

CASE NO.: VIS (2022-23)-PL508-407-726

DATED: 27/12/2022

## 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)  
PLOT NO. 1, SECTOR-25, URBAN ESTATE, FARIDABAD, HARYANA

### OWNER/S

M/S. CENTURY NF CASTINGS

(A DIVISION OF M/S. CENTURY ALUMINIUM MANUFACTURING CO. LTD)

### REPORT PREPARED FOR

AXIS BANK, CORPORATE BANKING BRANCH, 4<sup>TH</sup> 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](http://www.rkassociates.org) for reference.

CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301

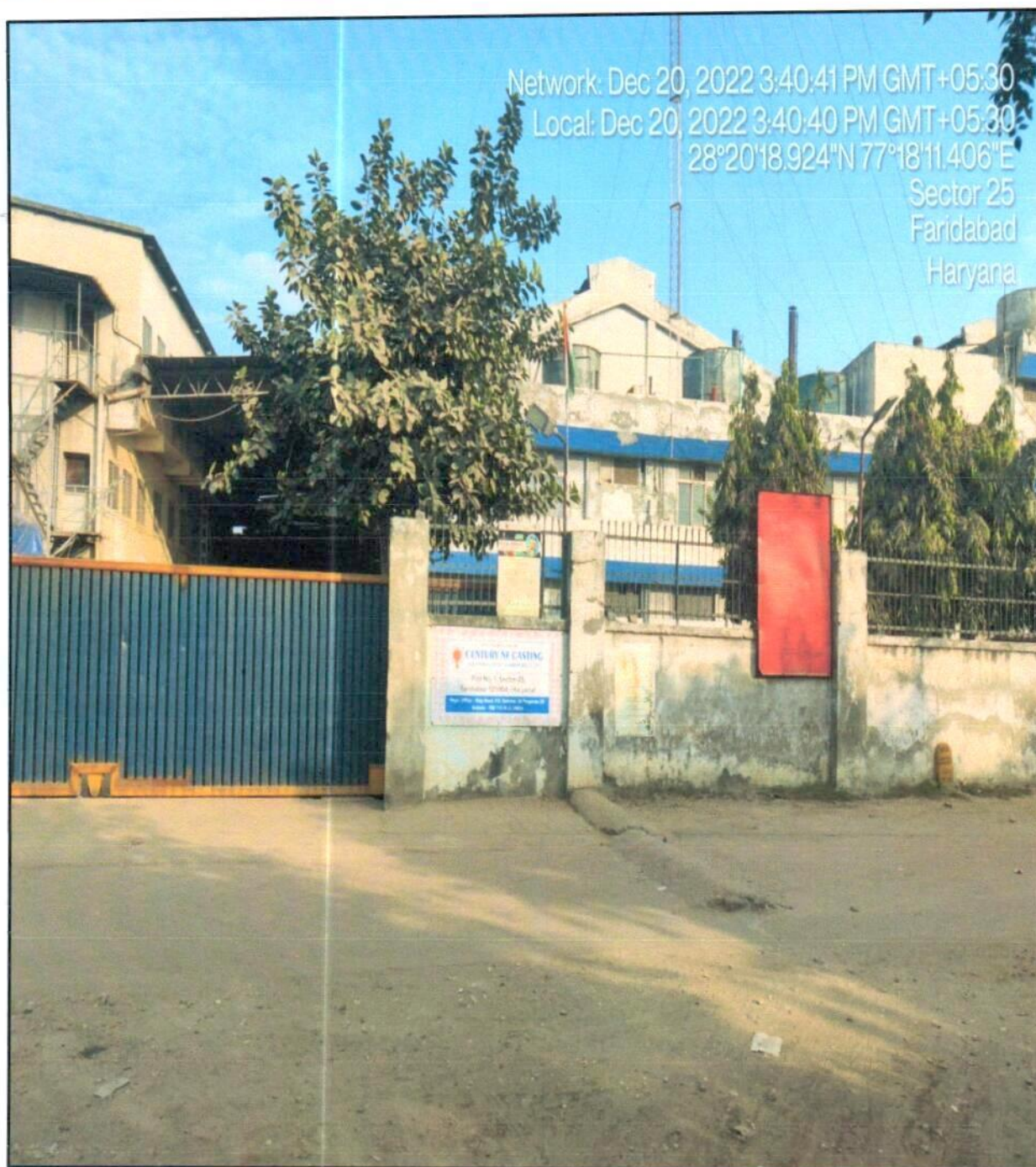
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**PART A**

**SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION**



**SITUATED AT**  
**M/S. CENTURY NF CASTINGS (A DIVISION OF CENTURY ALUM.MFG.CO.LTD)**  
**PLOT NO. 1, SECTOR-25, URBAN ESTATE, FARIDABAD, HARYANA**



**PART B**
**SUMMARY OF THE VALUATION REPORT**

S.NO.	CONTENTS	DESCRIPTION		
<b>1.</b>	<b>GENERAL DETAILS</b>			
i.	Report prepared for	Axis Bank, Corporate Banking Branch, 4th Floor, Ac Market Shakespeare Sarani, Kolkata		
ii.	Work Order No. & Date	Via mail Dated: 12/12/2022		
iii.	Name of Owner/s	M/s. Century NF Castings (A Division OF M/s. Century Aluminium Manufacturing Co. Ltd.)		
iv.	Name of Property Owner	M/s. Century NF Castings (A Division OF M/s. Century Aluminium Manufacturing Co. Ltd.)		
v.	Address & Phone Number of the owner	Plot No.1 Sector-25, Faridabad, Haryana		
vi.	Type of the Property	Industrial Plant		
vii.	Type of Valuation Report	Industrial Land & Building and Plant & Machinery Valuation		
viii.	Report Type	Plain Asset Valuation		
ix.	Date of Inspection of the Property	20 December 2022		
x.	Date of Valuation Assessment	27 December 2022		
xi.	Date of Valuation Report	27 December 2022		
xii.	Property Shown By	<b>Name</b>	<b>Relationship with Owner</b>	<b>Contact Number</b>
		Mr. M.A Rehman	Employee	+91-9818781717
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	<b>Documents Requested</b>	<b>Documents Provided</b>	<b>Documents Reference No.</b>
		Total <b>05</b> Documents requested.	Total <b>03</b> Documents provided.	<b>03</b>



		Property Title document	Conveyance Deed	Dated- 17 <sup>th</sup> March 1998
		Fixed Assets Register	Fixed Assets Register	Dated-31 <sup>st</sup> March 2022
		Approved Map	AutoCAD Drawing	---
		Last paid Electricity Bill	Not Available to us.	--
		Last paid Municipal Tax Receipt	Not Available to us.	--
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.25,50,00,000/-	
ii.	Total Expected Realizable/ Fetch Value	Rs.20,40,00,000/-	
iii.	Total Expected Distress/ Forced Sale Value	Rs.19,12,50,000 /-	

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.41	
h.	Enclosure 3	Photographs – Pages 42-50	
i.	Enclosure 4	Copy of Circle Rate – Pages 51	
j.	Enclosure 5	Copy of important Documents	
k.	Enclosure 6	Valuer's Important Remarks	



**PART C**

**CHARACTERISTICS DESCRIPTION OF THE ASSET**

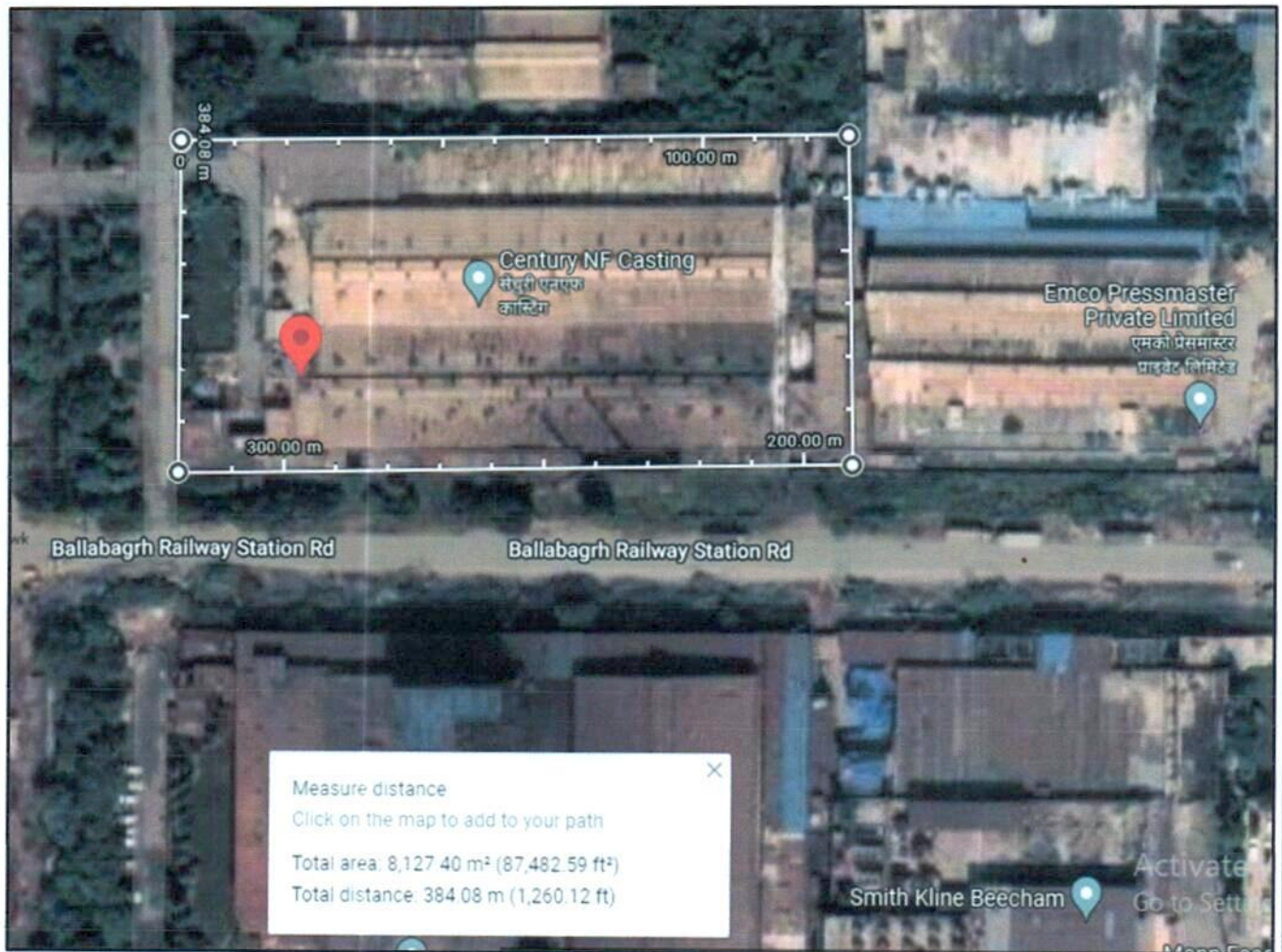
**1. BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION**





**Snapshot of the Asset/ Property Under Valuation**

This opinion on Valuation report is prepared for the property situated at the aforesaid address. The subject property was sold by HUDA via conveyance deed dated 17<sup>th</sup> March 1998. The land area admeasuring 9,800 sq. yds / 8,194 sq. mtr. As the subject site is large, we have verified the same through satellite measurement tools and it was observed that the total land area comes out to be ~8127 sqm, which is in-line with the area mentioned in the conveyance deed and the same has been considered in our valuation report. The subject property is an industrial property and located in the notified industrial area.



As per observation made during the site survey, the subject property is an industrial property having maximum G+2 structures built on it. Details of the building structure as per our physical measurement during the time of site survey is attached below:



**BUILDING VALUATION OF PROPERTY OF M/S CENTURY NF CASTINGS (A DIVISION OF CENTURY ALUM.MFG.CO.LTD) | SITUATED AT PLOT NO. 1, SECTOR-25, URBAN ESTATE, FARIDABAD, HARYANA**

SR. No.	Details of Building	Floor	Height in mtr	Type of Structure	Covered Area (in sq.mtr)	Covered Area (in sq ft)	Year of Construction
1	Admin Block	Ground Floor	4	RCC	435	4,686	1,998
2	Admin Block	First Floor	4	RCC	435	4,686	1,998
3	Admin Block	Second Floor	4	RCC	33	350	1,998
4	Admin Block	Second Floor	4	Brick Wall, truss Tin Shed	66	710	1,998
5	Labour Block	Ground Floor	4	RCC	70	750	1,998
6	Labour Block	First Floor	4	RCC	70	750	1,998
7	Labour Block	Second Floor	4	Brick Wall Tin Shed	70	750	1,998
8	Main Shed	Ground Floor	16	RCC Structure with truss, brick wall and Tin Sheet Roofing.	3,760	40,470	1,998
9	Side Coverd Shed	Ground Floor	6	Truss and Tin Shed	1,241	13,356	1,998
10	Side Coverd Shed	Ground Floor	6	Truss and Tin Shed	591	6,360	1,998
11	Back Cover Shed	Ground Floor	6	Brick Wall, truss and Tin Shed	156	1,674	1,998
12	Main Shed	Mezzanine Floor		Iron Slab only	306	3,290	1,998
<b>TOTAL</b>					<b>7,231</b>	<b>77,832</b>	

We have not received the approved building maps or technical specification of building of plant. Thus, we have relied upon physical measurement. The total built-up area as per physical measurement comes to be 7,231 Sqm which is under permissible FAR limit as per Haryana Building Bye-Laws. As per the information gathered on site during the survey the subject property is around 24 years old. Thus, the year of construction considered as 1998.

The main road approached to the subject property is Mathura road 120 ft. wide i.e ~2.5 KM away. All the basic and civic amenities are available within the close proximity of the subject property

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 NF Castings (A Division of Century Aluminium Manufacturing Co. Ltd.)
ii.	Constitution of the Property	Free hold, complete transferable rights
iii.	Since how long owners owing the Property	More than 20 Years
iv.	Year of Acquisition/ Purchase	1998
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	Amar Udhyog / Ballabhgarh Railway Station		
ii.	Postal Address of the Property	Plot No. 1, Sector-25, Urban Estate, Faridabad, 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: 28°20'17.8"N 77°18'12.4"E		
v.	Description of adjoining property	Industrial		
vi.	Plot No./ Survey No.	Plot No.- 01		
vii.	Village/ Zone	Sector-25		
viii.	Sub registrar	Faridabad, Haryana		
ix.	District	Faridabad		
x.	City Categorization	Metro City		Urban developed
xi.	Characteristics of the locality	Very Good		Semi Urban Developed Area
xii.	Property location classification	Near to Highway	Near to Metro Station	Near to Market
xiii.	Property Facing	West Facing		
xiv.	<b>Details of the roads abutting the property</b>			
	a) Main Road Name & Width	Mathura Road		120 Ft.
	b)Front Road Name & width	Main Sector 25 Road		120 Ft.



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	c)Type of Approach Road	Bituminous Road	
	d)Distance from the Main Road	~2.5 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.	<b>Boundaries schedule of the Property</b>		
a)	Are Boundaries matched	Yes from the available documents	
b)	<b>Directions</b>	<b>As per Conveyance Deed</b>	<b>Actual found at Site</b>
	East	Not mentioned in the documents.	Other Property
	West	Not mentioned in the documents.	Entry Gate/ Road
	North	Not mentioned in the documents.	Other Property
	South	Not mentioned in the documents.	Ballabhgarh Railway Station Road

<b>4.</b>	<b>TOWN PLANNING/ ZONING PARAMETERS</b>		
i.	Planning Area/ Zone	Haryana State Industrial and Infrastructure Development Corporation. (HSIIDC)	
ii.	Master Plan currently in force	DTCP Faridabad- Master Plan 2031.	
iii.	Municipal limits	Faridabad	
iv.	Developmental controls/ Authority	Haryana State Industrial and Infrastructure Development Corporation. (HSIIDC)	
v.	Zoning regulations	Industrial	
vi.	Master Plan provisions related to property in terms of Land use	Industrial	
vii.	Any conversion of land use done	NA	
viii.	Current activity done in the property	Industrial	
ix.	Is property usage as per applicable zoning	Yes	
x.	Any notification on change of zoning regulation	NA	
xi.	Street Notification	Industrial	
xii.	Status of Completion/ Occupational certificate	NA	NA
xiii.	Comment on unauthorized construction if any	Can't comment since no approved map provided to us.	
xiv.	Comment on Transferability of developmental rights	As per regulation of HSIIDC	
xv.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for Industrial purpose.	
xvi.	Comment of Demolition proceedings if any	No	
xvii.	Comment on Compounding/ Regularization proceedings	No	
xviii.	Any information on encroachment	No	
xix.	Is the area part of unauthorized area/ colony	No (As per general information available)	



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

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

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



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8.	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
	~1.4 KM	~2.6 KM	2 KM	~1 KM.	1.2 KM	2 KM	46 KM.
iv.	Availability of recreation facilities (parks, open spaces etc.)			Yes ample recreational facilities are available in the vicinity.			

