered Walls		

	viii.	Interior decoration/ Special architectural or decorative feature	Ordinary regular architecture, Simple/ Average finishing, Simple Plastered Walls	
	ix.	Class of electrical fittings	Simple plain looking structure.	
a.	x.	Class of sanitary & water supply fittings	Internal / Normal quality fittings used	
iii.		Maintenance issues	Not Applicable since this is a Vacant Plot	
iv.		Age of building/ Year of construction	NA	NA
v.		Total life of the structure/ Remaining life expected	NA	NA
vi.		Extent of deterioration in the structure	Average Maintenance	
vii.		Visible damage in the building if any	None	
viii.		System of air conditioning	Different for different structure	
ix.		Provision of firefighting	Yes	
x.		Status of Building Plans/ Maps	Cannot comment since no approved map provided to us on our request	
	a)	Authority approving the plan		
	b)	Name of the office of the Authority		
	c)	Is Building as per approved Map	Cannot comment since no approved map provided to us on our request.	
	d)	Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations <input type="checkbox"/> Not permitted alteration	<input type="checkbox"/> Permissible Alterations <input type="checkbox"/> Not permitted alteration
	e)	Is this being regularized	No information provided	

9.	ENVIRONMENTAL FACTORS:			
i.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No information provided		
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, Normal Industrial and transportation		

PART D
AREA DESCRIPTION OF THE PROPERTY

1.	Land Area considered for Valuation	9.40 acres or 45,496 sq. yds.	
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	None	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	Covered Area	12,338 sq. mtr. or 1,32,806 sq. ft.
	Area adopted on the basis of	Site survey measurement only since no relevant document was available	
	Remarks & observations, if any	Details of the same has been tabulated below	

S. No.	Building Name	Floors	Height (in ft.)	Type of Construction	Condition	Area (in sq. ft.)
1	Shed-A	Ground	50	AC Cemented shed mounted on RCC framed pillars beam column structure on RCC Slab	Average	45,177
2	Shed-B	Ground	50	AC Cemented shed mounted on RCC framed pillars beam column structure on RCC Slab	Average	14,316
3	Shed-C	Ground	50	AC Cemented shed mounted on RCC framed pillars beam column structure on RCC Slab	Average	38,266
4	Canteen Building Ground floor	Ground	12	RCC framed pillars beam column structure on RCC Slab	Average	2,594
5	Guest Room	Ground + 1	12	RCC framed pillars beam column structure on RCC Slab	Average	2,594
6	HR and security Room	Ground	10	RCC framed pillars beam column structure on RCC Slab	Average	646
7	LT & VCB Rom	Ground	18	RCC framed pillars beam column structure on RCC Slab	Average	1,270
8	HT Room	Ground	12	RCC framed pillars beam column structure on RCC Slab	Average	323
9	Toilet	Ground	10	RCC framed pillars beam column structure on RCC Slab	Average	1,679
10	Changing Room	Ground	10	RCC framed pillars beam column structure on RCC Slab	Average	1,163
11	Admin Office, Excise Room and Training Room	Ground	10	RCC framed pillars beam column structure on RCC Slab	Average	4,047
12	Coal Fire Pits shed	Ground	12	ACC shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	9,257
13	Dross Yard	Ground	24	ACC shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	3,520
14	DG Shed	Ground	22	ACC shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	1,453
15	Maint. & Black Dross shed	Ground	10	ACC shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	1,582
16	Washing Table shed	Ground	14	ACC shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	1,636
17	Maint. Office & Store shed	Ground	22	ACC shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	3,057



S. No.	Building Name	Floors	Height (in ft.)	Type of Construction	Condition	Area (in sq. ft.)
18	Shed with Cooling Tower	Ground	12	ACC shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	161
19	STP Shed	Ground	17	ACC shed roof mounted on iron pillars, trusses frame structure resting on brick wall	Average	65
					Total	1,32,806

Note:

1. 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.
2. Verification of the area measurement of the property is done based on sample random checking only.
3. 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.
4. Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.

PART E
PROCEDURE OF VALUATION ASSESMENT

1.		GENERAL INFORMATION		
i.	Important Dates	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		22 December 2022	29 December 2022	29 December 2022
ii.	Client	AXIS Bank, Corporate Banking Branch, 4 th Floor, AC Market Shakespeare Sarani, Kolkata		
iii.	Intended User	AXIS Bank, Corporate Banking Branch, 4 th Floor, AC Market Shakespeare Sarani, Kolkata		
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, and 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. This is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.		
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 owner's 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.	Is property number/ survey number displayed on the property for proper identification?	Yes.		
x.	Type of Survey conducted	Full survey (inside-out with approximate measurements & photographs).		

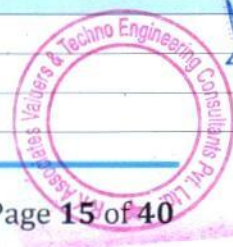
2.	ASSESSMENT FACTORS			
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.		
ii.	Nature of the Valuation	Fixed Assets Valuation		
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		LAND & BUILDING, PLANT & MACHINERY & OTHER	INDUSTRIAL	INDUSTRIAL PLANT

		MISCELLANEOUS FIXED ASSET			
		Classification		Only business use asset	
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value & Govt. Guideline Value		
		Secondary Basis	On-going concern basis		
v.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Distress State			
		Reason: Asset under free market transaction state			
vi.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Valuation purpose	
		Industrial	Industrial	Industrial	
vii.	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. dept. have to be taken care by Legal expert/ Advocate.			
viii.	Class/ Category of the locality	Lower Class (Poor)			
ix.	Property Physical Factors	Shape	Size	Layout	
		Irregular	Large	Normal as per industrial trend	
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Village	Average	Road Facing	All are ground floor except 1 building which is G+1
		Rural	Within backward village area	Normal location within locality	
				None	
		Property Facing			
		North Facing			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground	Yes	Not 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	
xii.	Social structure of the area	Rural Area			



	(in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)											
xiii.	Neighbourhood amenities	Average										
xiv.	Any New Development in surrounding area	None	None									
xv.	Any specific advantage/ drawback in the property	None										
xvi.	Property overall usability/ utility Factor	Good										
xvii.	Do property has any alternate use?	No										
xviii.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly										
xix.	Is the property merged or colluded with any other property	No, it is an independent singly bounded property Comments: None										
xx.	Is independent access available to the property	Clear independent access is available										
xxi.	Is property clearly possessable upon sale	Yes										
xxii.	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.										
xxiii.	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.										
xxiv.	Approach & Method of Valuation Used	<table border="1"> <thead> <tr> <th></th><th>Approach of Valuation</th><th>Method of Valuation</th></tr> </thead> <tbody> <tr> <td>Land</td><td>Market Approach</td><td>Market Comparable Sales Method</td></tr> <tr> <td>Building</td><td>Cost Approach</td><td>Depreciated Reproduction Cost Method</td></tr> </tbody> </table>		Approach of Valuation	Method of Valuation	Land	Market Approach	Market Comparable Sales Method	Building	Cost Approach	Depreciated Reproduction Cost Method	
	Approach of Valuation	Method of Valuation										
Land	Market Approach	Market Comparable Sales Method										
Building	Cost Approach	Depreciated Reproduction Cost Method										
xxv.	Type of Source of Information	Level 3 Input (Tertiary)										
xxvi.	Market Comparable											

References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)		1.	Name:	Veeru	
			Contact No.:	+91-9813432819	
			Nature of reference:	Habitant of subject location	
			Size of the Property:	Not Specified	
			Location:	Similar	
			Rates/ Price informed:	~Rs.1.30 – 1.50 Cr. per acre	
			Any other details/ Discussion held:	Land rate of the land parcels adjacent to the highway is ~3.00 cr. per acre. However, our property is located at a distance of ~1 km from the highway adjacent to village road. Therefore, prevailing rates are as mentioned above	
			2.	Name:	Local Property Dealer
		Contact No.:		+91-8168989544	
		Nature of reference:		Property Consultant	
		Size of the Property:		Similar	
		Location:		Similar	
		Rates/ Price informed:		~Rs.1.20 – 1.50 Cr. per acre	
		Any other details/ Discussion held		The dealer informed that there is a land parcel of area measuring 2 acres which is sold in close proximity of the plant @ Rs. 2 crore per acre and agricultural in nature. However, comparatively it is smaller land parcel.	
		NOTE: The given information above can be independently verified to know its authenticity.			
		xxvii.	Adopted Rates Justification	As per our discussion with the property dealers and habitants of the subject location we have gathered the following information:- 1. There is a road being constructed connecting Delhi-Mumbai Expressway to Jewar Airport at a distance of 2-3 Km from the subject plant. 2. The rates in the subject locality has recently been increased because of the construction of a road mentioned above and acquisition of land for the highway. 3. Rates for the land parcels near the highway (having similar size as our subject property) are ~Rs.1.8 – 3.00 Cr. per acre as asked by the sellar. However no concrete information for large size plots is available as there is no information of transaction of large size plots in the recent past. Based on the above information, we are of the view to adopt a rate of Rs.1.20 Cr. per acre for the purpose of this valuation assessment. 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.	
xxviii.	Other Market Factors				
Current Market condition	Normal				
	Remarks: NA				
	Adjustments (-/+): 0%				



	Comment on Property Salability Outlook	Due to the nature of the property, it will have limited buyers.	
		Adjustments (-/+): -10%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Moderate	Adequately available
		Remarks: Moderate demand of the property because of its low usability factor	
		Adjustments (-/+): -10%	
xxix.	Any other special consideration	Reason: NA	
		Adjustments (-/+): 0%	
xxx.	Any other aspect which has relevance on the value or marketability of the property	<p>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.</p> <p>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.</p>	
		Adjustments (-/+): 0%	
xxxi.	Final adjusted & weighted Rates considered for the subject property	Rs. 1.20 Cr. per acre	
xxxii.	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.	
xxxiii.	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.
- 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.

xxxiv. ASSUMPTIONS

- 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.
- Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- 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.
- 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.
- 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.
- 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.
- 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.

xxxv. SPECIAL ASSUMPTIONS

None

xxxvi. LIMITATIONS

Sanctioned plan and other NOC/ Approvals has not been provided to us

3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs.4,000/- per sq.yds	Rs.1.20 – 1.50 Cr. per acre
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Rs.4,000/- per sq.yds	Rs.1.20 Cr. per acre
d.	Total Land Area considered (documents vs site survey whichever is less)	45,496 sq. yds.	9.40 acres
e.	Total Value of land (A)	45,496 sq. yds x Rs.4,000/- per sq.yds	9.40 acres x Rs.1.20 Cr. per acre
		Rs. 18,19,84,000/-	Rs.11,28,00,000/-

4.