9. MARKETABILITY ASPECTS OF THE PROPERTY:		
i.	Location attribute of the subject property	Very Good
ii.	Scarcity	Similar kind of properties are easily available on demand.
iii.	Market condition related to demand and supply of the kind of the subject property in the area	Good demand of such properties in the market.
iv.	Any New Development in surrounding area	None
v.	Any negativity/ defect/ disadvantages in the property/ location	No
vi.	Any other aspect which has relevance on the value or marketability of the property	Corner Plot

10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
i.	Type of construction	Structure	Slab
		RCC Framed structure. Steel frame structure	Reinforced Cement Concrete Tin Shed
ii.	Specifications	Walls	
	i. Roof	Floors/ Blocks	Type of Roof
		Please refer to the building sheet attached	
	ii. Floor height	Please refer to the building sheet attached	
	iii. Type of flooring	PCC, Pavers,	
	iv. Doors/ Windows	Aluminum flushed doors & windows	



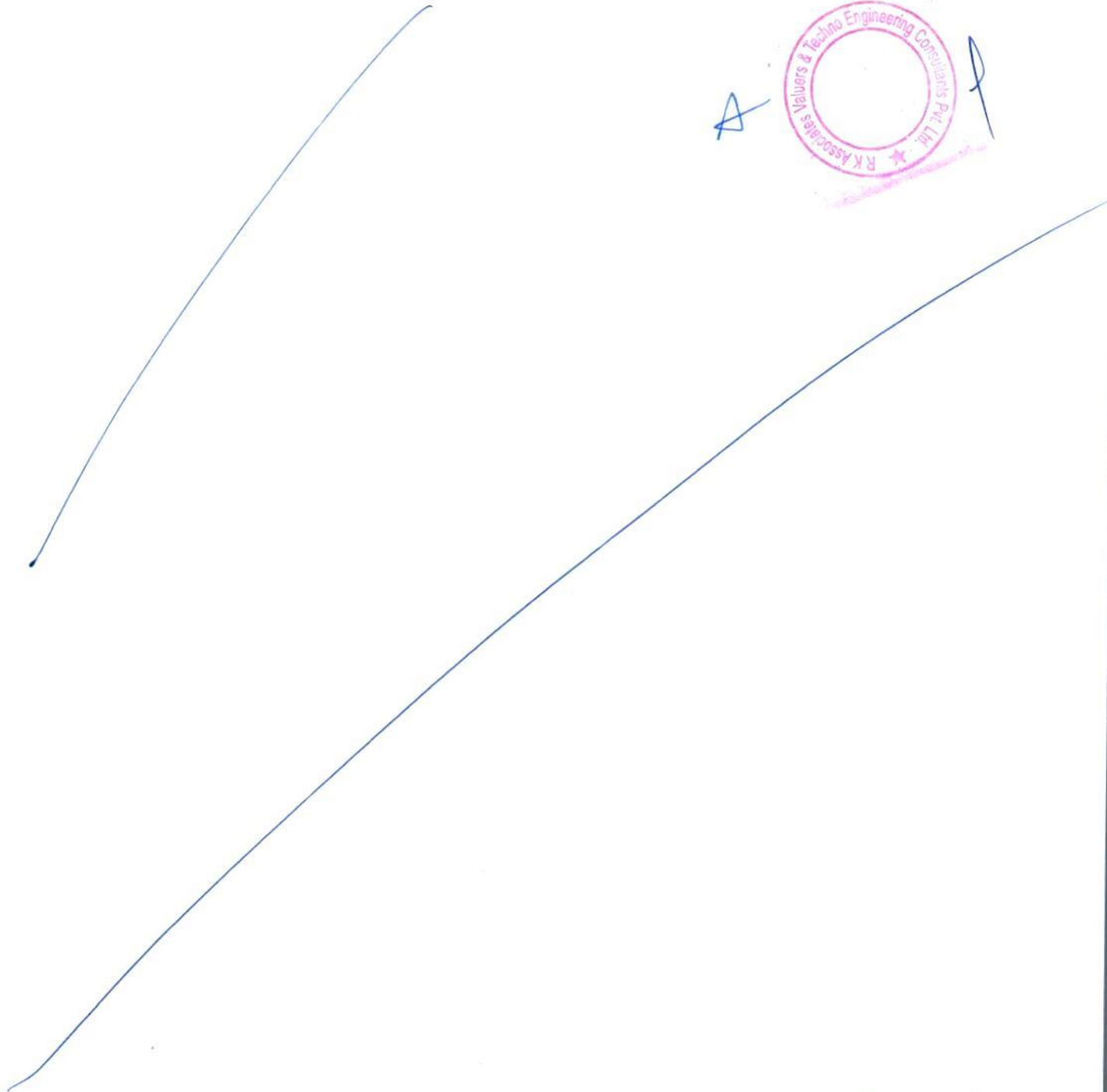
	v.	Class of construction/ Appearance/ Condition of structures	Internal - Class C construction (Simple/ Average)	
	vi.	Interior Finishing & Design	External - Class C construction (Simple/ Average)	
	vii.	Exterior Finishing & Design	Simple/ Average finishing, Simple Plastered Walls	
	viii.	Interior decoration/ Special architectural or decorative feature	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	Yes, but not so significantly	
iv.		Age of building/ Year of construction	24	1998
v.		Total life of the structure/ Remaining life expected	RCC-60 Years Tin Shed-45 Years	RCC- 36 Years Tin Shed- 21 Years
vi.		Extent of deterioration in the structure	Yes, Building need some maintenance.	
vii.		Visible damage in the building if any	Yes	
viii.		System of air conditioning	No	
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	Cannot comment since no approved map provided to us on our request	
	b)	Name of the office of the Authority	Cannot comment since no approved map provided to us on our request	
	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"/> Permissible Alterations
			<input type="checkbox"/> Not permitted alteration	<input type="checkbox"/> Not permitted alteration
	e)	Is this being regularized	No information provided	

#### 11. ENVIRONMENTAL FACTORS:

i.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No
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 vehicle and industrial pollution in the environment.



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





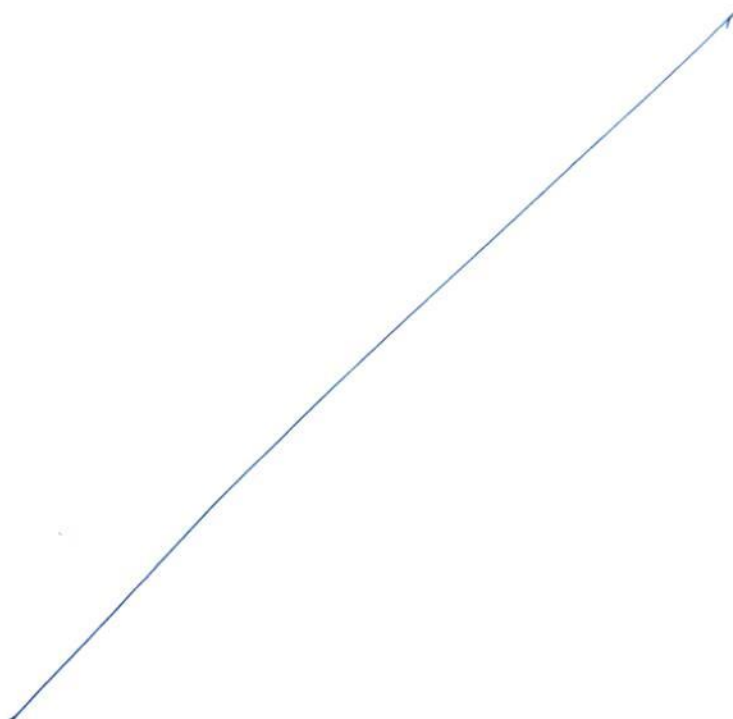
**PART D**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Land Area considered for Valuation	9,800 sq.yds (8194 sq.mtr)	
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	As per the Conveyance deed the total land area of the subject property is 9,800 sq.yds (8194 sq.mtr) and we also verified through Google coordinates of the same.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	<b>Built-up Area</b>	77,832 sq.ft (7231 sq.mtr)
	Area adopted on the basis of	Site survey measurement only since no relevant document was available	
	Remarks & observations, if any	As per the site survey the total covered area of the subject property is 77,832 sq.ft (7231 sq.mtr) which we have considered for this valuation report.	

**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 Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		12 December 2022	22 December 2022	27 December 2022	27 December 2022
ii.	Client	Axis Bank, Corporate Banking Branch, 4th Floor, AC Market Shakespeare Sarani, Kolkata			
iii.	Intended User	Axis Bank, Corporate Banking Branch, 4th 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 MISCELLANEOUS FIXED ASSET		INDUSTRIAL	INDUSTRIAL
		Classification		Income/ Revenue Generating 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: Acoount is under NPA 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. deptt. have to be taken care by Legal expert/ Advocate.			
viii.	Class/ Category of the locality	Middle Class (Ordinary)			
ix.	Property Physical Factors	Shape	Size	Layout	
		Rectangle	Medium	Good Layout	
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Metro City	Very Good	Near to Metro Station	Please refer to the building sheet attached
		Urban	Within main city	Near to Highway	



			Within urban developed area	Not Applicable	
		Property Facing			
		West Facing			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Industrial area			
xiii.	Neighbourhood amenities	Good			
xiv.	Any New Development in surrounding area	None		None	
xv.	Any specific advantage/ drawback in the property	Corner Property			
xvi.	Any specific drawback in the property	No			
xvii.	Property overall usability/ utility Factor	Normal			
xviii.	Do property has any alternate use?	No			
xix.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly			
xx.	Is the property merged or colluded with any other property	No, it is an independent singly bounded property			
xxi.	Is independent access available to the property	Clear independent access is available			



xxii.	Is property clearly possessable upon sale	Yes		
xxiii.	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.		
xxiv.	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.		
xxv.	Approach & Method of Valuation Used		Approach of Valuation	Method of Valuation
		Land	Market Approach	Market Comparable Sales Method
		Building	Cost Approach	Depreciated Reproduction Cost Method
xxvi.	Type of Source of Information	Level 3 Input (Tertiary)		
xxvii.	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:	M/s. Yadav Properties
			Contact No.:	+91-8742974123
			Nature of reference:	Property Consultant
			Size of the Property:	8,000 sq yds to 10,000 sq.yds
			Location:	Sector 25 Industrial Area
			Rates/ Price informed:	Around Rs. 20,000/- to Rs. 25,000/- per sq.yds.
			Any other details/ Discussion held:	As per the discussion with the property dealer of the subject locality we came to know that there old factories are available for sale and the land rate is within a range of around Rs. 20,000/- - Rs. 25,000/- per sq.yds.
		2.	Name:	M/s. Perfect Estate
			Contact No.:	+91-9873423580
			Nature of reference:	Property Consultant
			Size of the Property:	8,000 sq yds to 10,000 sq.yds
			Location:	Sector 25 Industrial Area
			Rates/ Price informed:	Around Rs. 20,000/- to Rs. 25,000/- per sq.yds.
			Any other details/ Discussion held:	As per the discussion with the property dealer of the subject locality we came to know that vacant plot is not available in this area however, old factories are available for sale



			and the land rate is within a range of around Rs. 20,000/- - Rs. 25,000/- per sq.yds.
		<b>NOTE: The given information above can be independently verified to know its authenticity.</b>	
xxviii.	Adopted Rates Justification	<p>As per our discussion with the property dealers and habitants of the subject location we have gathered the following information:-</p> <ol style="list-style-type: none"> <li>1. There is very less availability of vacant plots (having similar size as our subject property).</li> <li>2. Factories are available for sale and the land rate for the properties is around Rs. 20,000/- - Rs. 25,000/- per sq.yds.</li> </ol> <p>Based on the above information the adopted market rate of the land is <b>Rs.20,000/- per sq.yds.</b> for the purpose of this valuation assessment.</p> <p><b>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.</b></p>	
xxix.	<b>Other Market Factors</b>		
	Current Market condition	Normal	
		<b>Remarks: NA</b>	
		<b>Adjustments (-/+): 0%</b>	
	Comment on Property Salability Outlook	<b>Adjustments (-/+): 0%</b>	
	Comment on Demand & Supply in the Market	<b>Demand</b>	<b>Supply</b>
		Good	Moderate
		<b>Remarks: Good demand of such properties in the market</b>	
		<b>Adjustments (-/+): 0%</b>	
xxx.	Any other special consideration	<b>Reason: NA</b>	
		<b>Adjustments (-/+): 0%</b>	
xxxi.	Any other aspect which has relevance on the value or marketability of the property	<p>Property is located in notified industrial area..</p> <p>Valuation of the same asset/ property can fetch different values under different circumstances &amp; 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 &amp; market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time &amp; 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</p>	



		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.
		<b>Adjustments (-/+): 0%</b>
xxxii.	<b>Final adjusted &amp; weighted Rates considered for the subject property</b>	<b>Rs. 20,000/- per sq.yds</b>
xxxiii.	<b>Considered Rates Justification</b>	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.
xxxiv.	<b>Basis of computation &amp; working</b>	
	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> <li>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.</li> <li>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 &amp; 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.</li> <li>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.</li> <li>The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary &amp; tertiary market research and is not split into formal &amp; informal payment arrangements. Most of the deals takes place which includes both formal &amp; 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.</li> <li>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.</li> <li>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.</li> <li>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</li> </ul>	



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.

#### xxxv. **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



*poly*



and the subject unit is also approved within the Group Housing Society/ Township.

xxxvi. **SPECIAL ASSUMPTIONS**

NA

xxxvii. **LIMITATIONS**

NA

3. **VALUATION OF LAND**

	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs.11,000/- per sq.yds	Rs.20,000/- to Rs.25,000/- per sq.yds
b.	Rate adopted considering all characteristics of the property	Rs.11,000/- per sq.yds	Rs.20,000/- per sq.yds
c.	Total Land Area considered (documents vs site survey whichever is less)	9,800 sq.yds / 8194.048 sq.mtr.	9,800 sq.yds / 8194.048 sq.mtr.
d.	<b>Total Value of land (A)</b>	9800 sq.yds. x Rs.11,000/- per sq.yds <b>Rs. 10,78,00,000/-</b>	9800 sq.yds. x Rs.20,000/- per sq.yds <b>Rs.19,60,00,000 /-</b>

4. **VALUATION COMPUTATION OF BUILDING STRUCTURE**

BUILDING VALUATION OF PROPERTY OF M/S CENTURY NF CASTINGS (A DIVISION OF CENTURY ALUM.MFG.CO.LTD) | SITUATED AT PLOT NO. 1, SECTOR-25, URBAN ESTATE, FARIDABAD, HARYANA

SR. No.	Details of Building	Floor	Height in mtr	Type of Structure	Covered Area (In sq.mtr)	Covered Area (In sq.ft)	Year of Construction	Year of Valuation	Total Life Consumed (In year)	Total Economic Life (In year)	Salvage value	Depreciation Rate	Plinth Area Rate (In per sq.ft)	Gross Replacement Value (INR)	Depreciation (INR)	Depreciated Value (INR)	Deterioration	Depreciated Replacement Market Value (INR)
1	Admin Block	Ground Floor	4	RCC	435	4,686	1,998	2,022	24	60	5%	0.0158	1,300	60,91,800	23,14,884	37,76,916	0.10	33,99,224
2	Admin Block	First Floor	4	RCC	435	4,686	1,998	2,022	24	60	5%	0.0158	1,300	60,91,800	23,14,884	37,76,916	0.10	33,99,224
3	Admin Block	Second Floor	4	RCC	33	350	1,998	2,022	24	60	5%	0.0158	1,300	4,55,000	1,72,900	2,82,100	0.10	2,53,890
4	Admin Block	Second Floor	4	Brick Wall, truss Tin Shed	66	710	1,998	2,022	24	45	5%	0.0211	700	4,97,000	2,51,813	2,45,187	0.10	2,20,668
5	Labour Block	Ground Floor	4	RCC	70	750	1,998	2,022	24	60	5%	0.0158	1,300	9,75,000	3,70,500	6,04,500	0.10	5,44,050
6	Labour Block	First Floor	4	RCC	70	750	1,998	2,022	24	60	5%	0.0158	1,300	9,75,000	3,70,500	6,04,500	0.10	5,44,050
7	Labour Block	Second Floor	4	Brick Wall Tin Shed	70	750	1,998	2,022	24	45	5%	0.0211	700	5,25,000	2,66,000	2,59,000	0.10	2,33,100
8	Main Shed	Ground Floor	16	RCC Structure with truss, brick wall and Tin Sheet Roofing.	3,760	40,470	1,998	2,022	24	45	5%	0.0211	1,400	5,66,58,000	2,87,06,720	2,79,51,280	0.10	2,51,56,152
9	Side Covered Shed	Ground Floor	6	Truss and Tin Shed	1,241	13,356	1,998	2,022	24	45	5%	0.0211	400	53,42,400	27,06,816	26,35,584	0.10	23,72,026
10	Side Covered Shed	Ground Floor	6	Truss and Tin Shed	591	6,360	1,998	2,022	24	45	5%	0.0211	400	25,44,000	12,88,960	12,55,040	0.10	11,29,536
11	Back Cover Shed	Ground Floor	6	Brick Wall, truss and Tin Shed	156	1,674	1,998	2,022	24	45	5%	0.0211	700	11,71,800	5,93,712	5,78,088	0.10	5,20,279
12	Main Shed	Mezzanine Floor		Iron Slab only	306	3,290	1,998	2,022	24	45	5%	0.0211	500	16,45,000	8,33,467	8,11,533	0.10	7,30,380
<b>TOTAL</b>					<b>7,231</b>	<b>77,832</b>								<b>8,29,71,800</b>		<b>4,27,80,644</b>		<b>3,85,02,580</b>

**Remarks:**

- All the details pertaining to the building area statement such as area, floor, etc has been taken from the site measurement during the survey.
- The subject property is constructed with different type of structures.
- The valuation is done by considering the depreciated replacement cost approach.
- We have taken the year of construction from information provided to us during the survey.
- As per our site survey we have observed the maintenance of the building is average.
- We have considered the covered area as per the measurement done during the site survey i.e 77,832 sq.ft only.



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.)	----	Rs.3,50,000/- (for compound wall)
e.	<b>Depreciated Replacement Value (B)</b>	<b>Rs.NA/-</b>	<b>Rs. 3,50,000/-</b>
f.	<b>Note:</b> <ul style="list-style-type: none"> <li>Value for Additional Building &amp; 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.</li> </ul>		



**PART F**
**CHARACTERISTICS DESCRIPTION OF PLANT/ MACHINERY**

TECHNICAL DESCRIPTION OF THE PLANT/ MACHINERY				
Nature of Plant & Machinery	Preparation of Aluminium and Zinc Ingots and Alloys from scrap			
Size of the Plant	Medium scale Plant			
Type of the Plant	Semi Automatic			
Year of Installation/ Commissioning/ COD (Commercial Operation Date)	Plant was commissioned in the year of 1998 and achieved COD in year 2000.			
Production Capacity	Aluminum Ingots- 24,480 MTPA Zinc Ingots- 4,200 MTPA As per the information provided verbally by the company representative to our team at the site			
Capacity at which Plant was running at the time of Survey	No information available since Plant was non-operational during the survey.			
Number of Production Lines	6 (As per the information provided verbally by the company representative to our team at the site)			
Condition of Machines	Requires proper maintenance.			
Status of the Plant	Unoperational			
Products Manufactured in this Plant	Aluminum and Zinc Based alloy ingots			
Recent maintenance carried out on	No recent maintenance information provided to us regarding machineries.			
Recent upgradation, improvements if done any	NA			
Total Gross Block & Net Block of Assets	As on 31/03/2022			
	SUMMARY OF PLANT & MACHINERY M/S. CENTURY NF CASTINGS (A DIVISION OF CENTURY ALUM.MFG.CO.LTD) PLOT NO. 1, SECTOR-25, URBAN ESTATE, FARIDABAD, HARYANA			
	S.no	Particulars	Gross Block	Book Value as on 31/03/2022
	1	Plant and Machinery	₹ 6,15,05,879	₹ 1,51,39,345
	2	Electrical Installations	₹ 71,81,666	₹ 34,09,877
	3	Furniture and Fixtures	₹ 55,08,116	₹ 3,12,412
	4	Office Equipments	₹ 30,95,309	₹ 4,11,249
	5	Computre and Softwares	₹ 72,49,008	₹ 7,73,401
	6	Tools and Equipments	₹ 1,46,608	₹ 10,741
	Grand Total		₹ 8,46,86,586	₹ 2,00,57,026
Any other Details if any	NA			
MANUFACTURING PROCESS				



CNFC (F)		PROCESS FLOW CHART					
PROTO TYPE		PRELAUNCH		PRODUCTION			
PART NO. :-		DOC. NO. :- CNFC/DOC/PFD/01		Present nos.			
ENGG CHANGE LEVEL :-		REV. NO. :- 05		operation		17	
PART NAME :- Aluminum Alloy ADC-12		EFF. DATE :- 12.01.18		Inspection		08	
CUSTOMER NAME -MSIL		ORG. DATE :- 01.12.04		Transport		02	
○ OPERATION	◇ INSPECTION	→ TRANSPORT	□ DELAY	▽ STORAGE	Delay	00	
					Storage	01	
PREPARED BY :- R.PATEL					Total	28	
REVIEWED BY :- P.N.PARSAD					APPROVED BY :- UMESH MISHRA		
S. NO	DESCRIPTION	Incoming source of Variation	SYMBOL				
			OPERATION	INSPECTION	TRANSPORT	DELAYED	STORAGE

10	Raw Material Unloading & Sampling Inspection	% of Impurities					
20	Raw Material Sorting as per batch. (Material Sorting by to reduce impurities as pure Zn, Cu, Mg, & Brass Etc.)	% of Impurities					
30	OK material transferred to per batch. (with CFMT-552)	Variation in Weight					
40	Furnace Cleaning by cleaning tool.	Impurities % Increase					
50	Raw material Charge Into the furnace. (Material charge into furnace in two steps	Cycle time Increase					
60	Raw material Melt. (temp. 680-720°C)	Melting loss if temp. increase					
70	Fluxing and drossing	Low Recovery					
80	Check Chemical composition of melt material.	Composition variation					
90	Make correction in melt material as per requirement.	Wrong material Produced					
100	Fluxing & Degassing. (By flux feeder and N <sub>2</sub> gas) minimum 8 minutes	Porosity					
110	Check Gas level by vacuum apparatus.	Porosity					
120	Pre heating, Cleaning and coating of moulds. (Cleaning by air and coating of moulds by graphite refine oil)	Surface finish dull					
130	Check Chemical composition of Alloy at final stage.	Composition Variation					
140	Spout Opening. ((temp. 680-740°C)	Low temp distributor chock					
150	Double Filtration of aluminum (By filter cloth 200 & 400 mesh spec.)	Inclusion in ingot					
160	Start Pouring with Continuous casting machine.	----					



170	Button samples for checking of chemical composition during pouring in regular intervals.	Composition variation							
180	Skimming of material. (By horizontal caster skimming Tool)	Oxide increase							
190	Punching of Alloy code and batch code (manually)	Batch mixing							
200	Cooling of moulds (water spray from Outside of moulds)	Ingot not remove from mould							
210	Visual Inspection of ingots (for surface finish, overflow, size of ingots etc.)	Bad Surface							
220	Segregation of Alloy Ingot	Un satisfactory material dispatch							
230	Stacking of ingots.	----							
240	Micro & Macro analysis of ingots. ( customer req.)	Porosity							
250	Weighment of finish goods.	Weight variation							
260	Material Shifted to finish Goods Area with Weighment slip.	-----							
270	Storage of finish Goods in finish goods stores.	-----							
280	Packing & Color Coding	As per Customer Requirement							

#### TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY

1. Technology Type/  
Generation Used in  
this Plant

Semi-Automatic

Technological Collaborations  
If Any

No

Current Technology used for  
this Industry in Market

Automatic

#### RAW MATERIALS REQUIRED & AVAILABILITY

Type of Raw Material

Aluminium and Zinc 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.

#### AVAILABILITY & STATUS OF UTILITIES

Power/ Electricity

Yes, power connection from (Dakshin Haryana Bijli Vitran Nigam) DHBVN, Haryana

Water

Available through submersible pump.

Road/ Transport

Available

#### COMMENT ON AVAILABILITY OF LABOUR

Availability

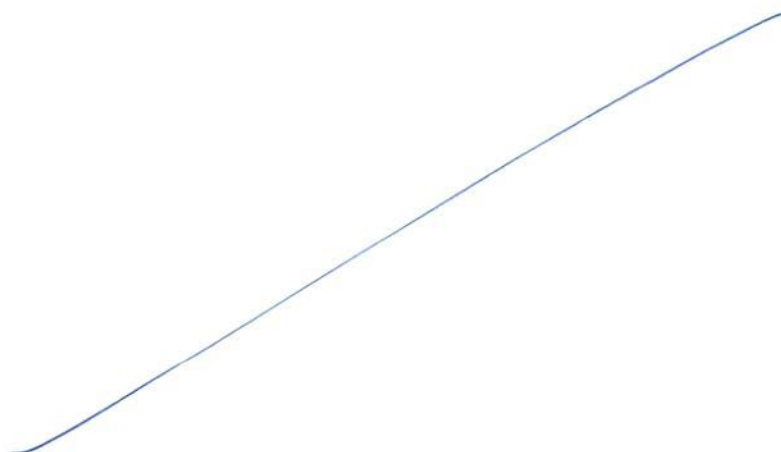
Appears to be easily & adequately available.

Number of Labours working in  
the Factory

Total employee currently working is 25  
Company's Own Employee = 25  
Contract Basis = 0



	Currently, the plant is non-operational only admin office work is going on this site.
<b>SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY</b>	
	Strategic Sale as part of the ongoing concern company.
	<b>Reason:</b> 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
<b>DEMAND OF SUCH PLANT &amp; MACHINERY IN THE MARKET</b>	
	Appears to be moderate as per general information available in public domain.
<b>SURVEY DETAILS</b>	
	Plant has been surveyed by our Engineering Team on dated 20/12/2022
	Site inspection was done in the presence of Company's Employee Mr. M.A Rahman who were available from the company to furnish any specific detail about the tangible assets.
	Our team examined & verified the machines and utilities from the FAR provided by the Company. Only major machinery, process line & equipment has been verified.
	Photographs have also been taken of all the Machines and its accessories installed there.
	Plant was found Non-operational during the survey only official admin work was going on there.
	Details have been cross checked as per the documents provided to us by the company and what was observed at the site.
	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.
	Site Survey has been carried out on the basis of the physical existence of the assets rather than their technical expediency.
	As per the survey we observed most of the plant and machinery total useful life is over so they have been valued accordingly.
	As per the overall site visit summary, Plant appeared to be in average condition and plant need maintenance.







**PART G**
**PROCEDURE OF VALUATION ASSESMENT – PLANT & MACHINERY**

1.		GENERAL INFORMATION			
i.	Important Dates	Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		12 December 2022	22 December 2022	27 December 2022	27 December 2022
ii.	Client	Axis Bank, Corporate Banking Branch, 4th Floor, AC Market Shakespeare Sarani, Kolkata			
iii.	Intended User	Axis Bank, Corporate Banking Branch, 4th 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.			
viii.	Identification of the Assets	<input checked="" type="checkbox"/>	Cross checked from the name of the machines mentioned in the FAR/ Inventory list name plate displayed on the machine		
		<input checked="" type="checkbox"/>	Identified by the company's representative		
		<input type="checkbox"/>	Identified from the available Invoices		
		<input type="checkbox"/>	Identification of the machines could not be done properly		
		<input type="checkbox"/>	Due to large number of machines, only major production lines & machines have been checked		
		<input type="checkbox"/>	Physical inspection of the machines could not be done		
ix.	Type of Survey conducted	Full survey (inside-out with approximate sample random measurements verification & photographs).			

2.	ASSESSMENT FACTORS		
i.	Nature of the Valuation	Fixed Assets Valuation	
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	<b>Nature</b> LAND & BUILDING, PLANT & MACHINERY & OTHER MISCELLANEOUS FIXED ASSET	<b>Category</b> INDUSTRIAL
		<b>Classification</b>	<b>Type</b> INDUSTRIAL PLANT & MACHINERY
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	Under Normal Marketable State	
		<b>Reason:</b> Asset under free market transaction state	



	(Premise of Value as per IVS)				
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	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
vi.	Neighbourhood amenities	Good			
vii.	Any New Development in surrounding area	None			
viii.	Any specific advantage/ drawback in the plant and machines	No			
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.	<b>CONSOLIDATED PLANT &amp; MACHINERY VALUATION</b>	
	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.	<b>Basis of computation &amp; working</b>	
xvii.	<b>Main Basis:</b> <ol style="list-style-type: none"> <li>d. <b>Basic Methodology:</b> For arriving at fair market value of P&amp;M &amp; other fixed assets our engineering team has rationally applied the mixture of <u>the 'cost approach (depreciated replacement cost)'</u>. The fair market value of Plant &amp; Machinery on the date of valuation is its cost of reproduction &amp; commissioning on that date less the depreciation &amp; 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.</li> <li>e. Core P&amp;M Asset Valuation is done keeping in mind various factors like technology used, machines availability, its condition, average age, maintenance &amp; service and parts replacement availability of the machines and more importantly demand in the market.</li> <li>f. Main Machinery of this Plant are specific purpose machines used for the aluminium and Zinc deoxidizer ingots with auxiliary equipment's are Furnace, FO Tank, band saw, ball mill machine, motors and drives, DG set, Bailing Press etc. among other auxiliary machinery for running the plant which limits its realizable value to specific purpose.</li> <li>g. The main data point for the Valuation of Plant &amp; Machinery is the Fixed Asset Register maintained by the company. Plant &amp; 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 &amp; Machinery, Electrical equipment's, Furniture &amp; 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 &amp; Machinery valuation.</li> <li>h. 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.</li> <li>i. For calculating Replacement Cost of the machines as on date, Cost Inflation Index is taken into consideration since this Plant is 22 years old and since then fluctuation has occurred in the prices of machinery and industrial commodities</li> <li>j. 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,</li> </ol>	



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.

- k. 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.
- l. **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.
- m. 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.
- n. 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.
- o. 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:

- p. 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.
- q. 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.
- r. 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.
- s. 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.
- t. 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.
- u. 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

- a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- b. 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.