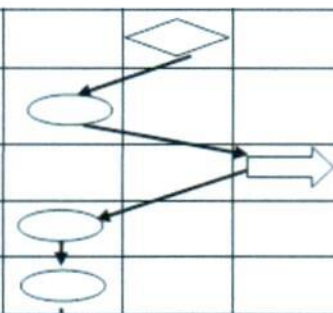
VALUATION COMPUTATION OF BUILDING STRUCTURE

S. No.	Building Name	Height (in ft.)	Type of Construction	Condition	Area (in sq. ft.)	Plinth Area Rate (in per sq.ft)	Gross Replacement Value (INR)	Depreciated Fair Market Value (INR)
1	Shed-A	50	AC Cemented shed mounted on RCC framed pillars beam column structure on RCC Slab	Average	45,177	1,000	4,51,76,508	3,46,85,519
2	Shed-B	50	AC Cemented shed mounted on RCC framed pillars beam column structure on RCC Slab	Average	14,316	1,000	1,43,16,120	1,09,91,599
3	Shed-C	50	AC Cemented shed mounted on RCC framed pillars beam column structure on RCC Slab	Average	38,266	1,000	3,82,66,020	2,93,79,800
4	Canteen Building Ground floor	12	RCC framed pillars beam column structure on RCC Slab	Average	2,594	1,200	31,12,949	25,70,777
5	Guest Room	12	RCC framed pillars beam column structure on RCC Slab	Average	2,594	1,200	31,12,949	25,70,777
6	HR and security Room	10	RCC framed pillars beam column structure on RCC Slab	Average	646	1,200	7,75,008	6,40,027
7	LT & VCB Rom	18	RCC framed pillars beam column structure on RCC Slab	Average	1,270	1,200	15,24,182	12,58,721
8	HT Room	12	RCC framed pillars beam column structure on RCC Slab	Average	323	1,200	3,87,504	3,20,014
9	Toilet	10	RCC framed pillars beam column structure on RCC Slab	Average	1,679	1,200	20,15,021	16,64,071
10	Changing Room	10	RCC framed pillars beam column structure on RCC Slab	Average	1,163	1,200	13,95,014	11,52,049
11	Admin Office, Excise Room and Training Room	10	RCC framed pillars beam column structure on RCC Slab	Average	4,047	1,200	48,56,717	40,10,839
12	Coal Fire Pits shed	12	ACC shed roof mounted on iron pillars, trusses frame structure resting on brickwall	Average	9,257	800	74,05,632	56,85,880
13	Dross Yard	24	ACC shed roof mounted on iron pillars, trusses frame structure resting on brickwall	Average	3,520	900	31,67,845	24,32,201
14	DG Shed	22	ACC shed roof mounted on iron pillars, trusses frame structure resting on brickwall	Average	1,453	900	13,07,826	10,04,120
15	Maint & Black Dross shed	10	ACC shed roof mounted on iron	Average	1,582	800	12,65,846	9,71,889

S. No.	Building Name	Height (in ft.)	Type of Construction	Condition	Area (in sq. ft.)	Plinth Area Rate (in per sq.ft)	Gross Replacement Value (INR)	Depreciated Fair Market Value (INR)
			pillars, trusses frame structure resting on brickwall					
16	Washing Table shed	14	ACC shed roof mounted on iron pillars, trusses frame structure resting on brickwall	Average	1,636	800	13,08,902	10,04,946
17	Maint Office & Store shed	22	ACC shed roof mounted on iron pillars, trusses frame structure resting on brickwall	Average	3,057	800	24,45,581	18,77,663
18	Shed ith Cooling Tower	12	ACC shed roof mounted on iron pillars, trusses frame structure resting on brickwall	Average	161	800	1,29,168	99,172
19	STP Shed	17	ACC shed roof mounted on iron pillars, trusses frame structure resting on brickwall	Average	65	800	51,667	39,669
				Total	1,32,806		13,20,20,460	10,23,59,732

5.	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.)	----	----
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	for internal roads, pavements, boundary wall, gardening, etc.	Rs.90,00,000/-
e.	Depreciated Replacement Value (B)	Rs.NA/-	Rs.90,00,000/-
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. Value of common facilities of society are not included in the valuation of Flat/ Built-up unit. 		

PART F CHARACTERISTICS DESCRIPTION OF PLANT/ MACHINERY

A. TECHNICAL DESCRIPTION OF THE PLANT/ MACHINERY					
1.	Nature of Plant & Machinery	Alloy/ Aluminium, Manufacturing of Aluminum & Zinc alloy ingots			
2.	Size of the Plant	Medium scale Plant			
3.	Type of the Plant	Semi Automatic			
4.	Year of Installation/ Commissioning/ COD (Commercial Operation Date)	In the year 2012			
5.	Production Capacity	~3,000 – 4,000 Tons/ Month			
6.	Capacity at which Plant was running at the time of Survey	~500 Tons/ Month			
7.	Number of Production Lines	Single Production Line			
8.	Condition of Machines	Some sections are averagely maintained and some sections requires widespread refurbishing & overhauling.			
9.	Status of the Plant	Partially operational			
10.	Products Manufactured in this Plant	Aluminum Ingots			
11.	Recent maintenance carried out on	No information provided			
12.	Recent upgradation, improvements if done any	None			
13.	Total Gross Block & Net Block of Assets	As on 31/03/2022			
		S. No.	Asset Category	Gross Block (in Rs. Lakhs)	Net Block (in Rs. Lakhs)
		1	PLANTS & MACHINERY	13,83,79,830	5,35,15,771
		2	ELECTRICAL INSTALLATION	1,54,31,317	1,12,27,134
		3	Furniture / Fixture	33,43,158	14,78,252
		4	OFFICE EQUIPENT	29,04,353	2,25,419
		5	TUBEWELL	12,49,614	62,481
		6	COMPUTER	11,34,413	1,64,203
		7	Vehicle	2,76,961	13,791
		Total		16,27,19,647	6,66,87,051
B. MANUFACTURING PROCESS					
Raw Material Unloading & Sampling Inspection	% of Impurities				
Raw Material Sorting as per batch. (Material Sorting by to reduce impurities as pure Zn, Cu, Mg, & Brass Etc.)	% of Impurities				
OK material transferred to per batch. (with CFMT-552)	Variation in Weight				
Furnace Cleaning by cleaning tool.	Impurities % Increase				
Raw material Charge into the furnace. (Material charge into furnace in two steps)	Cycle time Increase				

Raw material Charge into the furnace. (Material charge into furnace in two steps)	Cycle time Increase								
Raw material Melt. (temp. 680-720°C)	Melting loss if temp. increase								
Fluxing and drossing	Low Recovery								
Check Chemical composition of melt material.	Composition variation								
Make correction in melt material as per requirement.	Wrong material Produced								
Fluxing & Degassing. (By flux feeder and N ₂ gas) minimum 8 minutes	Porosity								
Check Gas level by vacuum apparatus.	Porosity								
Pre heating, Cleaning and coating of moulds. (Cleaning by air and coating of moulds by graphite refine oil)	Surface finish dull								
Check Chemical composition of Alloy at final stage.	Composition Variation								
Spout Opening. (temp. 680-740°C)	Low temp distributor chock								
Double Filtration of aluminum (By filter cloth 200 & 400 mesh spec.)	Inclusion in ingot								
Start Pouring with Continuous casting machine.	----								
Button samples for checking of chemical composition during poring in regular intervals.	Composition variation								
Skimming of material. (By horizontal caster skimming Tool)	Oxide increase								
Punching of Alloy code and batch code (manually)	Batch mixing								
Cooling of moulds (water spray from Outside of moulds)	Ingot not remove from mould								
Visual Inspection of ingots (for surface finish, overflow, size of ingots etc.)	Bad Surface								
Segregation of Alloy Ingot	Un satisfactory material dispatch								
Stacking of ingots.	----								
Micro & Macro analysis of ingots. (customer req.)	Porosity								
Weighment of finish goods.	Weight variation								
Material Shifted to finish Goods Area with Weighment slip.	----								
Storage of finish Goods in finish goods stores.	----								
Packing & Color Coding	As per Customer Requirement								

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

1.	Technology Type/ Generation Used in this Plant	Semi-Automatic using Distributed Controlled System (DCS)
2.	Technological Collaborations If Any	No
3.	Current Technology used for this Industry in Market	

D. RAW MATERIALS REQUIRED & AVAILABILITY

Type of Raw Material	Aluminium Scrap
Availability	As per the information provided by the company officials, it depends upon the availability of scrap but most of the Aluminum Scrap was sourced from India, China, Nepal, Bangladesh, etc.

E. AVAILABILITY & STATUS OF UTILITIES

	Power/ Electricity	Yes, power connection from (Dakshin Haryana Bijli Vitran Nigam) DHBVN, Haryana
	Water	Available from groundwater
	Road/ Transport	Available
F.	COMMENT ON AVAILABILITY OF LABOUR	
	Availability	Appears to be easily & adequately available and no labour issues came to our knowledge during site inspection.
	Number of Labours working in the Factory	Unskilled – 150 Skilled – 35 Total = 185 units
G.	SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY	
	Strategic Sale as part of the ongoing concern company.	
	Reason: This is a Large Scale Plant and can only be sold only as an Integrated Industry to preserve its value since complete process line & machines are special purpose machines and can't be used in any other Industry. So for fetching maximum value is through strategic sale to the players who are already into same or similar Industry who have plans for expansion or any large conglomerate who plans to enter into this new Industry	
H.	DEMAND OF SUCH PLANT & MACHINERY IN THE MARKET	
	Appears to be moderate as per general information available in public domain.	
I.	SURVEY DETAILS	
1	Plant has been surveyed by our Engineering Team on dated 22/12/2022	
2	Site inspection was done in the presence of Company's Employee Mr. Krishan Mohan who were available from the company to furnish any specific detail about the tangible assets.	
3	Our team examined & verified the machines and utilities from the FAR provided by the Company. Only major machinery, process line & equipment has been verified.	
4	Photographs have also been taken of all the Machines and its accessories installed there.	
5	Plant was found partially operational due to company's financial issues	
6	Details have been cross checked as per the documents provided to us by the company and what was observed at the site.	
7	Condition of the machines is checked through visual observation only. No technical/ mechanical/ operational testing has been carried out to ascertain the condition and efficiency of machines.	
8	Site Survey has been carried out on the basis of the physical existence of the assets rather than their technical expediency.	
9	As per the overall site visit summary, the plant appeared to be in average condition.	



PART G
PROCEDURE OF VALUATION ASSESMENT – PLANT & MACHINERY

1.		ASSESSMENT FACTORS			
i.	Nature of the Valuation	Fixed Assets Valuation			
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature		Category	Type
		PLANT & MACHINERY		INDUSTRIAL	INDUSTRIAL PLANT & MACHINERY
		Classification		Only business use asset	
iii.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis		Fair Market Value & Market Realizable Value	
		Secondary Basis		On-going concern 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.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from borewell/ submersible	Underground	Yes	Not available within 500 mtr. radius
		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	
vi.	Neighbourhood amenities	Poor			
vii.	Any New Development in surrounding area	No new development		---	
viii.	Any specific advantage/ drawback in the plant and machines	None			
ix.	Machines overall usability/ utility Factor	Normal			
x.	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.			
xi.	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.			

xii.	Approach & Method of Valuation Used	Approach of Valuation	Method of Valuation
		Cost Approach	Depreciated Replacement Cost Method
xiii.	Type of Source of Information	Level 3 Input (Tertiary)	
xiv.	Any other aspect which has relevance on the value or marketability of the machines	The marketability for the machines depends upon the industry outlook, make, market condition, raw material, maintenance, raw material, usability, capacity. This Valuation report is prepared based on the facts of the assets & 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 assets market may go down, asset conditions may change or may go worse, plant vicinity conditions may go down or become worse, plant market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the Plant may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.	
xv.	CONSOLIDATED PLANT & MACHINERY VALUATION		
	Consolidated valuation sheet of Plant & Machinery and other asset items are mentioned below with depreciated current market value as per different category of the machines/assets cumulated together. Our engineering team has separated the Cost of Equipment's in the different sections of the plant. The cost of equipment considered from P&M List doesn't includes Pre-operative, Finance, and IDC Charges etc. The capitalized/ purchase cost of machinery considered from P&M List consists of final commissioning of machines which includes freight, taxes, insurance, etc.		
xvi.	Basis of computation & working		
xvii.	Main Basis: a. Basic Methodology: For arriving at fair market value of P&M & other fixed assets our engineering team has rationally applied ' cost approach (depreciated replacement cost) '. The fair market value of Plant & Machinery on the date of valuation is its cost of replacement & commissioning on that date less the depreciation & other deterioration deductions (Technological, Economic, Functional obsolescence) or additions for good maintenance from the date of commissioning of the machinery to the date of its valuation. b. Core P&M Asset Valuation is done keeping in mind various factors like technology used, machines availability, its condition, average age, maintenance & service and parts replacement availability of the machines and more importantly demand in the market. c. Main Machinery of this Plant are specific purpose machines used for the manufacturing aluminum ingots with auxiliary equipment's such as Diesel Generator, Switchyard, Transmission line, Chimney among other auxiliary machinery for running the plant which limits its realizable value to specific purpose. d. The main data point for the Valuation of Plant & Machinery is the Fixed Asset Register maintained by the company. Plant & Machinery FAR has been provided by the company which has been relied upon in good faith. Provided FAR included assets in different heads like Land, Building, Plant & Machinery, Electrical equipment's, Furniture & fittings, Office equipment, etc. Assets under different heads are segregated and are evaluated separately. From the Fixed Asset Register List two key inputs, Date of Capitalization and Cost of capitalization are taken which play vital role in evaluating used Plant & Machinery valuation. e. Provided Capitalization cost in FAR doesn't include any kind of soft cost like pre-operative, finance, IDC		

expenses, etc. incurred during establishment of the Project.

- f. For calculating Replacement Cost of the machines as on date, Cost Inflation Index is taken into consideration since this Plant is 10 years old and since then fluctuation has occurred in the prices of machinery and industrial commodities
- a. 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 like Furnace, FO Tank, band saw, ball mill machine, motors and drives, DG set, Bailing Press etc. is taken as 15-20 years. For other auxiliary machinery & equipment average life varies from 5 – 20 years.
- g. On the Depreciated Replacement Cost (DRC) deduction for obsolescence/ deterioration or addition for good maintenance has been taken to arrive at the estimated Prospective Fair Market Value of the machines.
- h. **Underline assumption** for the evaluation of this Plant & Machinery is that it can be sold individually in market since demand of used & second hand machinery of this type is available in the market.
- i. 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.
- j. The valuation of the Plant/ Machinery has been done considering the plant as a whole. The individual cost for machines shown is for illustration purpose, and may vary from market rates since the valuation is done using cost approach method and finally cross verified from market approach as a whole plant and not individual machine.
- k. Consolidated valuation sheet of Plant & Machinery and other asset items are mentioned below with depreciated current market value as per different category of the machines/assets cumulated together. Our engineering team has separated the Cost of Equipment's in the different sections of the plant. The cost of equipment considered from P&M List doesn't includes Pre-operative, Finance, and IDC Charges etc. The capitalized/ purchase cost of machinery considered from P&M List consists of final commissioning of machines which includes freight, taxes, insurance, etc.

Other Basis:

- l. 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.
- m. 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 take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- n. Secondary/ Tertiary costs related to asset transaction like Installation, maintenance and Logistics costs pertaining to the sale/ purchase of the assets are not considered separately while assessing the indicative estimated Market Value and is assumed to be included in the Cost of capitalization provided by the client.
- o. The condition assessment and the estimation of the residual economic life of the machinery and assets are only based on the visual observations and appearance found during the site survey. We have not carried out any physical tests to assess the working and efficiency of the machines and assets.
- p. 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.
- q. 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.

xviii. ASSUMPTIONS

- 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.
- 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.
- 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.
- Payment condition during transaction in the Valuation has been considered on all cash basis which includes both formal & informal payment components as per market trend.
- 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.

xix. SPECIAL ASSUMPTIONS

None

xx. LIMITATIONS

Limited and inadequate information available from the customer.

S. No.	Asset Category	Gross Block (in Rs.)	Net Block (in Rs.)	GCRC (in Rs.)	FMV (in Rs.)
1	Plants & Machinery	13,83,79,830	5,35,15,771	14,09,86,700	5,06,56,259
2	Electrical Installation	1,54,31,317	1,12,27,134	1,81,47,110	1,10,66,285
3	Furniture / Fixture	33,43,158	14,78,252	44,14,284	13,39,454
4	Office Equipment	29,04,353	2,25,419	33,50,529	2,34,542
5	Tube well	12,49,614	62,481	14,78,522	59,141
6	Computer	11,34,413	1,64,203	13,57,361	93,760
7	Vehicle	2,76,961	13,791	-	-
Total		16,27,19,647	6,66,87,051	16,97,34,507	6,34,49,442

Remarks:

- For evaluating the Gross Current Replacement Cost (GCRC) of the machinery and equipments, we have adopted the Cost Indexation Method under Cost Approach.
- During the site visit, the plant was in partially operational condition. As per the information provided to us the plant was running at a capacity of ~500 Tons/ Month.
- Vehicles mentioned in the FAR were not found during the site survey, therefore, the same has been considered NIL for the purpose of this valuation.
- During the site visit conducted by our engineering team on 22/12/2022, the plant was physically inspected by our team. Different sections set up inside the subject plant were visually inspected. As per the information available in the public domain, such plants have a useful life upto 20 years.



PART H
CONSOLIDATED VALUATION ASSESSMENT OF THE PLANT

S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Land Value (A)	Rs.18,19,84,000/-	Rs.11,28,00,000 /-
b.	Building Value (B)	Rs.14,60,86,855/-	Rs.10,23,59,732/-
c.	Additional Aesthetic Works Value (C)	---	Rs.90,00,000/-
d.	Plant & Machinery and Other Fixed Assets Value (D)	---	Rs.6,34,49,442/-
e.	Total Add (A+B+C+D)	Rs.32,80,70,855/-	Rs.28,76,09,174/-
f.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
g.	Deductions charged if any	---	NA
	Details/ Justification	---	---
h.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs.28,76,09,174/-
i.	Rounded Off	---	Rs.28,76,00,000/-
j.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Twenty Eight Crore Seventy Six Lakhs Only
k.	Expected Realizable Value (@ ~15% less)	---	Rs.24,45,00,000/-
l.	Expected Distress Sale Value (@ ~25% less)	---	Rs.21,75,00,000/-
m.	Percentage difference between Circle Rate and Fair Market Value	Less than 20%	
n.	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.	
o.	Concluding Comments/ Disclosures if any		
	a. We are independent of client/ company and do not have any direct/ indirect interest in the property.		
	b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		
	c. 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.		
	d. 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.

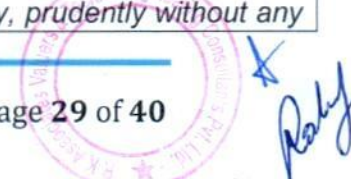
- e. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- f. The valuation of an asset is an 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.
- g. 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.
- h. 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.
- i. 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. **IMPORTANT KEY DEFINITIONS**

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.

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.

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.

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.

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 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.

q. **Enclosures with the Report:**

- Enclosure: I – Google Map Location
- Enclosure: II - References on price trend of the similar related properties available on public domain
- Enclosure: III – Photographs of the property
- Enclosure: IV – Copy of Circle Guideline Rate
- Enclosure V: Part D - Valuer's Important Remarks

IMPORTANT NOTES

DEFECT LIABILITY PERIOD - In case of any query/ issue or escalation you may please contact Incident Manager by writing at valuers@rkassociates.org. We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at valuers@rkassociates.org within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

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.