- c. 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.
- d. 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.
- e. 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

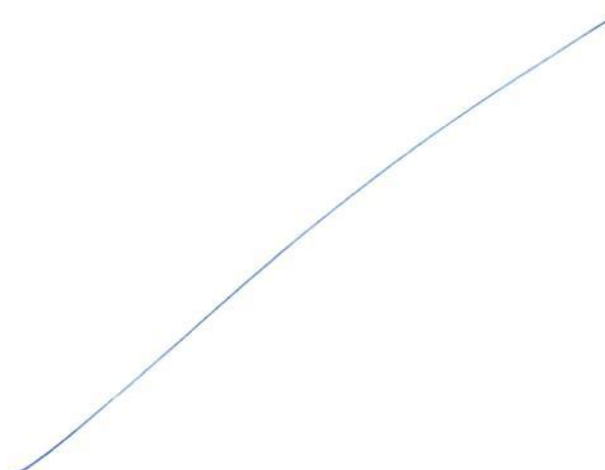
xx. **LIMITATIONS**

None





SUMMARY OF PLANT & MACHINERY M/S. CENTURY NF CASTINGS (A DIVISION OF CENTURY ALUM.MFG.CO.LTD) PLOT NO. 1, SECTOR-25, URBAN ESTATE, FARF2:K14IDABAD, HARYANA					
S.no	Particulars	Gross Block	Book Value as on 31/03/2022	Estimated Reproduction Cost of the Asset	Fair Market Value
1	Plant and Machinery	₹ 6,15,05,879	₹ 1,51,39,345	₹ 8,17,81,150	₹ 1,54,52,384
2	Electrical Installations	₹ 71,81,666	₹ 34,09,877	₹ 1,09,46,938	₹ 28,05,778
3	Furniture and Fixtures	₹ 55,08,116	₹ 3,12,412	₹ 1,32,87,217	₹ 6,87,809
4	Office Equipment's	₹ 30,95,309	₹ 4,11,249	₹ 38,85,711	₹ 3,93,603
5	Computer and Software's	₹ 72,49,008	₹ 7,73,401	₹ 94,16,749	₹ 5,61,934
6	Tools and Equipment's	₹ 1,46,608	₹ 10,741	₹ 1,99,164	₹ 9,958
<b>Grand Total</b>		<b>₹ 8,46,86,586</b>	<b>₹ 2,00,57,026</b>	<b>₹ 11,95,16,929</b>	<b>₹ 1,99,11,466</b>
<b>Remarks:</b>					
1. Assets items pertaining to M/S. Century NF Casting (A division of Century Aluminium Manufacturing Co. Limited situated at is considered in the valuation assessment.					
2. M/S. Century Aluminium Manufacturing Co. Limited has provided us the Fixed Assets Register (FAR) of the company for the purpose of valuation.					
3. For evaluating the useful life for calculation of depreciation, chart of companies act 2013 are preferred.					
4. Useful life of Primary machines like Melting Furnace, pumping machine, automatic flux feeder machine, hydraulic machine, bailing press machine, shearing machine, chimney, grinding machine etc. is taken as 10 to 20 years.					
5. For evaluating the Gross Current Reproduction Cost of the machines and equipment, we have adopted the cost approach methodology (cost indexation factor).					
6. In our Valuation we have not considered the assets such as discarded assets, not found assets and other locations assets which is mentioned in the (Fixed Assets Register) FAR provided to us by the bank/Client.					
7. During the site visit, the plant was in non-operational condition and only official admin work has been going on there during the survey. We have not considered the vehicles in our valuation report.					







**PART H**
**CONSOLIDATED VALUATION ASSESSMENT OF THE PLANT**

S.No.	Particulars	Book Value dated 31-03-2022	Indicative & Estimated Prospective Fair Market Value
a.	Land Value (A)	Rs. 51,96,047/-	Rs.19,60,00,000 /-
b.	Building Value (B)	Rs. 1,20,88,718/-	Rs.3,85,02,580 /-
c.	Additional Aesthetic Works Value (C)	NA	Rs.3,50,000 /-
d.	Plant & Machinery and Other Fixed Assets Value (D)	Rs. 2,00,57,026/-	Rs.1,99,11,466 /-
e.	<b>Total Add (A+B+C+D)</b>	<b>Rs. 3,73,41,791/-</b>	<b>Rs.25,47,64,046 /-</b>
f.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
g.	Deductions charged if any	---	---
	Details/ Justification	---	---
h.	<b>Total Indicative &amp; Estimated Prospective Fair Market Value</b>	---	<b>Rs.25,47,64,046 /-</b>
i.	<b>Rounded Off</b>	---	<b>Rs.25,50,00,000/-</b>
j.	<b>Indicative &amp; Estimated Prospective Fair Market Value in words</b>	---	<b>Rupees Twenty Five Crore and Fifty Lakh Only</b>
k.	<b>Expected Realizable Value (@ ~20% less)</b>	---	<b>Rs.20,40,00,000/-</b>
l.	<b>Expected Distress Sale Value (@ ~25% less)</b>	---	<b>Rs.19,12,50,000 /-</b>
m.	<b>Concluding Comments/ Disclosures if any</b>		
	<p>a. In this plant the purchaser will be upper hand since the plant has been non-operational from the last two –three years therefore the realizable values has been given accordingly.</p> <p>b. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>c. This valuation has been conducted by R.K Associates Valuers &amp; Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>d. 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.</p> <p>e. 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</p>		



Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.

- f. 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.
- g. 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.
- h. 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.
- i. 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.
- j. 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.

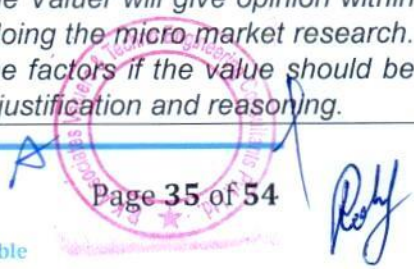
n. **IMPORTANT KEY DEFINITIONS**

**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.



**o. 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--- Copy of important documents
- Enclosure VI: 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](mailto: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](mailto: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.




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**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](http://www.rkassociates.org) for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Parveen Sharma & Shahid	Rahul Gupta	Abhinav Chaturvedi
		



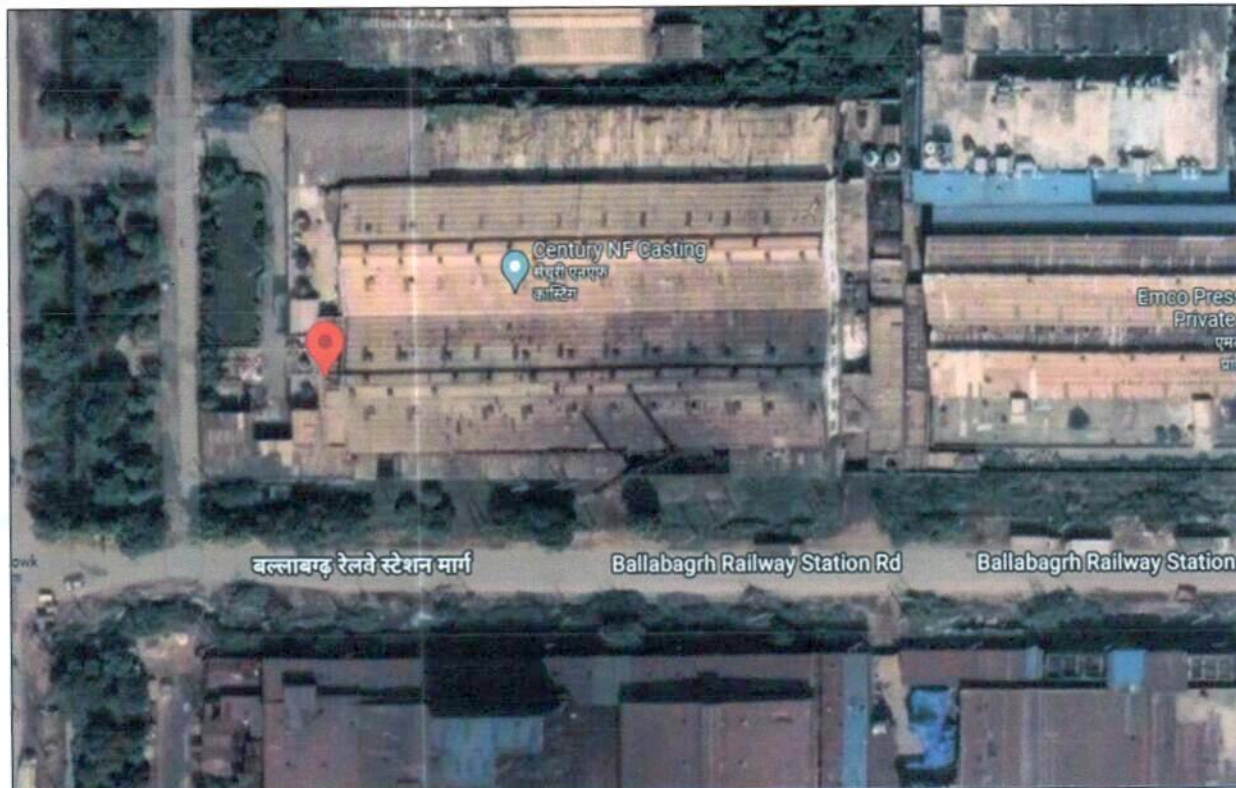
**ENCLOSURE: 1 - PRICE TRENDREFERENCES OF THE SIMILAR RELATED  
PROPERTIES AVAILABLE ON PUBLIC DOMAIN**

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





**ENCLOSURE: 2 – GOOGLE MAP LOCATION**





**ENCLOSURE: 3- PHOTOGRAPHS OF THE PROPERTY**



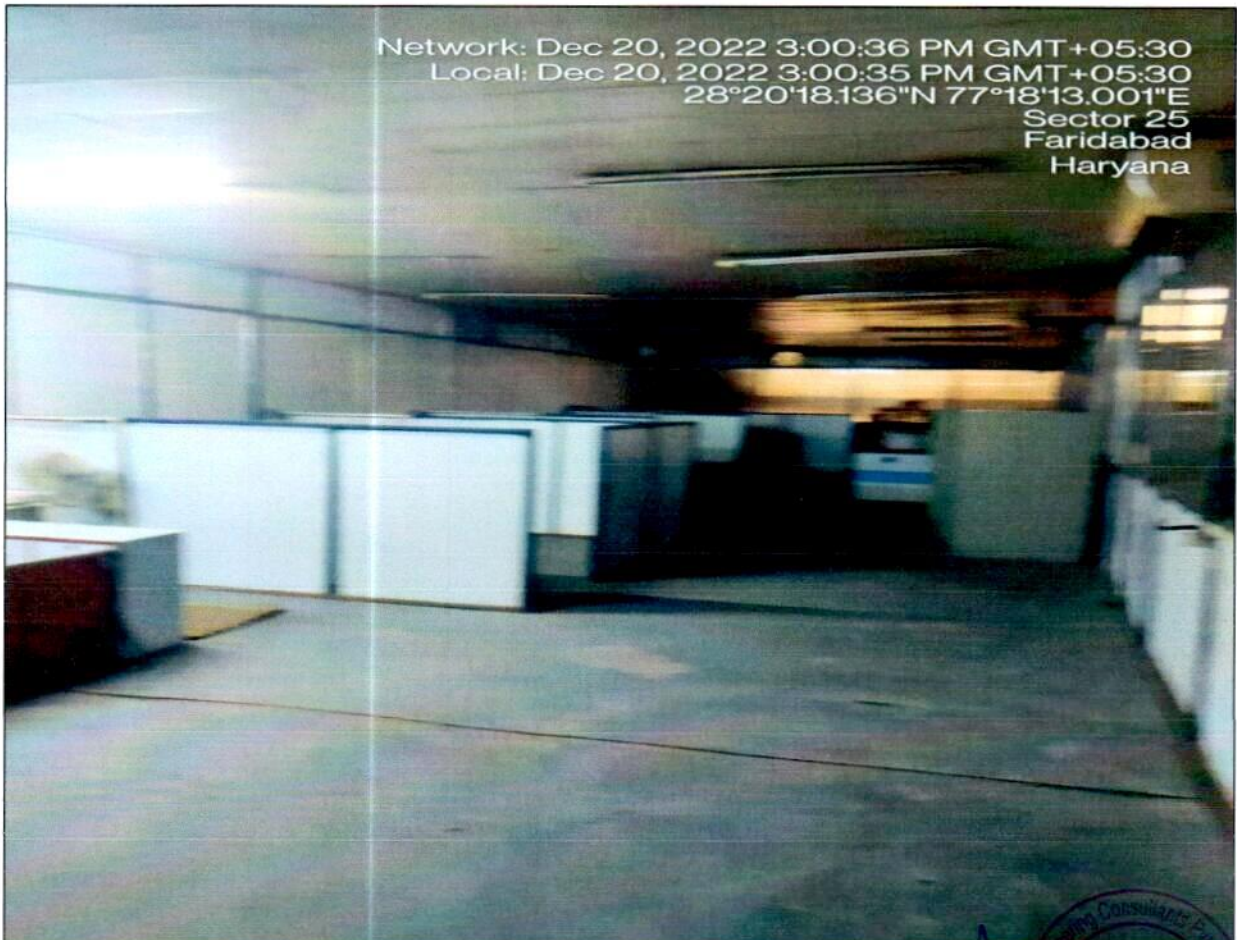




































**ENCLOSURE: 4- COPY OF CIRCLE RATE**


**PROPOSED OF COLLECTOR RATES IN URBAN / RURAL AREA OF TEHSIL BALLABGARH 01-01-2022 to 31-12-2022**


**COLLECTOR RATES OF INDUSTRIAL AREA**


PRESENT RATE 2020-2021		PROPOSED RATES 01-01-2022 to 31-12-2022												
Sr. No.	Name of Village	1- SQ YDS To 500 Sq YDS	500 SQ YDS To 1000 Sq YDS	MORE THAN 1000 TO 2500 SQ YDS	MORE THAN 2500 SQ YDS TO 1 ACRE	ONE ACRE TO TWO ACRE SqYds	ABOVE TWO ACRE Per SqYds	MORE THAN 1500 Sq Yds TO 500 SQ YDS	MORE THAN 500 TO 1000 SQ YDS	MORE THAN 1000 TO 2500 SQ YDS	MORE THAN 2500 SQ YDS TO 4840 Sq Yds	MORE THAN 4840 Sq Yds TO 9620 Sq Yds	MORE THAN TWO ACRE TO FOUR ACRE	MORE THAN FOUR ACRE
1	BALLABGARH	15000	14500	9000	8000	7000	6500	15000	14500	9000	8000	7000	6500	5000
2	UNCHA GAON	15000	14500	9000	8000	7000	6500	15000	14500	9000	8000	7000	6500	5000
3	SIHI	15000	14500	9000	8000	7000	6500	15000	14500	9000	8000	7000	6500	5000
4	SIKRI	15000	14500	9000	8000	7000	6500	15000	14500	9000	8000	7000	6500	5000
5	SEMAI PUR	15000	14500	9000	8000	7000	6500	15000	14500	9000	8000	7000	6500	5000
6	SOHNA ROAD	10000	9500	9000	8000	7000	6500	10000	9500	9000	8000	7000	6500	4000
7	KARH GAON	10000	9500	9000	8000	7000	6500	10000	9500	9000	8000	7000	6500	4000
8	KHANDAR KALA	10000	9500	9000	8000	7000	6500	10000	9500	9000	8000	7000	6500	4000
9	SEC 4,5,6,24,25	17000	16500	14000	13000	12000	11000	17000	16500	14000	13000	12000	11000	6000
10	SEC 12,13,14	13000	12500	11000	10000	9000	8000	13000	12500	11000	10000	9000	8000	6000
11	SEC 59	16000	15500	14000	12000	11000	10000	16000	15500	14000	12000	11000	10000	6000

  
 Sub Registrar  
Ballabgarh

  
 Sub Divisional Officer (c)  
Ballabgarh

  
 Dist Revenue Officer  
Faridabad


  
 Adl Deputy Commissioner  
Faridabad

  
 District Collector  
Faridabad





**ENCLOSURE: 5- COPY OF CONVEYANCE DEED**



DEED OF CONVEYANCE OF BUILDING SITE SOLD BY  
ALLOTMENT

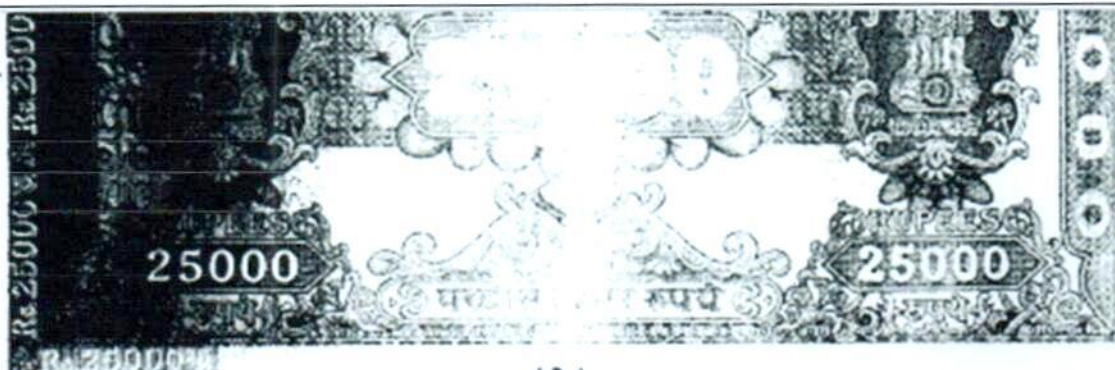
This deed of Conveyance made at Faridabad on this 12th day of March  
— 1998 between the HUDA Acting through the Estate Officer,  
(hereinafter called the Vendor) of the one part : and Century NF Castings (A  
Divn. of Century Alum.Mfg.Co.Ltd.), Plot No. 1, Sector - 25, Faridabad  
through Shri Mohan Agarwal, S/o Shri G.S. Agarwala, R/o N-8C, Saket,  
New Delhi - 110017 as Director of the Company duly authorised by Board  
Resolution (hereinafter called the transferee) of the other part.