COPYRIGHT FORMAT - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format or any content of this report wholly or partially other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

IF REPORT IS USED FOR BANK/ FIs

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

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

Valuation Terms of Services & Valuer's Important Remarks are available at www.rkassociates.org for reference.

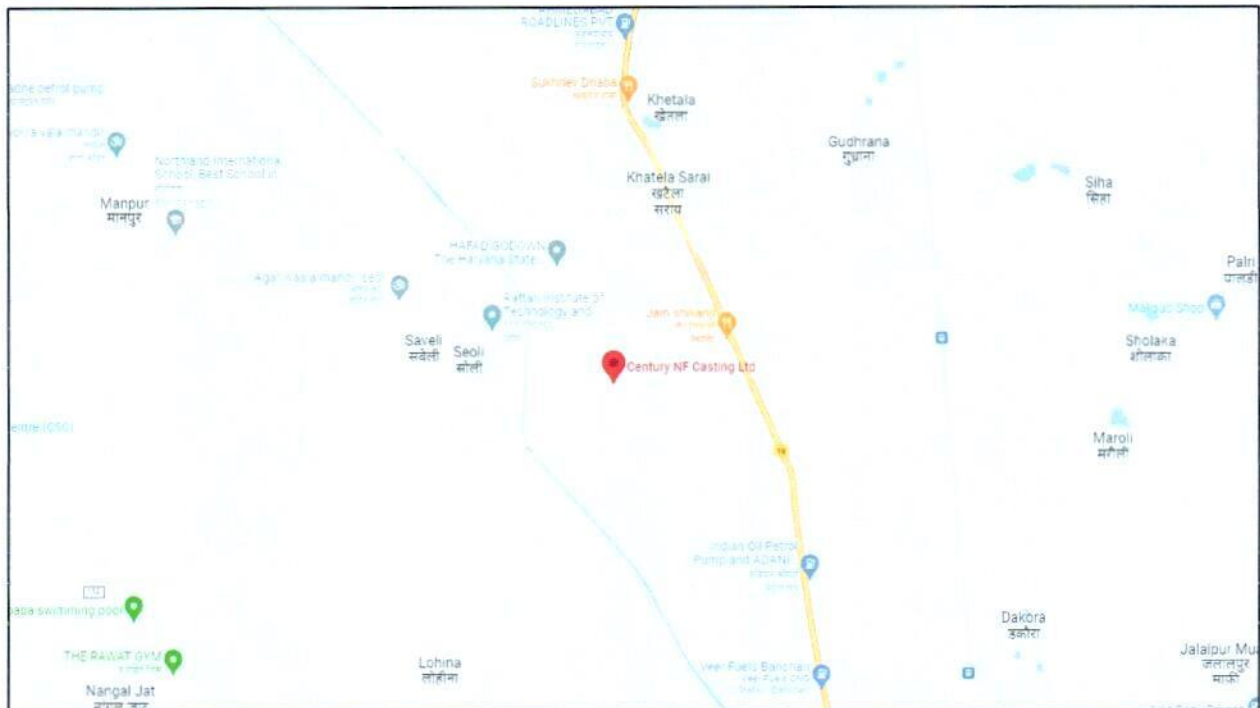
SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Sachin Pandey and Parveen Sharma	Adil Afaque	Rahul Gupta
		

**ENCLOSURE: 1 - PRICE TRENDREFERENCES OF THE SIMILAR RELATED
PROPERTIES AVAILABLE ON PUBLIC DOMAIN**

**NO REFERENCE FOR SIMILAR PROPERTY IS AVAILABLE ON THE PUBLIC
DOMAIN**

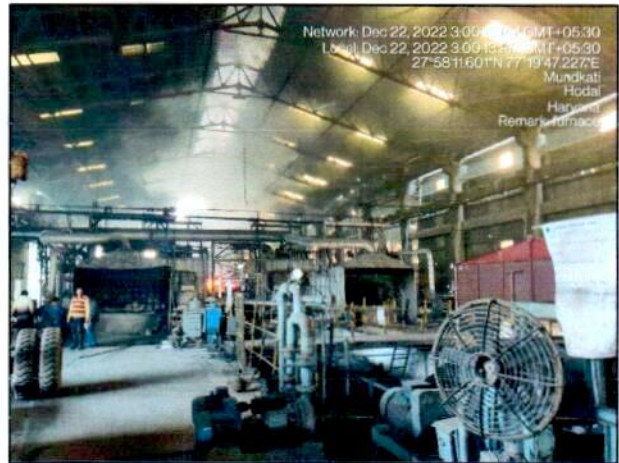


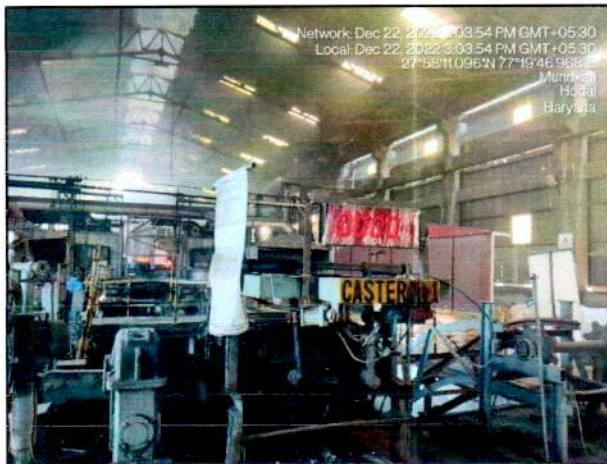
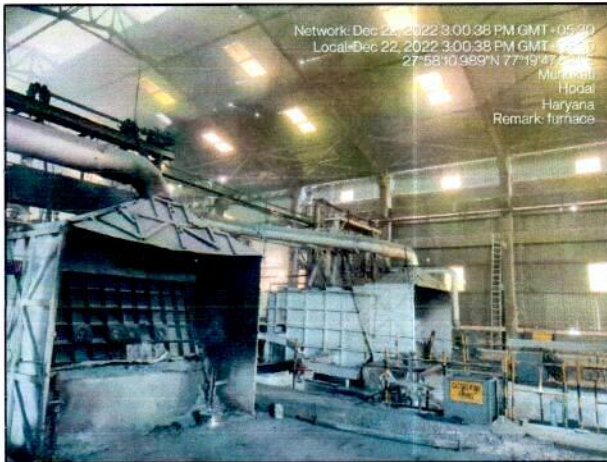
ENCLOSURE: 2 – GOOGLE MAP LOCATION

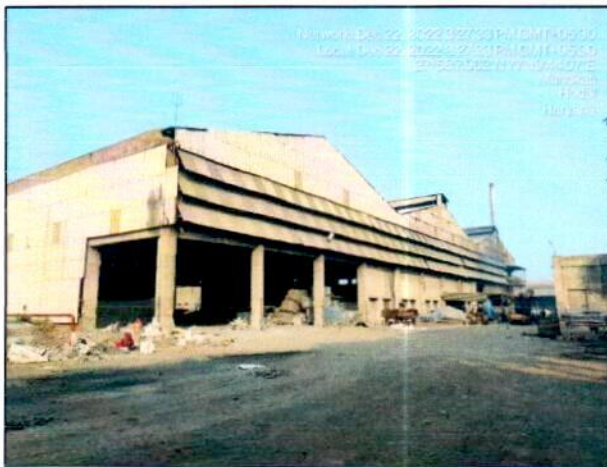


R.K. Associates Valuers & Techno Engineering Consultants Pvt. Ltd.
R.K. Associates

ENCLOSURE: 3- PHOTOGRAPHS OF THE PROPERTY







ENCLOSURE: 4- COPY OF CIRCLE RATE

Proposed Collector / Circle Rate within Tehsil-HODAL District-PALWAL for the Year 2022-23									
Tehsil-Hodal Distt.-Palwal for the Year 2022-2023									
Previous Rate 2021-22									
Sr. No.	Name of the Village	Agriculture Nehri / Chahi Rs. Per Acre	Residential/ Gar Mumkin Per Sq. Yard	Commercial Per Sq. Yard	Agriculture Nehri / Chahi Rs. Per Acre	Residential/ Gar Mumkin Per Sq. Yard	Commercial Per Sq. Yard	Industrial Land Per Sq. Yard	Any Residential approved/ License Colony by D.T.P. and H.S.V.P.(HUDA) Per Sq. Yard
16.	Karman								
A	On NH-21 p to 2 Acre	10000000	2000	7000	10000000	2000	7000	5200	12000
B	After 2 Acre from NH-2	4000000	2000	7000	4000000	2000	7000	4000	12000
17.	Khatela Sarai								
A	On NH-21 p to 2 Acre	10000000	4000	12000	10000000	4000	12000	5200	12000
B	After 2 Acre from NH-2	5000000	4000	12000	5000000	4000	12000	4000	12000
18.	Khurbi	2000000	2000	4000	2000000	2000	4000	4000	12000
19.	Kodla	2000000	2000	3000	2000000	2000	3000	4000	12000
20.	Lohina	2500000	2000	3000	2500000	2000	3000	4000	12000
21.	Maroli	3000000	3000	4000	3000000	3000	4000	4000	12000
22.	Mitrol								
A	On NH-21 p to 2 Acre	10000000	5000	12000	10000000	5000	12000	5200	12000
B	After 2 Acre from NH-2	5000000	5000	12000	5000000	5000	12000	4000	12000
23.	Paini	2000000	2000	4000	2000000	2000	4000	4000	12000
24.	Pacholi	2000000	2000	4000	2000000	2000	4000	4000	12000
25.	Seoli	2500000	2000	4000	2500000	2000	4000	4000	12000
26.	Silha	2000000	2000	4000	2000000	2000	4000	4000	12000
27.	Solaka	2000000	2000	3000	2000000	2000	3000	4000	12000
28.	Sondhad								
A	State Highway 1 p to 2 Acre	3500000	3000	5000	3500000	3000	5000	5200	12000
B	After 2 Acre	2000000	3000	5000	2000000	3000	5000	4000	12000
29.	Tumasra								
A	On NH-21 p to 2 Acre	10000000	3000	8000	10000000	3000	8000	5200	12000
B	After 2 Acre from NH-2	5000000	3000	8000	5000000	3000	8000	4000	12000
<div> <div>संयुक्त सब रजिस्ट्रार, होडल</div> <div>सब रजिस्ट्रार, होडल</div> <div>उपमण्डल अधिकारी (नाओ), होडल</div> <div>DISTRICT REVENUE OFFICER PALWAL</div> <div>रजिस्ट्रार, होडल</div> </div>									

Note	
1	Bai Hakook(Sale) Transfer of Lease will be Registered on Circle Rates.
2	The Land of All Areas up to 1000 Sq.Yards will be Registered as per Sq.yards Rates as per Govt. guidelines
3	Area up to 25 Sq. Yards will be Registered as per Commercial Rates.
4	Any built up House in approved colony will be Registered as per area Allowed by H.S.V.P(Huda) or D.T.P. as per 12000/- per Sq
5	In case the Sellers or Buyers claim that less area has been covered/constructed, They should get the spot inspection done from the Registrar/Joint Sub-Registrar.
6	The approval of the rates for new projects would be sought from the Collector time to time.
7	In case of Sale deed above Rs. 50 Lakhs 1% T.D.S is to be deposited before Sale Deed is registered.
8	For any Industrial Land, Collector Rates will be @5200 per/Sq. Yard on N.H.(Depth of 2 Acres)
9	For any Industrial Land, Collector Rates will be @4000per/Sq.yard after 2 Acre From N.H.
10	Rate of Constructed area will be Rs 1100/- per Sq. Feet.
<div> <div>संयुक्त सब रजिस्ट्रार, होडल</div> <div>सब रजिस्ट्रार, होडल</div> <div>उपमण्डल अधिकारी (नाओ), होडल</div> <div>DISTRICT REVENUE OFFICER PALWAL</div> <div>रजिस्ट्रार, होडल</div> </div>	

ENCLOSURE: 5 – VALUER'S IMPORTANT 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.	Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and should not be construed as a professional opinion. Legal aspects are out of scope of this report. Details mentioned related to legal aspect are only based on the copy of the documents provided to us and whatever we can interpret as a non-legally trained person. This should be cross validated with a legal expert. We do not vouch any responsibility regarding the same.
7.	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.
8.	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.
9.	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.
10.	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.
11.	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 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.
12.	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.
13.	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.
14.	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.
15.	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.
16.	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.

17.	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.
18.	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.
19.	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.
20.	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.
21.	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.
22.	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.
23.	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 before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
24.	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.
25.	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.
26.	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.
27.	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.
28.	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.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	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.
31.	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.
32.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions,

	expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, 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.
33.	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.
34.	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.
35.	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.
36.	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.
37.	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.
38.	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.
39.	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.
40.	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.
41.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then 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.
42.	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.
43.	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.
44.	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.



ANNEXURE A: PLANT & MACHINERY

S. No.	Particulars	Date of Capitalization	Gross Block (in Rs.)	Net Block (in Rs.)	GCRC (in Rs.)	Fair Value (in Rs.)
1	DROSS RECYCLE SYSTEM,VIBRATING FEEDING MACHINE,COOLING & SREENING SYSTEM	1-Apr-14	1,73,77,151	86,11,239	2,03,88,761	1,01,12,826
2	Heavy oil-fired melting furnace with regenerative burners capacity 12 MT No 2	13-Feb-12	1,01,38,303	36,48,225	71,38,283	20,93,896
3	Heavy oil-fired melting furnace with regenerative burners capacity 12 MT No 2	13-Feb-12	1,01,38,303	36,48,225	71,38,283	20,93,896
4	Heavy oil-fired 10 MT Melting cum holding furnace with normal burners No 2	13-Feb-12	66,51,401	23,93,478	46,83,188	13,73,735
5	Heavy oil-fired 10 MT Melting cum holding furnace with normal burners No 2	13-Feb-12	66,51,401	23,93,478	46,83,188	13,73,735
6	Eddy Current Separator (ECS)	13-Feb-12	43,35,261	15,60,025	53,74,546	15,76,533
7	ROTORY FURNACE 5 TON & 3 TON -2 Nos (Not in use)	5-Nov-12	40,39,738	16,79,453	28,27,118	8,29,288
8	Regenerative burners (HA,HB,MA & MB)	20-Jan-13	37,16,711	15,69,598	24,60,572	9,05,491
9	Permanent Magnetic Stirrer	13-Feb-12	35,77,117	12,87,210	44,34,653	13,00,832
10	APCM-II	13-Feb-12	32,31,191	11,62,731	40,05,799	11,75,034
11	APCS No 1 with Effluent treatment plant	13-Feb-12	30,26,285	10,88,996	37,51,771	11,00,520
12	Spectromax X Spectrometer type LMXM5M with accessories	13-Feb-12	29,07,656	10,46,308	34,51,164	9,20,310
13	Pipe line work (Fire Inside Factory Wall)	13-Feb-12	28,35,319	10,17,865	49,00,392	14,37,448
14	Fully Automatic Continous Bailing press	18-May-12	28,14,653	10,29,172	33,71,519	10,78,886
15	1 Sets of chain conveyor type ingots casting system no 2	13-Feb-12	26,35,013	9,48,198	24,65,921	6,57,579
16	1 Sets of chain conveyor type ingots casting system no 1	13-Feb-12	26,35,012	9,48,198	24,65,920	6,57,579
17	Alum alloy ingos casting M/c (Caster no 3)	5-Nov-12	24,43,531	10,15,857	29,83,134	8,75,053
18	SPECTRO ANALITICAL WITH ONLINE UPS 3KVA MAKE BY AMTEK INSTRUMENTS (From Faridabad Unit) MAX LMXM5M	17-Oct-19	24,15,282	1,20,764	24,11,706	15,51,210
19	380 Kva Silent DG set 1st	13-Feb-12	22,91,639	15,61,794	26,86,151	16,38,552
20	380 Kva Silent DG set 2nd	13-Feb-12	22,91,639	15,61,794	26,86,151	16,38,552



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ANNEXURE A: PLANT & MACHINERY						
S. No.	Particulars	Date of Capitalization	Gross Block (in Rs.)	Net Block (in Rs.)	GCRC (in Rs.)	Fair Value (in Rs.)
21	Bailing Press No.-1	13-Feb-12	21,12,797	7,60,281	26,10,847	8,35,471
22	i) Furnace A 5 Ton (From Faridabad Unit)	31-Oct-18	18,14,244	90,712	18,96,283	11,32,713
23	MELTING ROTARY FURNANCE 3 MT	1-Apr-14	17,71,086	6,30,686	12,03,030	4,74,796
24	Weighing Bridge 60 Mt capacity along with dead weight batta	13-Feb-12	14,36,197	5,15,587	17,04,655	4,54,575
25	Fire Hydrant System	12-May-17	14,32,090	8,42,095	18,88,139	10,57,358
26	Mobile spectro max (Movable) S No.4K0065 instrumrnts No.112355	13-Feb-12	13,68,830	2,11,784	16,24,696	4,33,252
27	Liftall crane 12 ton capacity	13-Feb-12	12,94,168	4,65,701	16,96,636	5,42,924
28	BAILING M/C (TRIPLE COMPRESSION)	18-Feb-12	12,32,735	3,98,502	15,23,328	4,87,465
29	Forklift no 2 with fork extension with draop drum box	13-Feb-12	11,77,473	4,23,709	-	-
30	Forklift no 3	13-Feb-12	11,77,473	4,23,709	-	-
31	Steel chimney fabricated no 1	13-Feb-12	10,34,845	3,72,385	13,90,370	4,81,995
32	Steel chimney fabricated no 2	13-Feb-12	10,34,845	3,72,385	13,90,370	4,81,995
33	Forklift no 1 (3 Ton)	13-Feb-12	10,32,482	3,71,534	12,82,960	3,76,335
34	S-Type Metalic Conveyor-I (ECS-1)	13-Feb-12	9,85,529	3,54,638	10,82,677	2,88,714
35	FORK LIFT CAP-3 TON (FORK LIFT NO.12 MODAL NO.DVX30FS36HV MFG 2013) (From FBD Unit)	25-Oct-20	8,70,487	2,14,880	9,62,881	6,72,733
36	FORKLIFT CAP 3 TON	1-Apr-14	8,53,427	4,22,915	10,18,138	4,01,825
37	SEWAGE TREATMENT PLANT	31-Dec-14	8,25,000	4,47,987	9,66,189	3,81,322
38	PERMANENT MAGNETIC DRUM SEPARATOR (FOR SCRAP PROCESSING)	14-Feb-12	8,23,290	2,96,258	10,20,656	2,99,392
39	PERMANENT MAGNETIC DRUM (FOR DROSS PROCESSING) WITH VIBRO FEEDER WITH HOPPER	14-Feb-12	7,69,435	2,76,878	9,53,890	2,79,808
40	TRACTOR MODEL-ARJUN 605 (From Faridabad Unit)	6-Nov-20	7,12,727	35,636	-	-
41	Genset 125 KVA	25-Jan-11	5,92,119	3,77,645	6,94,054	4,10,186
42	HYDRAULIC SHEARING MACHINE (ALLEGATER)	30-Jun-17	5,44,363	3,30,776	6,10,785	3,42,040
43	Pluverizer m/c+Rotory sieve	5-Feb-13	5,35,503	2,26,911	5,78,302	1,85,057
44	VIBRATORY SCREEN	14-Feb-12	5,34,366	1,92,289	6,62,469	1,94,324