Whereas the land hereinafter described and intended to be hereby conveyed  
was owned by the Vendor in full proprietary rights.

AND WHEREAS the Vendor has sanctioned the sale of the said land to the  
Contd...2

ESTATE OFFICER  
HUDA, FARIDABAD





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(Rupees Thirty four lacs eighty two thousand four hundred forty one and paise eighty only) paid by the Transferee and the undertaking of the Transferee to pay the additional price, if any, determined to be paid by the Transferee, within a period of thirty days of the date of demand made in this behalf by the Estate Officer, without interest or in such number of instalments with interest as may be determined by the Chief Administrator, the Vendor hereby grants and conveys into the transferee all the piece and parcel of site No. 01, Sector 25 of the Urban Estate, at Faridabad area in 9800 sq. yards and more particularly described in the plan filed in the office of the Estate Officer, signed by the State Office Dr. No. \_\_\_\_\_ dated \_\_\_\_\_ (hereinafter called the said land).

To have & to hold the same unto and to the use of the Transferee subject to the exceptions, reservations & conditions, covenants hereinafter contained each of them that is to say;

1. The Transferee shall have the right possession & enjoyment so long as he pays the additional price, if any, determined by the Vendor within period fixed as aforesaid & otherwise conforms to the terms and conditions of sale.

Contd...4

ESTATE OFFICER  
HUDA, FARIDABAD



## ENCLOSURE: 6 – 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.	<b>Defect Liability Period is 15 DAYS.</b> 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 <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> 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 <b>ONE YEAR</b> . 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 VALUATION OF PLANT AND MACHINERY**

Sr. No.	Particulars	Date	Gross Block as on 28/02/2022	WDV as on 31-03-2022	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)	Remarks
1	<b>WEIGH BRIDGE</b>		-	-			-	-
2	Avery India Weigh Bridge Model IND ( 5106 ABH 40 MT)	03-Feb-99	4,94,918	24,746	15	6,39,337.84	63,934	
3	Weighing Scale Libra 5 Kgs Cap.	15-Jul-00	12,668	633	15	16,364.59	1,636	
4	PAHARPUR COOLING TOWER	03-Feb-99	5,10,160	25,508	15	11,30,717.28	1,13,072	
5	WATER PUMPS ,PIPE LINE & FITTINGS FOR COOLING TOWERS	03-Feb-99	-	-			-	Damaged and Scrap
6			43,712	2,186	15	96,883.16	9,688	
7	Bore Shaft self priming pump SP-32	26-Sep-01	6,379	319	10	10,922.01	1,092	
8	Colling Tower	01-Apr-01	24,120	1,206	15	53,459.50	5,346	
9	<b>SCRAP SHREDDER</b>		-	-			-	-
10	Scrap Shredder (Small)	03-Feb-99	4,16,529	17,637	15	6,71,984.59	67,198	
11	<b>FURNACE OIL TANK 2 NOS.</b>		-	-			-	-
12	<b>A)TANKS</b>		-	-			-	-
13	Steel Storage Tank A		-	-			-	Damaged and Scrap
14	Steel Storage Tank B.	03-Feb-99	1,05,622	5,281	10	2,18,476.98	21,848	
15	<b>B)TANK HEATERS</b>		-	-			-	-
16	Outflow Oil Heaters for Furnace Oil		-	-			-	Damaged and Scrap
17	Heating for Furnace Oil Storage		-	-			-	Damaged and Scrap
18	Tank 2Nos.	03-Feb-99	-	-		-	-	Damaged and Scrap
19	Outflow Oil Heaters for Furnace Oil		-	-			-	Damaged and Scrap
20	Heating for Furnace Oil Service		-	-			-	Damaged and Scrap
21	Tank 4Nos.	03-Feb-99	54,965	2,748	10	1,13,693.99	11,369	
22	<b>C) TANK PUMPING UNIT</b>	03-Feb-99	48,233	2,412	10	82,583.71	8,258	
23	<b>D)OIL PIPE LINES &amp; FITTINGS</b>	03-Feb-99	1,91,297	9,565	15	4,03,419.83	40,342	
24	<b>FURNACE CASTER WATER PIPELINE</b>	03-Feb-99	55,994	2,800	20	69,241.95	6,924	
25	<b>FURNACE AIR PIPE LINE</b>	03-Feb-99	25,801	1,290	20	31,905.41	3,191	
26	<b>FURNACES 5 Nos.</b>		-	-			-	





**ANNEXURE-A VALUATION OF PLANT AND MACHINERY**

Sr. No.	Particulars	Date	Gross Block as on 28/02/2022	WDV as on 31-03-2022	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)	Remarks
27	i) Furnace A 5 Ton	03-Feb-99	-	-	20	-	-	Damaged and Scrap
28	Control panel for A Furnance	03-Feb-99	52,890	2,644	15	90,731.65	9,073	
29	ii) Furnace B 5 Ton	03-Feb-99	17,33,446	86,672	20	21,43,572.29	2,14,357	
30	Control panel for B Furnance	03-Feb-99	52,890	2,644	15	90,731.65	9,073	
31	iii)Furnace C 3 Ton	03-Feb-99	13,62,715	68,136	20	16,85,127.84	1,68,513	
32	Control panel for C Furnance	03-Feb-99	52,890	2,644	15	90,731.65	9,073	
33	Oiled Furnace Zinc H 500 Kg	01-Jul-00	66,160	3,308	20	81,813.19	8,181	
34	Oiled Furnace Zinc I 500 Kg	21-Jul-00	-	-	20	-	-	Damaged and Scrap
35	Oil Flow Meter Control with	31-Jan-02	16,172	809	15	27,742.71	2,774	
36	Crane 3T EOT with DSL System Alloy	03-Feb-99	4,56,320	22,816	15	9,47,255.67	94,726	
37	<b>EOT CRANE</b>		-	-			-	-
38	Crane 3T EOT with DSL System	03-Feb-99	6,77,737	33,887	15	14,06,886.00	1,40,689	
39	<b>B) CHAIN PULLY BLOCKS</b>		-	-			-	-
40	Chain Pully Block 1 No.	03-Feb-99	24,431	1,222	15	50,715.29	5,072	
41	Chain Pully Block 1 No.	03-Feb-99	11,112	556	15	23,066.94	2,307	
42	<b>WELDING SET</b>		-	-			-	-
43	Welding Set 1 No.	03-Feb-99	67,918	3,396	15	1,22,171.79	12,217	
44	WELDING GEN SET	17-Jul-95	97,042	4,852	15	1,74,560.42	17,456	
45	<b>SCRAP BINS</b>	03-Feb-99	9,22,870	46,144	10	19,08,937.98	1,90,894	
46	<b>Store Racks</b>	03-Feb-99	29,425	1,471	20	60,042.79	6,004	
47	<b>APCM - I</b>	03-Feb-99	5,41,094	27,055	15	9,73,326.97	97,333	
48	APCM Modification & Capicity Increment (APCM - I )	01-Mar-00	1,76,334	8,817	15	3,17,191.91	31,719	
49	<b>VIBRATING SCREEN</b>	03-Feb-99	49,225	2,461	15	88,546.57	8,855	
50	<b>TROLLY 6 Nos</b>	03-Feb-99	43,872	2,194	10	90,748.35	9,075	
51	EXHAUST FANS	31-May-95	6,690	335	15	11,476.13	1,148	
52	MONO BLOCK PUMP	01-Aug-95	5,780	289	10	9,896.42	990	
53	MONO BLOCK PUMP	17-Jan-96	4,368	218	10	7,478.81	748	
54	MAN COOLER 600 DIA	05-Aug-97	7,868	393	10	12,209.14	1,221	
55	SHEET CUTTER	15-Oct-97	3,300	165	15	5,936.08	594	

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# ANNEXURE-A VALUATION OF PLANT AND MACHINERY

Sr. No.	Particulars	Date	Gross Block as on 28/02/2022	WDV as on 31-03-2022	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)	Remarks
56	BAND SAW METAL CUT (ONLY 3 TON ) ALL	31-Mar-98	98,011	4,901	15	1,76,303.47	17,630	
57	600mm Dia Pedestal Mancooler 3 No	01-Jun-99	20,517	1,026	10	31,837.17	3,184	
58	500mm Dia Pedestal Mancooler 2 No.	01-Jun-99	12,300	615	10	19,086.47	1,909	
59	Man Cooler 600 MM Pedstal Type	07-Sep-01	7,800	390	10	12,103.62	1,210	
60	Man Cooler 600 MM Pedstal Type	23-Sep-01	7,800	390	10	12,103.62	1,210	
61	Mam Cooler 600 MM Bracket Type	07-Sep-01	8,030	402	10	12,460.52	1,246	
62	500mm Dia Axial Flow fan 1 No	31-May-99	5,239	262	15	8,987.06	899	
63	18"/1400 RPM Exhaust Fan 1 No.	21-May-99	3,100	155	15	5,317.79	532	
64	1.5 KVA H40 RPM 3 PH Motor 1 No	01-Nov-99	3,192	160	10	5,278.65	528	
65	Padestal fan 3 No	07-Feb-00	10,634	532	15	18,241.72	1,824	
66	Scrap Bin	01-Feb-00	50,252	2,513	10	1,03,945.25	10,395	
67	5 Ton Furnace A-B	15-Sep-99	32,271	1,367	20	39,906.19	3,991	
68	Belt Grinder 6*48	10-Feb-01	2,250	112	15	4,376.39	438	
69	Automatic Flux Feeder	31-Jan-02	1,27,750	6,387	15	2,29,798.37	22,980	
70	Floor Caster chequered plate	07-Sep-00	21,864	1,093	20	44,614.29	4,461	
71	Ball Mill Machine	01-Dec-01	10,671	534	15	19,195.13	1,920	
72	Motor	03-Feb-99	15,223	761	10	25,174.45	2,517	
73	Gear Box	03-Feb-99	38,370	1,918	15	62,399.80	6,240	
74	Scrap yard, material bin, tool boxes	30-Mar-02	99,519	4,976	10	2,05,853.04	20,585	

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# ANNEXURE-A VALUATION OF PLANT AND MACHINERY

Sr. No.	Particulars	Date	Gross Block as on 28/02/2022	WDV as on 31-03-2022	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)	Remarks
75	Wall Mounted Fan 24" with 1 HP 3 phase 1 nos.	01-Aug-02	7,114	356	15	12,203.46	1,220	
76	Wall Mounted Fan 24" with 1 HP 3 phase 7 nos.	01-Jun-02	42,682	2,134	15	73,217.34	7,322	
77	Cylone Dust Collector Model DC-1	01-Aug-02	13,940	697	15	25,075.45	2,508	
78	Iron Separator Machine	01-Mar-03	29,025	1,451	15	52,210.55	5,221	
79	Bailling Press	01-May-02	7,34,245	36,712	15	13,20,769.51	1,32,077	
80	Hyd.Pallet Truck ( 1 Nos.)	01-Oct-02	15,000	750	15	31,137.87	3,114	
81	Extension of Gantry Girder (EOT - 1 Raw Material	01-May-02	1,52,385	7,619	15	3,16,329.67	31,633	
82	Crane Platform 2 Nos. (Maintenance platform)	01-Nov-02	78,532	3,927	15	1,63,021.31	16,302	
83	Material & Sweeper Trolley	01-Mar-03	34,071	1,704	10	70,475.18	7,048	
84	Platform for carrying ingots	01-Nov-02	52,596	2,630	20	1,07,324.06	10,732	
85	Weighing Scale Model 25-150	01-Nov-02	30,000	1,500	15	38,754.17	3,875	
86	Submersible Pump Set 1.5HP/12stage 3	01-Sep-02	8,833	442	10	15,123.71	1,512	
87	Fork Lift	01-Jul-02	7,79,270	38,964	15	16,17,654.12	1,61,765	
88	FIRE EXT. DCP TYPE (5 KGS)	01-Aug-02	2,723	136	10	5,632.47	563	
89	FIRE EXT. MECH. TYPE 9 KGS	01-Aug-02	2,455	123	10	5,078.12	508	
90	FIRE EXT. CO2 TYPE CYL (4.5K	01-Aug-02	2,762	138	10	5,713.14	571	
91	<b>Addition 2003-2004</b>		-	-			-	-
92	Ac Drive for Caster with Control Pannel	01-Sep-03	90,307	4,515	10	1,49,341.72	14,934	
93	Vacum Machine for furnace H & I	01-Feb-04	26,672	1,334	15	47,977.94	4,798	
94	Cooling Tower	01-May-03	84,052	4,203	15	1,86,292.63	18,629	
95	Conversion Kit with L-115 digitiser for weighing scale 2 Ton	01-Nov-03	43,819	2,191	15	56,605.63	5,661	





# ANNEXURE-A VALUATION OF PLANT AND MACHINERY

Sr. No.	Particulars	Date	Gross Block as on 28/02/2022	WDV as on 31-03-2022	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)	Remarks
96	Gas Cutter with regulator	01-Feb-04	2,290	114	15	4,119.28	412	
97	Chain Pully Pully Block Cap.1 Ton, with Trolley & jack attached with Magzine floor	01-Mar-04	10,357	518	15	21,499.66	2,150	
98	Platform Bins	01-Dec-03	40,848	2,042	10	84,493.26	8,449	
99	Flat Belt & Slat Chain Conveyor	27-Mar-04	2,53,032	12,652	15	4,32,762.13	43,276	
100	Bailing Machine	20-Mar-04	10,62,367	53,118	15	19,10,999.66	1,91,100	
101	Acoustic Treatment of D.G.Set Room	01-Feb-04	3,41,547	17,077	20	5,57,208.41	55,721	
102	Complete freight Hoisting system (SWL-1500 Kg.) Goods lift	01-Mar-04	1,23,431	6,172	15	2,56,225.27	25,623	
103	APCM - II	15-Feb-04	3,74,920	18,746	15	6,74,411.00	67,441	
104	<b>Addition 2004 - 2005</b>		-	-			-	-
105	APCM - I (Fan ID with Impeller)	15-Jan-05	68,300	3,415	15	1,17,162.85	11,716	
106	SUCTION HOODS & INTERCONNECTE (APCM - II )	30-Dec-04	2,62,853	13,143	15	4,72,823.41	47,282	
107	MIST SEPERATOR WITH MS BEND & WITH DUCT (APCM - II )	01-Feb-05	1,19,819	5,991	15	2,16,601.09	21,660	
108	380 KVA DG Set	01-Oct-04	13,72,507	5,69,856	20	22,39,142.63	2,41,349	
109	<b>Addition 2006-2007</b>		-	-			-	-
110	FAN WALL MOUNTED 24" 3PH	01-May-06	20,011	1,001	15	33,884.90	3,388	
111	Flux Feeder (Automatic Mobile)	02-Nov-06	2,49,788	12,489	15	3,89,361.08	38,936	
112	PALLET TRUCK	16-Dec-06	30,300	1,515	15	57,312.49	5,731	
113	Pallets (50 Nos. Alloy & 20 Nos. Zinc)	01-Jan-07	1,14,992	5,750	15	2,15,025.01	21,503	
114	FO Tank With Pipeline (2 Nos.)	16-Jan-07	3,09,335	15,467	10	5,78,778.90	57,878	
115	New Chimany - 2nd	15-Jan-07	6,19,713	30,986	20	11,88,258.12	2,01,561	
116	Extension of EOT Crane 1 (Raw Material 3 Columns)	21-Mar-07	2,51,354	12,568	15	4,64,303.08	46,430	