ANNEXURE A: PLANT & MACHINERY

S. No.	Particulars	Date of Capitalization	Gross Block (in Rs.)	Net Block (in Rs.)	GCRC (in Rs.)	Fair Value (in Rs.)
45	Electric power screw compressor with vertical air receiver E 22-7.5 No 2	13-Feb-12	5,22,957	1,88,184	5,76,631	1,84,522
46	Drop Down Dump Box (28 Nos.)	13-Feb-12	4,82,122	1,73,489	7,53,040	2,40,973
47	Day tank	13-Feb-12	4,71,408	1,82,787	7,36,305	2,35,618
48	CONVEYOR WITH VIBRATOR SCREEN TRIPLE DESK No.3	16-Feb-12	4,48,093	1,54,957	4,19,338	1,11,824
49	CONVEYOR WITH VIBRATOR SCREEN TRIPLE DESK No.4	16-Feb-12	4,48,093	1,54,957	4,19,338	1,11,824
50	FABRICATED STRUCTURE FOR ECS LINE	23-Feb-12	4,14,162	1,49,222	5,92,486	2,05,395
51	Steel storage tank fabricated for F.Oil	13-Feb-12	4,13,733	1,48,880	6,46,221	2,06,791
52	Steel storage tank fabricated for F.Oil	13-Feb-12	4,13,258	1,48,710	6,45,479	2,06,553
53	Ball Mill	30-Mar-12	4,13,060	1,49,573	5,12,082	1,50,211
54	Steel storage tank fabricated for Diesel	13-Feb-12	4,11,825	1,48,193	6,43,241	2,05,837
55	Ball mill drum	4-Jan-13	3,96,415	1,66,870	4,81,171	1,65,523
56	Automatic Mobile Flux Feeder	13-Feb-12	3,74,989	1,34,938	4,64,884	1,36,366
57	Air Compressor E22-8.5 std Version ELGI Make	18-Mar-16	3,59,608	2,22,131	3,95,772	2,02,635
58	Universal Testing M/c	13-Feb-12	3,42,017	1,23,074	4,05,948	1,08,253
59	Trolleys - No. of PCS -25	24-Mar-17	3,41,000	2,33,220	4,46,208	2,49,877
60	Hand pick Conveyor N o. 7	25-Apr-12	3,23,708	1,17,430	3,02,700	80,720
61	Hand pick Conveyor No.5 (Attached with Conveyor No.6)	7-Apr-12	3,23,308	1,17,203	3,02,326	80,620
62	Hand pick Conveyor No.6	11-Apr-12	3,23,308	1,17,191	3,02,326	80,620
63	Hand pick Conveyor No.2	7-Apr-12	3,23,308	1,17,203	3,02,326	80,620
64	S-Type inclined Metallic belt Conveyor	5-Nov-12	3,21,792	1,33,780	3,26,252	87,000
65	Conveyor flat belt slider	1-Mar-13	3,18,087	1,35,422	3,26,322	1,04,423
66	Conveyor flat belt slider	1-Mar-13	3,18,087	1,35,422	3,26,322	1,04,423
67	S-Type inclined Metallic belt Conveyor(Devcon Systems & Projects (P) Ltd.)	6-Apr-13	3,09,742	1,32,864	3,07,158	98,291
68	MICROSCOPE DEWINTER M.NO-(DMI VICTORY)	13-Feb-12	3,07,357	1,10,601	3,64,809	97,282
69	Lathe Machine Type 235/2 Sr.N.106	3-Feb-99	3,00,975	15,049	5,95,643	23,826
70	Day Tanks Structure with Overhead Shed Structure for Rain Protection	13-Feb-12	2,78,559	1,00,001	4,35,089	1,39,229



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ANNEXURE A: PLANT & MACHINERY

S. No.	Particulars	Date of Capitalization	Gross Block (in Rs.)	Net Block (in Rs.)	GCRC (in Rs.)	Fair Value (in Rs.)
71	Hydraulic shearing M/c (Aligator)	1-Sep-02	2,68,619	13,431	5,56,659	44,533
72	Jib crane 2T with hoist, panel & hook	12-Feb-13	2,68,037	1,13,700	3,58,928	1,32,085
73	UPS 25.0 KVA ONLINE	31-Dec-14	2,65,140	1,43,388	2,48,034	97,891
74	Rod Feeder Double Stand Machine	13-Feb-12	2,58,736	74,568	3,07,100	81,893
75	VIBRATING FEEDER FOR SCRAP PROCESSING (ECS LINE)	14-Feb-12	2,25,591	81,178	2,79,672	82,037
76	Cock fired curicbale furnaces with blowers 150 kg (8 Nos)	13-Feb-12	1,94,291	69,915	1,36,798	40,128
77	Alum. Melting Furnace with Bric lining	13-Feb-12	1,94,191	69,879	1,36,728	40,107
78	VIBRATING SCREEN (DOUBLE DECK)	29-Mar-12	1,75,977	63,714	2,18,164	63,995
79	VIBRATING SCREEN (TRIPLE DECK)	19-Feb-12	1,75,925	63,350	2,18,099	63,976
80	VIBRATING SCREEN (TRIPLE DECK) No.6	19-Feb-12	1,75,925	63,350	2,18,099	63,976
81	VIBRATING SCREEN (TRIPLE DECK) No.2	19-Feb-12	1,75,925	63,350	2,18,099	63,976
82	VIBRATING SCREEN (TRIPLE DECK)	20-Mar-12	1,75,925	63,615	2,18,099	63,976
83	Molten Metal Tansfer Ladle oz	14-Oct-15	1,75,000	1,03,486	1,94,605	90,297
84	Vibrating screen No.1	1-Mar-13	1,66,508	70,889	2,00,761	69,062
85	Watch Tower (As per Old design)	13-Feb-12	1,57,136	56,545	1,94,806	57,143
86	Dross Trolley (4 Nos.)	13-Feb-12	1,49,993	53,974	2,34,278	74,969
87	TRIPLE DECK VIBRO SCREEN (1200MM X 450 MM) 50/20/12	29-Mar-12	1,48,396	53,728	1,83,971	53,965
88	TRIPLE DECK VIBRO SCREEN (1200MM X 450 MM) 8/4/2 No.1	29-Mar-12	1,48,396	53,728	1,83,971	53,965
89	Fan pedestal & fan wall mounted	29-Jun-12	1,36,804	50,417	2,03,972	54,393
90	LAUNDER FOR FURNANCE	30-Nov-14	1,27,600	68,603	1,05,767	41,743
91	Trench Cover near Caster-1, Caster-3, D.G. & L.T. Room	13-Feb-12	1,21,423	82,752	1,50,532	91,824
92	Ball mill MS Fabricate	24-Jul-10	1,18,239	27,104	1,46,584	28,144
93	Blower High Pressure 5600CM	31-May-16	1,16,500	73,683	1,28,578	65,832
94	Duct Support Structure for Skelner Furnace	13-Feb-12	1,14,281	41,123	80,464	23,603
95	Sorted Scrap Bins (Roura) 12 Nos.	13-Feb-12	1,14,281	41,123	1,41,677	41,559



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ANNEXURE A: PLANT & MACHINERY

S. No.	Particulars	Date of Capitalization	Gross Block (in Rs.)	Net Block (in Rs.)	GCRC (in Rs.)	Fair Value (in Rs.)
96	Duct Support Structure for Rotary Furnace RB Furnance	13-Feb-12	99,996	35,983	70,406	20,652
97	Walkway Plateform for Caster - I, II	13-Feb-12	99,996	35,983	1,23,968	36,364
98	Cooling tower No 1	13-Feb-12	95,502	34,365	1,18,397	34,730
99	Cooling tower No 2	13-Feb-12	95,502	34,365	1,18,397	34,730
100	Molten Metal Transfer Laddle	13-Feb-12	85,711	30,843	1,03,034	32,971
101	Hand pick table no.2, 3 & 4	13-Feb-12	85,711	30,843	1,06,258	31,169
102	Vibrating screen (Triple deck) No.2	15-May-05	84,630	4,223	1,04,918	4,197
103	VIBRATING SCREEN	18-Feb-12	84,250	15,304	1,04,447	30,638
104	Sow Mould Bins 2 nos	13-Feb-12	78,568	28,272	97,403	28,572
105	POROSITY TESTING M/C GASTEK-700 (HYDROGEN GAS) (Vaccum M/c)	13-Feb-12	76,498	27,527	90,797	24,213
106	Fire safety instruments	13-Feb-12	73,552	26,468	91,184	26,747
107	Welding set M/c 3 Nos	13-Feb-12	67,658	24,346	70,776	22,648
108	Weighing Machine 3 Mt capacity	13-Feb-12	64,821	23,271	76,938	20,517
109	Weighing Machine 3 Mt capacity	13-Feb-12	64,821	23,271	76,938	20,517
110	Weighing Machine 3 Mt capacity	13-Feb-12	64,820	23,270	76,936	20,516
111	Weighing Machine 3 Mt capacity	13-Feb-12	64,820	23,270	76,936	20,516
112	Welding set M/c 3 Nos	13-Feb-12	64,284	23,132	67,246	21,519
113	Porosity Testing M/C Gasket	31-Dec-16	63,240	42,342	70,164	33,679
114	Watch Tower (As per New design)	13-Feb-12	57,140	20,561	70,838	20,779
115	TCT Circular Saw cutting machine	13-Feb-12	50,870	18,305	63,065	18,499
116	Launders for Saw Moulds (3 Nos.)	13-Feb-12	49,998	17,991	61,984	18,182
117	Weighing Machine 1 Mt capacity	13-Feb-12	45,810	16,446	54,373	14,499
118	Foundation Bolts with template alignment for 2 nos. Chimneys	13-Feb-12	42,855	15,422	53,129	15,584
119	Charging Table	13-Feb-12	42,855	15,422	53,129	15,584
120	Portable Contamination Monitor Battry Opretor	16-Apr-21	36,100	33,820	39,162	29,346
121	Duct Support Structure for Skelner Furnace	13-Feb-12	35,713	12,851	25,145	7,376



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ANNEXURE A: PLANT & MACHINERY