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# ANNEXURE-A VALUATION OF PLANT AND MACHINERY

Sr. No.	Particulars	Date	Gross Block as on 28/02/2022	WDV as on 31-03-2022	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)	Remarks
117	Extension of EOT Crane 2 (Alloy 6 Columns)	21-Mar-07	5,02,709	25,135	15	9,28,608.01	92,861	
118	E.O.T. Crane - 3Ton	21-Mar-07	6,25,000	31,250	15	11,54,504.90	1,15,450	
119	<b>Addition 2007-2008</b>		-	-			-	-
120	Fire Hydrant System	15-Dec-07	8,07,337	89,593	10	14,46,062.97	1,44,606	
121	WEIGHING SCALE CAP-5KGS Least count 200 mg., Digital Electronic Scale Make GF	16-Oct-07	6,000	661	15	7,623.16	762	
122	HEAVY DUTY CUT-OFF SAW Electric operated with 5 HP, 3 Phase 440V with 18" wheel guard without blade, & 14" TCT Circular Saw Cutter	03-Aug-07	31,925	1,596	15	47,683.33	4,768	
123	WELDING MACHINE (ARC WELDING) 450 Amp 415V 2 Phase	26-Sep-07	16,550	828	15	24,598.18	2,460	
124	Ducting at APCM-II	22-May-07	2,83,561	14,178	20	4,44,799.54	79,629	
125	UPS 22.5 KVA ONLINE	20-Jun-07	1,62,640	8,132	10	1,67,219.75	16,722	
126	<b>AIR COMPRESSOR 15HP</b>	30-Apr-07	1,20,181	6,009	10	1,43,944.18	14,394	
127	<b>Addition 2008-2009</b>		-	-			-	-
128	Bailing Machine	19-Sep-08	76,849	9,424	15	1,08,050.98	10,805	
129	EOT Crane	23-Jun-08	6,98,274	84,689	15	12,18,022.41	1,21,802	
130	Grass Cutting Machine	07-Aug-08	2,231	112	15	3,144.10	314	
131	Weighment Scale(Electronic 3 ton)	17-Oct-08	56,069	9,687	15	74,409.62	7,441	
132	WELDING MACHINE (ARC WELDING)	28-Feb-09	19,200	3,377	15	26,953.93	2,766	
133	Nibbler Machine	20-Jul-08	3,06,865	37,331	15	4,32,793.10	43,279	
134	<b>Addition 2009-2010</b>		-	-			-	-
135	Forklift Machine	15-Apr-09	8,58,783	1,31,491	15	14,73,861.68	1,57,917	
136	APCM III WITH MATERIAL	17-Sep-09	7,79,076	1,24,282	15	10,90,345.97	1,33,494	

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# ANNEXURE-A VALUATION OF PLANT AND MACHINERY

Sr. No.	Particulars	Date	Gross Block as on 28/02/2022	WDV as on 31-03-2022	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)	Remarks
137	Straping Maching	08-Oct-09	39,333	9,213	15	55,005.76	6,848	
138	Recupator	08-May-09	12,37,990	1,90,781	15	17,36,614.68	1,90,009	
139	Day Tank	08-May-09	62,957	9,702	10	1,04,386.12	10,439	
140	Furnace L	25-May-09	42,70,883	6,61,381	20	35,89,043.73	8,37,388	
141	Furnace M	18-May-09	42,70,883	6,60,124	20	35,89,043.73	8,35,529	
142	Additional/Modification Furnace M&L	1-Apr-15	29,47,018	8,79,491	20	28,72,454.89	11,24,271	
143	Capicity enhance of Furnace M FROM 5 MT to 7 MT (2 MT)	01-Mar-13	15,53,560	6,27,578	20	10,95,754.18	3,67,192	
144	H Caster	08-May-09	7,18,343	1,35,641	15	10,07,669.69	1,10,253	
145	Cooling Tower	08-May-09	3,18,031	60,053	15	5,49,689.41	60,144	
146	380 KVA Genset	12-Dec-09	15,77,642	9,89,682	20	23,06,276.93	5,72,386	
147	Paking Machine	28-Dec-09	39,333	9,545	15	55,175.13	7,310	
148	Vibereting screem M/c	08-Jan-10	3,54,300	71,797	15	4,89,836.59	65,431	
149	Mobile Spectro	16-Mar-10	17,20,972	3,55,801	15	23,12,648.33	3,24,202	
150	Mobile Spectro	16-Mar-10	17,92,405	3,70,569	15	24,08,640.25	3,37,658	
151	EOT Crane 3 Ton	04-Feb-10	1,27,700	32,352	15	2,15,343.92	29,339	
152	Furnace J	30-Apr-09	86,333	12,792	20	72,550.08	16,793	
153	Furnace O	07-Oct-09	1,26,000	24,400	20	1,05,884.31	25,762	
154	<b>Addition 2010-2011</b>		-	-			-	-
155	BAILING M/C (TRIPLE COMPRESSION)	27-Jul-10	18,14,852	4,00,074	15	23,86,016.63	3,65,786	
156	UPS 22.5 KVA for Spectro	08-Aug-10	42,840	9,478	10	40,391.34	4,039	
157	DG SET 82.5KVA SILENT	09-Aug-10	4,34,428	2,83,945	20	6,55,024.79	1,74,197	
158	CONVEYOR FLAT BELT SLIDER BED SORTING	12-Oct-10	5,80,276	1,48,288	15	7,77,128.12	1,25,039	
159	DIESEL ENGINE PUMP GE65/32, 97.2M3/HR.@45MTR.	18-Feb-11	2,26,900	68,040	10	2,81,091.96	28,109	



# ANNEXURE-A VALUATION OF PLANT AND MACHINERY

Sr. No.	Particulars	Date	Gross Block as on 28/02/2022	WDV as on 31-03-2022	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)	Remarks
160	STEEL STORAGE TANK MS FABRICATED 25KL CAPACITY INCLUDED HYDRAULIC TESTING CHARGES	05-Jan-11	2,98,400	93,365	10	4,90,114.07	49,011	
161	ELECTRONICS WEIGHING MACHINE CAP 3MT	22-Feb-11	49,654	14,897	15	67,049.91	11,668	
162	HYDRAULIC SCRAP BAILING PRESS	22-Feb-11	10,08,795	2,68,289	15	13,10,209.47	2,27,998	
163	Forklift machine	24-Mar-11	8,89,427	2,38,643	15	11,52,268.18	2,03,923	
164	ELECTRONICS WEIGHING SCALE CAP 100 KG	05-Aug-10	7,500	1,925	15	10,096.38	1,557	
165	<b>Addition 2011-2012</b>		-	-			-	-
166	Pipe natural gas instalation on furnace A, B & C	17-Mar-12	3,67,269	2,22,465	20	2,58,590.62	79,979	
167	<b>Addition 2012-2013</b>		-	-			-	-
168	PNG Instalation at Fur D L M	23-Jun-12	3,76,560	2,35,548	15	4,61,942.79	1,02,574	
169	PNG Instalation at Fur H I J O	22-May-12	4,29,356	2,69,408	15	5,31,343.79	1,16,308	
170	Power supply, spectrolab software pack	18-May-12	1,04,144	39,207	15	1,28,840.10	28,151	
171	Console for electronic weight M/c	10-Jul-12	21,809	8,267	15	24,339.44	5,445	
172	Gas Meter Model RPDG-65 Flanged SR no 3400270037	09-Oct-12	1,17,873	46,155	10	1,26,691.15	12,669	
173	Gas Meter Model CORUS PTV SR No 3400917644	09-Oct-12	84,927	33,254	10	91,280.44	9,128	
174	S-Type inclined metalic belt conveyor	27-Oct-12	3,19,707	1,24,268	15	3,42,500.93	80,308	
175	Conveyor flat belt 2 Nos	30-Jan-13	3,10,159	1,23,298	15	3,03,342.32	73,969	
176	<b>Addition 2013-2014</b>		-	-			-	-
177	Capicity enhance of Furnace M FROM 5 MT to 7 MT (2 MT)	20-Nov-13	4,41,197	2,10,136	20	3,17,551.93	1,12,614	

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# ANNEXURE-A VALUATION OF PLANT AND MACHINERY

Sr. No.	Particulars	Date	Gross Block as on 28/02/2022	WDV as on 31-03-2022	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)	Remarks
178	<b>Addition 2014-2015</b>			-			-	-
179	WEIGHING SCALE ELECTRONIC 3TON	31-Dec-14	70,000	37,861	15	74,811.68	23,408	
180	LEVELLING FOOT FOR WEIGHING SCALE (3TON)	31-Dec-14	2,400	1,298	15	2,564.97	803	
181	<b>Addition 2015-16</b>						-	-
182	Tilting Furnace - TC-1	15-Feb-16	8,55,264	5,23,882	20	8,30,622.54	3,44,765	
183	Tilting Furnace - TC-2	15-Feb-16	8,55,264	5,23,437	20	8,30,622.54	3,44,765	
184	6 Kwh Duplex Heating Pumping Unit - 2	15-Feb-16	1,61,500	98,841	10	1,80,964.63	41,647	
185	"Amco" Electronics Weighting Scale	10-Oct-15	5,500	3,244	15	6,150.25	2,096	
186	Digital Temperature Controller	25-Aug-15	16,500	9,600	15	18,450.74	6,204	
187	Heating & Pumping 2Pcs	1-Apr-15	1,25,000	69,562	10	1,39,821.27	25,559	
188	Louder With Refractory Castable (Whyteheat K)	9-Jan-16	1,32,600	80,302	5	1,73,887.91	17,389	
189	Gear Box U-800-70:1 for H Caster	31-May-15	63,529	36,015	15	75,035.68	24,595	
190	<b>Addition 2016-17</b>						-	-
191	Heating Chimny	30-Jun-16	6,41,701	4,07,876	20	10,74,886.39	4,56,965	
192	ACSR WIRE CUTTING MACHINE	31-Jul-16	30,500	19,550	15	35,819.11	13,249	
193	BALL MILL MS FABRICATED	31-Jul-16	1,20,500	77,240	20	2,07,056.34	88,500	
194	Solo Washing Machine Tank	30-Jun-16	8,40,276	5,34,093	15	9,84,990.20	3,61,332	
195	Melting Com Holding Furnace AL. Scrap 7 TON	31-Oct-16	19,87,000	12,86,583	20	21,66,419.14	9,40,719	
196	FAN WALL MOUNTED 24" 3PH	30-Sep-16	14,200	9,252	15	19,278.83	7,247	
197	POLISHING MACHINE DOUBLE DISC	30-Nov-16	33,660	22,288	15	39,640.52	15,140	
198	<b>Addition 2017-18</b>						-	-
199	Alum Dross separator capacity 350 kg	07-Sep-17	6,44,095	2,85,587	15	7,51,543.11	3,07,865	
200	HYDRAULIC SHEARING M/C	8-Apr-17	3,63,110	1,21,939	15	4,24,466.54	1,67,517	





# ANNEXURE-A VALUATION OF PLANT AND MACHINERY

Sr. No.	Particulars	Date	Gross Block as on 28/02/2022	WDV as on 31-03-2022	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)	Remarks
201	TUBE SETTLER SYSTEM	30-Jun-17	2,88,000	1,85,988	15	3,36,044.24	1,35,372	
202	Viberating Screen (Triple Deck)	30-Sep-17	1,80,000	1,20,872	15	2,10,027.65	86,513	
203	Viberating Screen (Triple Deck)	30-Sep-17	1,80,000	1,20,872	15	2,10,027.65	86,513	
204	Scrap Washing Machine -1	31-Oct-17	3,82,858	2,64,241	15	4,44,677.27	1,84,528	
205	Scrap Washing Machine -2	31-Oct-17	3,81,224	2,63,113	15	4,42,779.43	1,83,740	
206	<b>Addition 2018-19</b>						-	-
207	PLC OMRON for Hydraulics Bailing Press with HMI+3Nos Card+Cable+Programming +Insttallation Charges	30-Sep-18	80,000	59,852	15	90,752.69	40,649	
208	Reparing of 1000 Amp ACB TP MDO with Replaing of Mechanism Chrg 1 Nos.	22-Nov-18	36,000	27,670	15	40,729.22	18,456	
209	<b>Addition 2019-20</b>						-	-
210	LATHE MACHINE ADDA 2.5'	18-Oct-19	10,500	8,774	15	11,795.03	5,729	
211	Spectromax X Spectrometer type LMXM3M with Accessories (Manesar)	18-Mar-20	15,95,705	79,785	15	16,31,644.30	8,16,931	
<b>Grand Total</b>			<b>6,15,05,879</b>	<b>1,51,39,345</b>		<b>8,17,81,150.17</b>	<b>1,54,52,384</b>	


  
 R.K. Ashok & Techno Engineering Consultants Pvt. Ltd.



# ANNEXURE-B VALUATION OF ELECTRICAL INSTALLATIONS

Sr. No.	Particulars	Date	Gross Block	WDV as on 28-3-2022	Estimated useful	Estimated Reproduction	Fair Market Value (IN INR)
1	<u>ELECTRICAL INSTALLATION</u>						
2	<u>HT, TRANSFORMER, OCB INSTALLATION</u>						
3	<u>A) 1000KVA TRANSFORMER</u>	01-Apr-99	10,64,139	2,24,552	20	17,52,575.75	87,629
4	<u>B) HT-OCB</u>	01-Apr-99	1,77,633	37,480	20	3,08,810.69	15,441
5	<u>C) HT INSTALLATION</u>	01-Apr-99	1,62,723	34,341	20	2,82,890.02	14,145
6	<u>ELECTRIC PANEL &amp; DISTRIBUTION BOARD</u>						
7	Panel for Scrap Proc. Sect. 400 A	01-Apr-99	75,134	15,854	20	1,28,890.75	6,445
8	Panel for Furnace Oil D.B. 125 A	01-Apr-99	85,035	17,946	20	1,45,875.70	7,294
9	Panel for P.D.C. Section 400 A	01-Apr-99	1,03,673	21,882	20	1,77,848.78	8,892
10	MCC Panel 125 A	01-Apr-99	51,254	10,812	20	87,925.12	4,396
11	Fuse D.B. for Adm. Block 125 A	01-Apr-99	41,935	8,848	20	71,938.58	3,597
12	Panel for Melting Section -I 250 A	01-Apr-99	64,067	13,521	20	1,09,905.55	5,495
13	Panel for Melting Section -II 125 A	01-Apr-99	58,243	12,286	20	99,914.60	4,996
14	Panel for APCM & Pump House 25 A	01-Apr-99	86,782	18,314	20	1,48,872.64	7,444
15	Lighting Main Power D.B. 125 A	01-Apr-99	14,153	2,989	20	24,279.16	1,214
16	Capacitor Panel 630 A	01-Apr-99	1,93,833	40,904	20	3,32,516.30	16,626
17	Fuse D.B. for Die shop 125 A (a)	01-Apr-99	6,989	1,474	20	11,989.48	599
18	Fuse D.B. for Die shop 125 A (b)	01-Apr-99	6,989	1,475	20	11,989.48	599
19	Fuse D.B. for Q C Section 125 A	01-Apr-99	6,989	1,475	20	11,989.48	599
20	Power Control Centre	01-Apr-99	5,85,285	1,23,508	20	10,04,043.71	50,202
21	Lighting DBs 9 Nos.	01-Apr-99	41,935	2,097	20	71,938.58	3,597
22	<u>L.T. INSTALLATION, CABLE</u>	01-Apr-99	14,30,565	3,01,878	20	27,79,427.92	1,38,971
23	<u>L.T. INSTALLATION, CABLE</u>	01-Apr-99	82,239	17,776	20	1,59,781.19	7,989
24	<u>CABLE TRAYS, PLANT &amp; STREET</u>		-				
25	<u>LIGHTING</u>	01-Apr-99	1,97,404	41,654	20	3,83,533.91	19,177
26	<u>L.T. INSTALLATION</u>		-				
27	Cooper Cable	01-Apr-99	2,978	149	20	5,785.92	289
28	Installation Charges	01-Apr-99	3,737	187	20	7,260.57	363
29	M.S. Box	01-Apr-99	2,125	106	20	4,128.64	206
30	Galary Shed Electricity	20-Oct-00	65,093	3,255	20	1,26,468.42	6,323
31	Electric instt. Magznine floor	27-Mar-04	54,934	2,747	20	1,06,730.62	7,019
32	Street LED Light	31-Mar-18	28,800	17,636	20	37,635.16	29,187
33	<u>Addition 2021-22</u>						
34	630 KVA TRANSFORMER 11/0.415KV Make (CG Power)	12-May-21	24,87,000	24,34,730	20	25,51,991.29	23,57,044
			71,81,666	34,09,877		1,09,46,938	28,05,778



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# ANNEXURE-C VALUATION OF FURNITURE

Sr. No.	Particulars	Date	Gross Block/Closing Value as on 28/2/2022	WDV as on 31-3-2021	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
1	PSPO Ceiling Fan 10 Nos.	01-Apr-99	11,446	572	10	19,635	982
2	Voltage Stabilizer 4 KVA & 5 KVS 13 No	01-Apr-99	36,064	1,803	10	75,534	3,777
3	Single Beds without box 6 nos	01-Apr-99	23,163	1,158	10	48,514	2,426
4	Dining Set of 6 Chairs	01-Apr-99	12,895	645	10	27,008	1,350
5	Table made of Iron Rods	01-Apr-99	2,194	110	10	4,595	230
6	Writing Table 3' x 2" with single	01-Apr-99	6,015	301	10	12,598	630
7	Coir Mattresses 6 nos	01-Apr-99	8,071	404	10	16,904	845
8	Computer Tables 3" x 2"	01-Apr-99	3,021	151	10	6,327	316
9	Office Table of size 4" x 2" 2 nos	01-Apr-99	4,872	244	10	10,204	510
10	Ceiling Fans 3 Nos	01-Apr-99	3,550	177	10	6,090	304
11	1200 mm New Bridge PSPO Fan 10 no	01-Apr-99	11,446	572	10	19,635	982
12	Sofa 1 Set	01-Apr-99	12,868	643	10	26,951	1,348
13	Side Tables 3 Nos	01-Apr-99	5,791	290	10	12,129	606
14	Centre Table 1 No	01-Apr-99	3,217	161	10	6,738	337
15	Cartains	01-Apr-99	3,198	160	10	6,698	335
16	Long table 13'x2.6"x2' (Marketing)	01-Apr-99	20,414	1,021	10	42,756	2,138
17	Long table 12'x2.6'x2' (Purchase)	01-Apr-99	18,844	942	10	39,468	1,973
18	Long table 12.6'x2.6'x2' (Accounts)	01-Apr-99	19,629	981	10	41,112	2,056
19	Long table 12.3'x2.6'x2' (Accounts)	01-Apr-99	19,234	962	10	40,285	2,014
20	Long table 11.5'x2.6'x2' (EDP)	01-Apr-99	18,059	903	10	37,824	1,891
21	Computer Table 4'x2'x2.6" (Person.) 2Nos.	01-Apr-99	12,812	641	10	26,834	1,342
22	Ordinary Table 4'x2'x2.6" (Despatch)	01-Apr-99	5,080	254	10	10,640	532
23	Ordinary Table 4'x2'x2.6" (Prod.)	01-Apr-99	5,080	254	10	10,640	532
24	Long Table 8'x2'x2.6" (Despatch)	01-Apr-99	12,812	641	10	26,834	1,342
25	Printer Table 3.6"x2'x2.6" (Despatch)	01-Apr-99	5,080	254	10	10,640	532
26	Table 5'x2'x2.6" (Weigh Bridge)	01-Apr-99	6,773	339	10	14,186	709
27	Stationery Rack 8'x1.6"x1.6" (EDP)	01-Apr-99	11,521	576	10	24,130	1,207





# ANNEXURE-C VALUATION OF FURNITURE

Sr. No.	Particulars	Date	Gross Block/Closing Value as on 28/2/2022	WDV as on 31-3-2021	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
28	File Storage Rack 9.9"x6"x1.6" (Accts)	01-Apr-99	19,765	988	10	41,397	2,070
29	Drawing Storage Rack 4 1/2"x3.6"x3'	01-Apr-99	7,958	398	10	16,668	833
30	Rack 5'x4'x1.6" (Prj.Mgr.)	01-Apr-99	4,889	244	10	10,240	512
31	Office Partiation	01-Apr-99	2,71,810	13,591	10	5,69,291	28,465
32	Steel Cupboard 1 no	04-May-99	4,073	-	10	8,531	427
33	Draft Man chair 1 No	04-May-99	2,701	-	10	5,657	283
34	Ergona Chair 4 No	04-May-99	6,904	345	10	14,460	723
35	Exhaust Fan 3 no	10-Aug-99	6,770	338	10	11,613	581
36	Transair Fan 2 nos.	02-May-99	2,325	116	10	3,988	199
37	PSPO fan 11 nos.	10-May-99	11,649	582	10	19,983	999
38	PSPO fan 12 nos.	11-Jul-99	12,708	635	10	21,799	1,090
39	Exhaust Fan 2 no	30-Jul-99	10,403	520	10	17,845	892
40	Slatted Angle Rack 9 no	17-Jul-99	14,854	743	10	31,111	1,556
41	Fire Extingures 5 Nos.	10-Oct-99	12,000	600	10	25,133	1,257
42	Park avenue Shed 2 no	25-Sep-99	8,869	443	10	18,576	929
43	Storage Water Heater 1 no	20-Nov-99	4,610	230	10	9,655	483
44	Table with side Table	16-Nov-99	18,370	919	10	38,475	1,924
45	Table	24-Dec-99	18,370	919	10	38,475	1,924
46	Coir Mattereses	31-Mar-00	2,475	124	10	5,184	259
47	Computer Table 4 no	01-Mar-00	25,173	1,259	10	52,723	2,636
48	Box Almira 1 no	01-Mar-00	16,210	811	10	33,951	1,698
49	Printer Table 1 no	01-Mar-00	6,416	321	10	13,438	672
50	Computer Table 1 no	01-Mar-00	11,756	588	10	24,622	1,231
51	Printer Table 1 no	01-Mar-00	4,460	223	10	9,341	467
52	Side Rack 3 no	01-Mar-00	7,213	361	10	15,107	755
53	Side Rack 1 no	01-Mar-00	2,984	149	10	6,250	312
54	Side Rack 1 no	01-Mar-00	2,976	149	10	6,233	312
55	Side Rack 1 no	01-Mar-00	4,319	216	10	9,046	452
56	Side Rack 1 no	01-Mar-00	4,892	245	10	10,246	512
57	Printer Table 1 no	01-Mar-00	6,134	307	10	12,847	642
58	Computer Table 1 no	01-Mar-00	12,561	628	10	26,308	1,315
59	Almari 1 no	01-Mar-00	4,198	210	10	8,792	440





# ANNEXURE-C VALUATION OF FURNITURE

Sr. No.	Particulars	Date	Gross Block/Closing Value as on 28/2/2022	WDV as on 31-3-2021	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
60	Side Rack 1 no	01-Mar-00	3,078	154	10	6,447	322
61	Computer Table 1 no	01-Mar-00	15,967	798	10	33,442	1,672
62	Computer Table 1 no	01-Mar-00	7,493	375	10	15,694	785
63	Side Rack 1 no	01-Mar-00	3,427	171	10	7,178	359
64	Side Rack 1 no	01-Mar-00	4,148	207	10	8,688	434
65	table 2 nos	01-Mar-00	6,594	330	10	13,811	691
66	Box 1 no	01-Mar-00	2,448	122	10	5,127	256
67	Round Table 1 no	01-Mar-00	2,949	147	10	6,177	309
68	Stool 4 no	01-Mar-00	2,042	102	10	4,277	214
69	Box 2 no	01-Mar-00	2,645	132	10	5,540	277
70	Box Almira 5 no	01-Mar-00	15,150	757	10	31,731	1,587
71	Box Almira 3 no	01-Mar-00	13,004	650	10	27,236	1,362
72	table 2 nos	01-Mar-00	6,612	331	10	13,848	692
73	Computer Table 1 no	01-Mar-00	20,032	1,002	10	41,956	2,098
74	Computer Table 1 no	01-Mar-00	19,395	970	10	40,622	2,031
75	Table 4 no	01-Mar-00	4,643	232	10	9,725	486
76	Conf. Table 1 no	01-Mar-00	13,080	654	10	27,395	1,370
77	Rack & table 1 no	01-Mar-00	3,366	168	10	7,050	352
78	Bench 4 no	01-Mar-00	2,821	141	10	5,908	295
79	Stool 1 no	01-Mar-00	2,476	124	10	5,186	259
80	Locker 2 no	01-Mar-00	13,977	699	10	29,274	1,464
81	Fans		-	-	10	-	-
82	CEILING FAN	01-Jan-00	3,000	150	10	5,146	257
83	WALL MOUNTING FAN	01-Jan-00	3,602	180	10	6,179	309
84	REFRIGRATOR	01-Jan-00	7,925	396	10	16,598	830
85	STABLIZER VOLTAGE	01-Jan-00	3,970	198	10	8,315	416
86	4 Drawer Filling Cabnet	01-Jan-00	5,805	290	10	12,158	608
87	Steel Almirah for Files	01-Jan-00	5,180	259	10	10,849	542
88	TABLE	01-Jan-00	6,572	329	10	13,765	688
89	TABLE	01-Jan-00	2,863	143	10	5,996	300
90	TABLE & CHAIR	01-Jan-00	4,018	201	10	8,415	421
91	TABLE & CHAIR	01-Jan-00	16,449	822	10	34,452	1,723
92	DINNING TABLE WITH CHAIR	01-Jan-00	5,950	297	10	12,462	623



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ANNEXURE-C VALUATION OF FURNITURE							
Sr. No.	Particulars	Date	Gross Block/Closing Value as on 28/2/2022	WDV as on 31-3-2021	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
93	TABLE & CHAIR COM.TABLE	01-Jan-00	5,820	291	10	12,190	609
94	CHAIRS	01-Jan-00	6,248	312	10	13,086	654
95	FOUR DRAWER CBINET	01-Jan-00	8,135	407	10	17,038	852
96	TABLE & CHAIR	01-Jan-00	13,940	697	10	29,197	1,460
97	CHAIRS EXECUTIVE	01-Jan-00	38,859	1,943	10	81,388	4,069
98	FILE CABINET RACK	01-Jan-00	8,005	400	10	16,766	838
99	Filing Cabnet 4 Drawer Including	01-Jan-00	9,262	463	10	19,399	970
100	Office Table	01-Jan-00	2,468	123	10	5,169	258
101	CARPET	01-Jan-00	4,998	250	10	10,468	523
102	COLOUR TV	01-Jan-00	14,300	715	10	29,951	1,498
103	Diwan	15-Jun-00	9,251	463	10	19,376	969
104	Boxes 4 Nos	24-Apr-00	2,112	106	10	4,423	221
105	Boxes 15 Nos	19-Apr-00	7,920	396	10	16,588	829
106	Boxes 4 Nos	02-Sep-00	2,112	106	10	4,423	221
107	Air Conditioner 1 Nos.	09-Jun-00	50,240	2,512	10	60,009	3,000
108	Godrej Make Chair full arm,back 1 nos.	25-Jul-00	10,813	541	10	22,647	1,132
109	Eregma Chair 3 nos	14-Oct-00	7,742	387	10	16,215	811
110	4 Drawer Filling Cabnet	14-Dec-00	6,239	312	10	13,067	653
111			-	-			
112	<b>Addition in 2001 - 2002</b>		-	-			
113	Celling Fan	13-May-01	4,240	212	10	10,682	534
114	Ergona Chair with Arm	25-May-01	8,232	412	10	20,617	1,031
115	Ergona Chair without Arm	25-May-01	6,552	328	10	30,767	1,538
116	Office Table 4'1X2X2.5	25-May-01	8,310	416	10	39,022	1,951
117	AC National Make 2 Nos.	13-Jun-01	48,800	2,440	10	1,31,819	6,591
118	Stablizer 4 Kva	13-Jun-01	2,520	126	10	6,770	339
119	Stablizer 4 Kva with time delay relay	13-Jun-01	3,024	151	10	7,341	367
120	Celling Fan	29-Jul-01	4,240	212	10	13,429	671
121	AC 1.5 Ton with RCV	06-Jul-01	29,000	1,450	10	49,747	2,487
122	Steel Almirah	19-Jul-01	5,754	288	10	19,133	957
123	Computer Table Nova Pan	18-Jul-01	4,766	238	10	14,083	704





# ANNEXURE-C VALUATION OF FURNITURE

Sr. No.	Particulars	Date	Gross Block/Closing Value as on 28/2/2022	WDV as on 31-3-2021	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
124	Fan	30-Aug-01	2,120	106	10	5,150	258
125	Tube Light fitting	01-Apr-01	2,743	137	10	7,304	365
126	Celling Fan	01-Apr-01	2,895	145	10	6,971	349
127	Sofa 1 Set	01-Apr-01	7,200	360	10	30,022	1,501
128	Angal rack store	01-Apr-01	15,171	759	10	40,622	2,031
129	Ergona Chair with Arn 1 no.	07-Feb-02	4,284	214	10	16,553	828
130	Ergona Chair without Arn	07-Feb-02	6,902	345	10	30,072	1,504
131	Cabins	30-Mar-02	2,57,716	12,886	10	12,62,222	63,111
132	Racks 16 nos.	30-Mar-02	68,445	3,422	10	3,35,798	16,790
133	Computer Tables 3 nos.	30-Mar-02	13,797	690	10	52,770	2,638
134	Printer Table 1 no.	30-Mar-02	2,692	135	10	5,328	266
135			-	-			
136	<b>Addition in 2002-2003</b>		-	-			
137	FAN PSPO ORIENT 5 nos.	01-May-02	5,300	265	10	12,806	640
138	Wall Mounted Fab 2 nos.	01-Jun-02	2,880	144	10	5,401	270
139	ERGONA CHAIR WITH ARM	01-Jun-02	2,064	103	10	3,555	178
140	CHAIR, OFFICE WITHOUT ARM	01-Oct-02	3,492	175	10	7,703	385
141	COMPUTER TABLE	01-Oct-02	3,303	165	10	8,199	410
142	COMPUTER TABLE	01-Nov-02	3,728	186	10	9,950	498
143	TABLE OFFICE T-105 CLERICAL	01-Nov-02	4,610	230	10	12,578	629
144	STEEL BOOK SHELF	01-Nov-02	3,140	157	10	9,022	451
145	BOOK CASE 2 nos.	01-Feb-03	6,214	311	10	16,407	820
146	CHAIR PCH-9101(R)	01-Mar-03	10,933	547	10	21,289	1,064
147	ERGONA CHAIR WITH ARM	01-Mar-03	3,679	184	10	8,277	414
148	Side Table Rack	01-Jun-02	21,288	1,064	10	46,958	2,348
149	Cabin 3 nos	01-Mar-03	99,982	4,999	10	2,32,555	11,628
150	Cabin 1 nos	01-Nov-02	28,447	1,422	10	50,521	2,526
151	Cabin 1 nos	01-Aug-02	32,172	1,609	10	63,929	3,196
152	Cabin 1 nos	01-Oct-02	32,465	1,623	10	1,02,802	5,140
153	Centrlised AC 1 nos	31-Mar-03	8,18,519	40,926	10	18,85,204	94,260
154	Filling Cabnet 2 nos	01-Feb-03	8,830	441	10	21,278	1,064
155	Chair, Office without arm 7 nos.	01-Feb-03	10,874	544	10	25,767	1,288
156	Filling Pockets 200 nos	01-Feb-03	2,730	136	10	7,214	361