S. No.	Particulars	Date of Capitalization	Gross Block (in Rs.)	Net Block (in Rs.)	GCRC (in Rs.)	Fair Value (in Rs.)
122	Overhead Pipe Line bridge for F.O. & Diesel return overflow line	13-Feb-12	35,713	12,851	61,724	18,106
123	Copper Storage Room	13-Feb-12	35,713	12,851	44,274	12,987
124	Polishing Machine 1	13-Feb-12	35,517	12,780	44,031	12,916
125	NIBBLER HYDRAULIC M/C	18-Feb-12	33,029	11,892	40,815	13,061
126	Hardness Tester	3-Apr-14	30,850	15,299	35,440	13,231
127	Spectormeter spectomax CCD direct reading with accessories (LAB MAX CCD LMX3 117424102)	13-Feb-12	28,000	8,865	34,712	10,182
128	Magnatic Drum	12-May-01	27,510	1,375	49,109	1,964
129	Electronic weighing machine 150 Kgs	13-Feb-12	23,666	8,496	28,090	7,491
130	Welding set 2 PH 1 St	13-Feb-12	21,428	7,711	22,415	7,173
131	Welding set 2 PH	13-Feb-12	21,428	7,711	22,415	7,173
132	Charging Bucket	13-Feb-12	21,428	7,711	26,565	7,792
133	Coloumn for 10MT HB furnace for Cable tray	13-Feb-12	21,428	7,711	15,087	4,426
134	GRASS CUTTING M/C MOTORIZED 16"	6-Feb-18	18,000	12,518	20,773	12,408
135	Overhead Pipe Line bridge for water in Canteen Area	13-Feb-12	17,856	6,426	30,861	9,053
136	Plateform Trolley	13-Feb-12	15,714	5,655	24,544	7,854
137	Electronic Weighing machine 6 Kg capicity	13-Feb-12	14,546	5,222	17,265	4,604
138	Hopper	13-Feb-12	11,428	4,112	14,168	4,156
139	Weighing Bridge 60MT Avery - M.S. work with Main Inspection Hole Cover	13-Feb-12	10,714	3,855	12,717	3,391
140	10T Furnace Filter Box Holding Furnance (HA,HB,MA & MB)	13-Feb-12	7,143	2,570	5,029	1,475
141	M.S. Coloumn for F.O. & Diesel Tank area fencing	13-Feb-12	5,071	1,825	7,254	2,515
	TOTAL		13,83,79,830	5,35,15,772	14,09,86,700	5,06,56,259



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ANNEXURE B: ELECTRICAL INSTALLATION

S. No.	Particulars	Date of Capitalization	Gross Block (in Rs.)	Net Block (in Rs.)	GCRC (in Rs.)	Fair Value (in Rs.)
1	Transformer 1500KVA.	13-Feb-12	25,80,509	18,56,689	30,29,710	18,48,123
2	HT FUSE LINE	1-Mar-15	17,29,200	14,11,368	20,39,569	13,60,393
3	Street Light	13-Feb-12	15,74,746	11,33,039	19,48,190	11,68,914
4	Transformer at Hodal Plant	1-Jan-11	15,08,276	10,14,319	17,70,829	10,46,560
5	Sub-Lighting, Handling mcc panel	13-Feb-12	14,37,036	10,33,955	17,77,824	10,66,694
6	VCB 800A 350 MVA,	13-Feb-12	10,46,904	7,53,250	12,95,305	7,90,136
7	Pcc panel No1	13-Feb-12	7,88,151	5,67,079	8,91,590	5,34,954
8	Pcc panel No2	13-Feb-12	7,88,151	5,67,079	8,91,590	5,34,954
9	Pcc panel No3	13-Feb-12	7,88,151	5,67,079	8,91,590	5,34,954
10	Pcc panel No4	13-Feb-12	7,88,151	5,67,079	8,91,590	5,34,954
11	Capacitor panel	13-Feb-12	7,03,753	5,06,355	7,96,115	4,77,669
12	Distributors board	13-Feb-12	3,31,999	2,38,876	3,75,571	2,25,343
13	Distributed Board Lt panel	1-Apr-14	3,08,818	2,50,125	3,51,382	2,24,885
14	Penal HT No 1	13-Feb-12	1,76,245	1,26,807	1,99,376	1,19,626
15	Penal HT No 2	13-Feb-12	1,76,245	1,26,807	1,99,376	1,19,626
16	Penal HT No 3	13-Feb-12	1,76,245	1,26,807	1,99,376	1,19,626
17	Penal HT No 4	13-Feb-12	1,76,245	1,26,807	1,99,376	1,19,626
18	Penal HT No 5	13-Feb-12	1,76,245	1,26,807	1,99,376	1,19,626
19	Penal HT No 6	13-Feb-12	1,76,245	1,26,807	1,99,376	1,19,626
	TOTAL		1,54,31,317	1,12,27,134	1,81,47,110	1,10,66,285

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ANNEXURE C: FURNITURE/ FIXTURE

S. No.	Particulars	Date of Capitalization	Gross Block (in Rs.)	Net Block (in Rs.)	GCRC (in Rs.)	Fair Value (in Rs.)
1	Furniture & Fixture As per BOQ	31-Mar-19	7,81,319	5,58,440	9,41,806	5,27,411
2	Furniture & Fixture As per BOQ	31-Mar-19	5,02,632	3,59,251	6,05,875	3,39,290
3	Furniture & Fixture As per BOQ	31-Mar-19	3,90,856	2,79,360	4,71,140	2,63,838
4	Furniture & Fixture As per BOQ	31-Mar-19	1,71,637	1,22,676	2,06,892	1,15,860
5	Low Ht. Storage	13-Feb-12	1,30,707	6,535	1,96,517	-
6	450 mm Deep x 2100 Ht. storage	13-Feb-12	1,26,669	6,333	1,90,446	-
7	WOODEN CABIN & GLASS FITTING	31-Mar-14	1,23,270	29,549	1,66,890	26,702
8	Cabin	4-Jun-12	88,195	4,410	1,34,315	-
9	Side Unit Moudular	13-Feb-12	69,567	3,478	1,04,593	-
10	TABLE SS WITH FOLDING STOOL	4-Jan-18	53,600	32,018	69,609	33,412
11	Steel Almirah 4 Nos	20-Dec-12	50,085	7,325	72,458	-
12	Table as per Modular style 1500x600	13-Feb-12	49,276	2,464	74,086	-
13	CHAIR WITH ARM MODEL OS-5(Number 18)	31-Mar-12	49,075	2,454	73,784	-
14	Cabinet for QC (2400*750*400)	29-Jan-13	47,475	6,981	68,240	5,459
15	Wooden Cabins	31-Mar-12	46,483	2,324	69,887	-
16	Table for Chairman & ED	13-Feb-12	46,378	2,319	69,729	-
17	Window A.C. 1.5 Ton Make LG	13-Feb-12	45,054	2,253	53,815	4,305
18	Pantry Counters 550 mm	13-Feb-12	45,006	2,250	67,666	-
19	Partition of plain glass & laminated board	2-Sep-14	44,562	10,689	59,658	9,545
20	P/F Conference Table	13-Feb-12	39,936	1,997	60,043	-
21	Back Storage for ED & Chairman Cabin	13-Feb-12	38,890	1,945	58,471	-
22	3 Drawer modular Pedestal unit	13-Feb-12	38,648	1,932	58,107	-
23	Overhead storage 300mm deep	13-Feb-12	31,957	1,598	48,047	-
24	Steel Almirah	13-Feb-12	28,542	1,427	42,913	-
25	Table as per Modular style 1800*750	13-Feb-12	25,443	1,272	38,253	-
26	Table as per Modular style 1200*600	13-Feb-12	24,735	1,237	37,189	-
27	Celling fans 18 Nos	21-Apr-12	23,539	1,177	35,365	-
28	Reception table	13-Feb-12	23,189	1,159	34,864	-
29	Table Chair & Wheel for chair	13-Feb-12	20,630	1,032	31,017	-
30	Steel Rack 4 Nos	31-May-18	18,600	11,822	23,007	11,043



ANNEXURE C: FURNITURE/ FIXTURE

S. No.	Particulars	Date of Capitalization	Gross Block (in Rs.)	Net Block (in Rs.)	GCRC (in Rs.)	Fair Value (in Rs.)
31	Side Unit for the above Table	13-Feb-12	14,944	747	22,468	-
32	Table as per Modular style 2000*750	13-Feb-12	14,686	734	22,080	-
33	Discussion Room Table	13-Feb-12	14,171	709	21,306	-
34	TR-4 Ergona chair W/o ARMS	22-Sep-10	12,233	608	18,392	-
35	With Granite store Top	13-Feb-12	12,058	603	18,129	-
36	T-105, Delta office table clerk table	22-Sep-10	11,952	594	17,970	-
37	P/F 300 mm wide over head storage in Pantry	13-Feb-12	11,667	583	17,541	-
38	Freeze	13-Feb-12	11,451	573	17,216	-
39	TABLE FOR WORK STATION WITH THREE DRAWERS	31-Mar-14	8,775	2,103	11,880	1,901
40	Meeting Room Table	13-Feb-12	8,374	419	12,590	-
41	Chair	13-Feb-12	7,928	396	11,920	-
42	Washing Maching make LG.	22-Sep-10	7,700	314	11,577	-
43	TR-4 Ergona chair	22-Sep-10	7,033	350	10,574	-
44	Voltage Stabilizer 4 KVA	13-Feb-12	6,258	313	9,409	-
45	Cooler Desert	13-Feb-12	4,380	219	6,585	-
46	Almirah	13-Feb-12	4,239	212	6,373	-
47	Steel Almirah	22-Sep-10	3,350	167	5,037	-
48	CHAIR STEEL THREE SEATERS	31-Mar-14	3,168	759	4,289	686
49	Round table	22-Sep-10	1,700	84	2,556	-
50	Office Chair & Duplicate Key	13-Feb-12	1,136	57	1,708	-
	TOTAL		33,43,158	14,78,252	44,14,284	13,39,454



ANNEXURE D: OFFICE EQUIPMENT

S. No.	Particulars	Date of Capitalization	Gross Block (in Rs.)	Net Block (in Rs.)	GCRC (in Rs.)	Fair Value (in Rs.)
1	2.0 TR Highwall Split A.C.(A.C.Instal Charges)	13-Feb-12	6,57,209	32,860	7,85,000	62,800
2	HDX 6000 VIEW CODEC EAGLE EYE HD	13-Feb-12	2,75,958	13,798	2,75,686	4,411
3	1.5 TR Highwall Split A.C.(A.C.Instal Charges)	13-Feb-12	1,93,194	9,660	2,30,760	18,461
4	5.5 TR Dultable Split A.C.(A.C.Instal Charges)	13-Feb-12	1,91,880	9,594	2,29,190	18,335
5	Camera	24-May-12	1,53,035	7,652	1,51,396	2,422
6	TECHNET RADIO LINK WITH 4 ANTENA, CAT-6 CABLE	13-Feb-12	1,49,355	7,468	1,88,953	7,558
7	RO SYSTEM CAPACITY 250 LPH	25-Jul-14	1,35,750	6,717	1,65,733	6,629
8	GUYWIRE MAST	13-Feb-12	1,02,252	5,113	1,26,513	5,061
9	PANASONIC ADVANCE HYBRID IP KEY TELE. SYSTEM (KX-TDA 100 D)	13-Feb-12	99,870	4,994	1,26,349	5,054
10	Panaboard	14-Apr-13	77,313	3,866	96,899	-
11	50" HD PLASMA TV	13-Feb-12	72,587	3,629	67,426	2,697
12	Door Frame Metal Detector (6 Zone) with Installation Charges	30-Nov-21	64,000	43,711	67,824	43,408
13	-Smoke Detectore Model-SD Wireless 15 Nos	21-Sep-18	52,020	17,169	54,367	8,699
14	1.0 TR Highwall Split A.C.(A.C.Instal Charges)	13-Feb-12	51,173	2,559	61,123	4,890
15	DRV-32 Chabbel set	2-Jul-13	49,775	2,489	58,273	2,331
16	DVR-32 Channel	31-Aug-16	48,870	2,444	60,841	2,434
17	RO SYSTEM CAPACITY 75 LPH	25-Jul-14	46,947	2,323	57,316	2,293
18	Water coller	10-May-12	44,500	2,225	56,679	2,267
19	Projector	24-May-12	42,889	2,144	42,430	679
20	Water coller	21-May-11	41,500	2,075	53,848	2,154
21	AIR CONDITIONER 2T SPLIT TYPE	15-Jun-17	37,500	3,339	39,501	3,160
22	Table with 3 Draweers	24-Aug-13	36,850	1,843	52,151	-
23	Projector LCD	30-Jul-12	36,563	1,828	35,616	570
24	CAMERA	29-Jun-14	26,490	1,312	24,737	396
25	-Fire Ext Metal SPM Tec-4kg MS SP Red 2 Nos	21-Sep-18	25,786	8,510	31,355	7,024
26	Window A.C. 1.5 Ton	13-Feb-12	23,591	1,180	28,178	2,254
27	Air Conditionar Window 1.5 Ton	31-May-16	22,000	1,100	24,036	1,923
28	Window AC1.5 Ton Make LG along with steplizer	22-Sep-10	18,300	915	21,858	1,749
29	Cemera 1/3" CCD	15-Feb-13	17,087	854	16,597	266

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ANNEXURE D: OFFICE EQUIPMENT						
S. No.	Particulars	Date of Capitalization	Gross Block (in Rs.)	Net Block (in Rs.)	GCRC (in Rs.)	Fair Value (in Rs.)
30	Camera	13-Feb-12	16,313	816	16,297	261
31	CAMERA CCTV NIGHT VISION	29-Nov-14	12,630	625	12,175	195
32	File cabinet	24-Aug-13	10,862	543	15,372	-
33	Cooler Big 1 Nos.and Cooler Small 1 Nos.(=6000+3500)	28-Jun-21	9,500	9,060	9,828	6,369
34	-Standalone Fire Suppression system Map 5Kg SP Red 1 Nos	21-Sep-18	6,610	2,181	8,037	1,800
35	CAMERA	30-Aug-14	6,490	322	6,316	101
36	Cooler Big 1 Nos.(=5700)	18-Aug-21	5,700	5,032	5,851	3,791
37	TELEPHONE INSTRUMENT	13-Feb-12	5,533	277	7,031	-
38	-Hooter For Fire Alaram 4 Nos.	21-Sep-18	5,000	1,650	5,851	1,123
39	ROTATING MOTOR FOR CCTV CAMERA	29-Nov-14	4,421	219	4,262	68
40	CAMERA	29-Jun-14	4,000	198	3,735	60
41	Stablizer 05KVA 3Steps	15-Jun-17	3,500	312	4,136	165
42	POWER SUPPLY FOR CCD CAMERA	29-Nov-14	3,420	169	3,297	53
43	Stabilizer 4 KVA Voltage	13-Feb-12	3,129	-	3,871	155
44	CAMERA	31-Jul-14	3,000	148	2,875	46
45	POWER SUPPLY 16CH FOR CCD CAMERA	30-Aug-14	2,827	139	2,751	44
46	Window AC1.5 Ton Make LG along with steplizer	22-Sep-10	2,549	127	3,045	244
47	POWER SUPPLY OF CCTV 7AMP/12V	29-Nov-14	1,947	97	2,580	103
48	POWER ADAPTOR FOR CAMERA (2 AMP)	29-Nov-14	1,368	68	1,319	21
49	POWER SUPPLY FOR CCD CAMERA	29-Nov-14	679	33	655	10
50	STAND FOR CAMERA	29-Nov-14	631	31	608	10
	TOTAL		29,04,353	2,25,419	33,50,529	2,34,542

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ANNEXURE E: TUBEWELL						
S. No.	Particulars	Date of Capitalization	Gross Block (in Rs.)	Net Block (in Rs.)	GCRC (in Rs.)	Fair Value (in Rs.)
1	Tubewell	26-Mar-11	12,49,614	62,481	14,78,522	59,141
	TOTAL		12,49,614	62,481	14,78,522	59,141

ANNEXURE F: COMPUTER						
S. No.	Particulars	Date of Capitalization	Gross Block (in Rs.)	Net Block (in Rs.)	GCRC (in Rs.)	Fair Value (in Rs.)
1	Computer	13-Feb-12	2,62,784	13,139	3,02,267	4,836
2	16.6 TFT Monitor	13-Feb-12	76,859	3,843	1,08,568	1,737
3	Dell Desktop Optiplex 3080 MT(I3-4GB-1TB-DOS/3GB/1TB/No odd/Dos/3Yrs send from FBD to Hodal) 02 Nos (Note: Challan no. GP21-22/1/182)	10-Aug-21	56,000	56,000	56,125	30,233
4	UPS 800 VA	13-Feb-12	52,359	2,618	73,961	1,183
5	Computer system+UPS - 1 No	11-Feb-13	46,184	2,309	52,912	847
6	UPS 2 KVA OF SPECTRO MAX	13-Feb-12	45,760	2,288	64,639	1,034
7	LCD data Projector VPL-Ex60-- 1 No	14-Feb-09	43,350	2,168	61,235	980
8	Laptop Computer	31-Jul-17	38,990	1,950	38,990	624
9	LAPTOP COMPUTER	21-Sep-13	36,200	1,810	41,474	664
10	Dell Desktop Optiplex 3080 MT(I3-4GB-1TB-DOS/3GB/1TB/No odd/Dos/3Yrs send from FBD to Hodal) 01 Nos (Note: Challan no. GP21-22/1/188)	17-Aug-21	30,000	30,000	30,067	16,196
11	Computer system (CPU Core, TFT Monitor , UPS 725 VA)	31-May-15	29,860	1,493	29,860	478
12	Computer system+UPS - 1 No	12-Sep-12	27,123	1,356	31,075	497
13	Dell Desktop Optiplex 3080 MT(I3-4GB-1TB-DOS/3GB/1TB/No odd/Dos/3Yrs send from FBD to Hodal) 01 Nos (Note: Challan no. GP21-22/1/170)	3-Aug-21	26,450	26,450	26,509	14,279
14	Printer HP 1020	13-Feb-12	24,302	1,215	34,328	549
15	Computer system+UPS - 1 No	29-Sep-12	23,682	1,184	27,132	434

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ANNEXURE F: COMPUTER						
S. No.	Particulars	Date of Capitalization	Gross Block (in Rs.)	Net Block (in Rs.)	GCRC (in Rs.)	Fair Value (in Rs.)
16	Computer system+UPS - 1 No	29-Sep-12	23,681	1,184	27,131	434
17	Computer system (CPU Core, TFT Monitor , UPS 800 VA)	23-Nov-13	23,150	1,158	26,523	424
18	Computer system (CPU Core, TFT Monitor , UPS 800 VA)	12-Dec-13	22,987	1,149	26,336	421
19	Printer HP 1606	13-Feb-12	22,525	1,126	31,818	509
20	Computer, UPS 800 VA	13-Feb-12	22,115	1,106	25,438	407
21	Printer Laser Jet	13-Feb-12	21,734	1,087	30,701	491
22	N/W Switch 16 Port Gigabit	13-Feb-12	20,813	1,041	29,400	470
23	Computer system ---1 No	2-Apr-08	20,178	1,009	23,210	371
24	Computer system (CPU Core, TFT Monitor , UPS 800 VA)	13-Sep-13	19,945	997	22,851	366
25	PRINTER HP LASERJET-1136 MCF	31-Aug-17	16,600	830	17,577	281
26	Scanner of Panaboard UB5335	11-Jan-17	16,312	802	17,286	277
27	PRINTER HP MODEL NO.M1005 SR.NO.-VNC4L51886 (Main Office) 1 Nos.	27-Nov-20	15,678	9,027	15,783	4,377
28	PRINTER HP MODEL NO.M202dw SR.NO.-CNKNN8W1T4 (PPC Office) 1 Nos	27-Nov-20	13,597	7,829	13,689	3,796
29	CPU -- 1 No	18-Jul-08	11,322	566	15,993	256
30	Monitor TFT 18.5" (02 Nos Transfer from Faridabad to Hodal Challan no. GP21-22/1/209)	2-Sep-21	10,400	10,400	10,400	5,602
31	Printer HP Laserjet P-1020	19-Aug-13	9,400	470	12,861	206
32	PRINTER HP LASERJET P1020	26-Jul-14	9,400	470	10,497	168
33	Cable Cat 6 (305 M)	13-Feb-12	7,179	359	10,141	162
34	N/W Switch 8 Port Gigabit	13-Feb-12	6,454	323	9,117	146
35	Connector RJ 45	13-Feb-12	1,040	52	1,469	24
	TOTAL		11,34,413	1,64,203	13,57,361	93,760

ANNEXURE G: VEHICLE						
S. No.	Particulars	Date of Capitalization	Gross Block (in Rs.)	Net Block (in Rs.)	GCRC (in Rs.)	Fair Value (in Rs.)
1	Maruti OMNI HR38R 7030 (Ambulance)	28-Feb-12	2,76,961	13,791		-
	TOTAL		2,76,961	13,791		-

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