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# ANNEXURE-C VALUATION OF FURNITURE

Sr. No.	Particulars	Date	Gross Block/Closing Value as on 28/2/2022	WDV as on 31-3-2021	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
157	Table office ATOSS 3 nos.	01-Feb-03	12,938	647	10	30,293	1,515
158	Table Chair	31-Mar-03	5,478	274	10	15,024	751
159	Lab Rack for Sample Storage	01-Dec-02	11,308	565	10	24,603	1,230
160	Exhaust fan 3 nos.	01-May-02	2,145	107	10	4,603	230
161			-	-			
162	<b>Addition in 2003-2004</b>		-	-			
163	CHAIR WITHOUT ARM MODEL-GOC6	03-May-03	6,214	311	10	12,640	632
164	TABLE OFFICE AT05S	15-May-03	3,638	182	10	7,070	354
165	Staff Chair (D.S.Gaikwad)	01-Sep-03	2,350	117	10	4,291	215
166	Chair with Arm GOC-6 1 no. Security	01-Dec-03	2,017	101	10	4,689	234
167	Board with Flip Chart 1 no.	01-Nov-03	4,331	217	10	10,796	540
168	FAN WALL MOUNT	15-May-03	7,114	356	10	18,488	924
169	FAN CEILING 48"	15-Aug-03	3,180	159	10	8,587	429
170	Rack Steel (Record Room Top Floor)	01-Jan-04	35,145	1,757	10	1,09,624	5,481
171	CHAIR WITHOUT ARM MODEL-GOC6	01-Feb-04	3,107	155	10	7,790	389
172	CHAIR WITH ARM GOC-6	01-Feb-04	2,067	103	10	3,142	157
173	Reception / Visitor Cabin	01-Jun-03	21,632	1,082	10	37,396	1,870
174	Almiraha 9 Nos	01-Oct-03	1,61,685	8,084	10	3,22,864	16,143
175	Round Table 2 Nos.	15-Feb-04	6,100	305	10	13,962	698
176	Rack MLS 1 No	15-Feb-04	10,500	525	10	19,923	996
177	Rack ED 1 No	15-Feb-04	11,500	575	10	33,971	1,699
178	Display Board 5 Nos.	15-Feb-04	7,000	350	10	13,231	662
179			-	-			
180	<b>Addition 2004-2005</b>		-	-			
181	Cabin At Magzine Floor	16-May-04	33,560	1,678	10	79,030	3,951
182	Working Table Personal Deptt.	16-Jan-05	10,774	539	10	27,270	1,364
183	EDP Computer Table	25-Mar-05	3,488	-	10	5,875	294
184	Store Alum. Gate	01-Jun-04	11,440	572	10	24,349	1,217
185	Store Rack	01-Jun-04	12,350	618	10	35,555	1,778
186	AIR CONDITIONER 1.5T WINDOW T	01-May-04	15,900	795	10	42,792	2,140
187	COOLER DESERT	15-Jun-04	9,648	482	10	24,887	1,244
188	COOLER DESERT	15-Jun-04	2,500	-	10	11,300	565
189	CHAIR WITH ARM MODEL-EELB	15-Jun-04	3,116	-	10	9,934	497



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# ANNEXURE-C VALUATION OF FURNITURE

Sr. No.	Particulars	Date	Gross Block/Closing Value as on 28/2/2022	WDV as on 31-3-2021	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
190	TABLE OFFICE MODEL-T-103	15-Jun-04	4,354	-	10	21,816	1,091
191	FAN EXHAUST 18" 220V 1PH	01-Jul-04	2,593	-	10	7,718	386
192	FAN WALL MOUNT 3 no.	01-Aug-04	34,739	1,737	10	88,095	4,405
193	COOLER DESERT	01-Aug-04	4,992	-	10	13,864	693
194	CHAIR WITH ARM GOC-6	01-Aug-04	1,892	-	10	4,639	232
195	CHAIR WITHOUT ARM MODEL-GOC6 2 no	01-Aug-04	3,282	-	10	6,939	347
196	FAN PEDESTAL 18"	05-Aug-04	2,000	-	10	5,349	267
197	CHAIR WITH ARM MODEL-OS1	26-Aug-04	4,479	-	10	16,326	816
198	TABLE OFFICE MODEL T-105	26-Aug-04	2,412	-	10	6,536	327
199	CHAIR WITHOUT ARM MODEL-GOC6 2 no	01-Sep-04	3,307	-	10	8,961	448
200	CHAIR WITH ARM GOC-6	01-Sep-04	1,867	-	10	4,636	232
201	CHAIR ERGONA MODEL GHB-206	28-Sep-04	6,841	342	10	15,821	791
202	CHAIR WITH ARM GOC-6 2 no.	17-Jan-05	3,784	-	10	12,985	649
203	CHAIR PLASTIC 6 no.	18-Feb-05	2,254	-	10	6,058	303
204	RACKS STEEL for Record Room on II floor	01-Feb-05	82,742	4,137	10	1,76,375	8,819
205	RACKS STEEL for Stores	15-Mar-05	1,019	-	10	2,749	137
206	TABLE FOR COMPUTER(1200X600X7	11-Nov-04	4,747	-	10	9,225	461
207	CHAIR WITHOUT ARM MODEL-GOC6	11-Nov-04	1,844	-	10	4,349	217
208	FILING CABINET with Pocket for filing	16-Nov-04	6,030	302	10	13,136	657
209	CHAIR WITHOUT ARM MODEL-GOC6	04-Mar-05	1,944	-	10	5,106	255
210	Diwan (Bed) 2 no.	27-Mar-05	3,260	-	10	5,996	300
211	CHAIR PLASTIC 2 no.	17-Mar-05	504	-	10	899	45
212			-	-			
213	<b>Addition 2005-2006</b>		-	-			
214	Split AC 1.5T LG Make	20-Apr-05	22,800	1,140	10	44,348	2,217
215	Window AC 1.5T LG Make	20-Apr-05	28,400	1,420	10	52,503	2,625
216	Window AC 2T LG Make	20-Apr-05	18,300	915	10	40,634	2,032
217	ERP Cabin	15-May-05	24,407	1,220	10	51,864	2,593
218	Q.C./ Store Cabin	15-May-05	27,838	1,392	10	60,783	3,039





**ANNEXURE-C VALUATION OF FURNITURE**

Sr. No.	Particulars	Date	Gross Block/Closing Value as on 28/2/2022	WDV as on 31-3-2021	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
219	FAN EXHAUST 9"	20-Apr-05	572	-	10	1,155	58
220	CHAIR WITH ARM GOC-6	13-Apr-05	8,973	449	10	18,281	914
221	FAN WALL MOUNT	17-May-05	1,440	-	10	3,142	157
222	CHAIR WITHOUT ARM MODEL-GOC6	05-May-05	3,653	-	10	7,827	391
223	TABLE OFFICE MODEL-AT03S	05-May-05	6,138	307	10	18,543	927
224	CHAIR ERGONA MODEL GHB-206	05-May-05	6,795	340	10	19,215	961
225	SIDE RACK WOODEN 900X450X750M	01-Jul-05	4,600	-	10	15,693	785
226	CHAIR WITH ARM MODEL VX-5	23-Jun-05	4,908	-	10	16,290	814
227	CHAIR KEN TYPE	30-Jun-05	934	-	10	1,921	96
228	CHAIR WITH ARM MODEL VX-5	10-Jul-05	4,908	-	10	14,103	705
229	CHAIR KEN TYPE	01-Aug-05	275	-	10	555	28
230	Computer Table with Side Rack ( 1 Nos.)	01-Aug-05	8,444	422	10	19,154	958
231	Almirha ( 3 Nos.) in Q.C.	15-Oct-05	7,379	-	10	18,513	926
232	FAN EXHAUST 9"	05-Oct-05	550	-	10	1,480	74
233	FAN EXHAUST 9"	19-Oct-05	550	-	10	1,132	57
234	CHAIR WITH ARM MODEL VX-5	21-Nov-05	4,841	-	10	11,981	599
235	CHAIR WITH ARM GOC-6	21-Nov-05	5,458	273	10	12,561	628
236	TABLE OFFICE MODEL T-105	21-Nov-05	5,621	281	10	11,215	561
237	Racks in Store	31-Jan-06	24,554	1,228	10	50,118	2,506
238			-	-			
239	<b>Addition 2006-2007</b>		-	-			
240	WATER COOLER (SR.No.H/05L/001422-Voltas)	01-May-06	-	-	10	-	-
241	WATER COOLER (SR.No.H/06A/001636-Voltas)	01-May-06	35,900	1,795	10	69,317	3,466
242	TELEVISION (Samsung Model-21N30, Size -21")	20-May-06	7,500	375	10	15,514	776
243	Table - Excise Deptt.	01-Apr-06	11,582	579	10	25,870	1,294
244	REFRIGERATOR (LG - 230 Ltr.)	01-Sep-06	11,600	580	10	29,717	1,486
245	Split A.C - (4 Nos. Daikin Make)	01-Jul-06	1,92,304	9,615	10	3,28,049	16,402
246	Window A.C - (3 Nos. Hitachi Make)	01-Jul-06	86,890	4,345	10	1,76,040	8,802
247	Sofa with Side Table	20-Jul-06	52,700	2,635	10	1,00,073	5,004



ANNEXURE-C VALUATION OF FURNITURE							
Sr. No.	Particulars	Date	Gross Block/Closing Value as on 28/2/2022	WDV as on 31-3-2021	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
248	Bed with Side Table	16-Jun-06	27,829	1,391	10	62,356	3,118
249	Dressing Table with Stool	16-Jun-06	13,992	700	10	26,670	1,333
250	Television (Samsung LCD)	15-Jun-06	84,000	4,200	10	1,61,893	8,095
251	Television Cabinate	15-Jun-06	6,000	300	10	10,779	539
252	Bed with Side Table	15-Jun-06	36,000	1,800	10	65,875	3,294
253	Washing Machine (LG - 6.5 kg)	15-Jun-06	22,900	1,145	10	39,969	1,998
254	FRIDGE (SAMSUNG - 520Ltr.)	15-Jun-06	40,041	2,002	10	85,579	4,279
255	OTG LIFETIME DELUXE	15-Jun-06	7,151	358	10	17,062	853
256	MICROWAVE (Panasonic)	15-Jun-06	17,977	899	10	42,297	2,115
257	Television (Sony - SL NO -6202687)	20-Jun-06	20,500	1,025	10	42,405	2,120
258	Double Bed with Bed Side Table	15-Jul-06	48,881	2,444	10	95,711	4,786
259	Chairs 'New Authantic Design'	15-Jul-06	13,631	682	10	29,026	1,451
260	Matching Side Table	15-Jul-06	6,337	317	10	10,213	511
261	Dining Table & Chairs	15-Jul-06	81,789	4,089	10	1,49,263	7,463
262	Table (Round) with Four Chairs	20-Jun-06	12,950	648	10	27,361	1,368
263	Godrej Storwel Model II	01-Sep-06	13,975	699	10	23,985	1,199
264	Godrej Chair PCH 9602 A	01-Sep-06	8,710	436	10	14,863	743
265	Beds (Childrens)	01-Sep-06	21,429	1,071	10	34,732	1,737
266	Almira (2 Nos.)	01-Sep-06	14,285	714	10	24,880	1,244
267	Study Table (2 Nos.)	01-Sep-06	14,286	714	10	24,776	1,239
268	Latte Chair with Attachment (1 Nos.)	20-Oct-06	2,18,000	10,900	10	3,92,585	19,629
269	Dining Table with Chair & Accessories	01-Dec-06	50,000	2,500	10	1,03,308	5,165
270	Sofaset with Accessories	01-Mar-07	52,000	2,600	10	1,30,409	6,520
271	Cabinet	01-Mar-07	12,000	600	10	19,640	982
272	TELEVISION (Samsung Size -21")	10-Sep-06	10,000	500	10	17,887	894
273			-	-			
274	<b>Addition 2008-2009</b>		-	-			
275	Table for Director Cabin	26-Dec-08	45,000	2,250	10	97,629	4,881
276	WATER COOLER	07-Nov-08	42,500	2,125	10	79,354	3,968
277	ALMIRA 78"X36"X20"(18 LOCKERS	20-Jun-08	19,350	968	10	33,200	1,660
278	ALMIRA 52"X30"X17"	05-Jul-08	15,750	788	10	37,461	1,873





ANNEXURE-C VALUATION OF FURNITURE							
Sr. No.	Particulars	Date	Gross Block/Closing Value as on 28/2/2022	WDV as on 31-3-2021	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
279	ALMIRA 78"X36"X20"(18 LOCKERS	23-May-08	96,750	4,838	10	2,43,442	12,172
280	TABLE (MS) 1-1/2'X6'	15-Apr-08	15,944	797	10	44,595	2,230
281			-	-			
282	<b>Addition 2009-2010</b>		-	-			
283	Samsung LCD 26" B450	06-Sep-09	24,000	1,200	10	44,899	2,245
284	Steel rack 16 Nos for record room	24-Mar-10	82,600	4,101	10	1,35,272	6,764
285	42 U Rack with all accessories	22-Mar-10	39,900	1,981	10	62,242	3,112
286			-	-			
287	<b>Addition 2013-2014</b>		-	-			
288	LED 32"	15-Apr-13	28,560	7,066	10	40,939	2,047
289	RACK STEEL 7SLABX2500MM HEIGHT	18-Feb-14	48,870	16,256	10	66,278	6,367
290			-				
291	<b>Addition 2014-2015</b>		-				
292	New Cabin	20-Oct-14	13,562	5,498	10	17,760	2,383
293			-				
294	<b>Addition 2017-18</b>		-				
295	Double Bed for Guest House	28-Feb-18	40,000	26,893	10	50,888	16,578
296			-				
297	<b>Addition 2020-21</b>		-				
298	Small Stool with Hydraulic (1200x800=9600/-) for Use Supervisor & Worker in Plant	31-Aug-20	9,600	9,070	10	11,626	5,449
	<b>Grand Total</b>		<b>55,08,116</b>	<b>3,28,070</b>		<b>1,25,79,827</b>	<b>6,52,440</b>





# ANNEXURE-D VALUATION OF OFFICE EQUIPMENT

Sr. No.	Particulars	Date	Gross Block /Closing Value as on 28/2/2022	WDV as on 31-3-2021	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
	<b>Addition 1999-2000</b>						
1	Whirlpool Refrigerator	28-Mar-00	8,500	425	5	13,539	677
2	Foam Type Fire extinguishers Cap.50Lt	01-Apr-99	6,057	303	10	12,529	626
3	Foam Type Fire extinguishers Cap.50Lt	01-Apr-99	9,603	480	10	19,864	993
4	DCP Type Fire extinguishers Cap.10Lt	01-Apr-99	9,088	454	10	18,798	940
5	Foam Type Fire extinguishers Cap.9Lt	01-Apr-99	19,859	993	10	41,078	2,054
6	<b>Addition 2001-2002</b>						
7	Euroclean jet vacum cleaner	19-Mar-02	5,390	270	5	8,696	435
8	<b>Addition 2002-2003</b>						
9	Metal Detactor	01-Jul-02	21,920	1,096	5	35,363	1,768
10	<b>Addition 2003-2004</b>						
11	Paper Sardder (Taros 15.20 Sc) Sl no. 67830101276.X	13-Sep-03	8,112	406	5	13,067	653
12	<b>Addition 2004-2005</b>						
13	FAX MACHINE MODEL-KX-FP302	01-Aug-04	10,700	535	5	17,236	862
14	PANABOARD KX-B-5315G	01-Sep-04	99,000	4,950	5	1,59,477	7,974
15	PROJECTOR LCD	01-Feb-05	71,240	3,562	5	1,13,199	5,660
16	<b>Addition 2005-2006</b>						
17	Security CAMERA	15-May-05	97,440	4,872	5	1,54,831	7,742
18	CAMERA	20-Dec-05	11,440	572	5	17,564	878
19	<b>Addition 2007-2008</b>						
20	CAMERA CCD (COLOUR)	31-Jul-07	32,535	1,627	5	50,282	2,514
21	SMART CARD READER(STAR LINK)	30-Sep-07	56,091	2,805	5	84,222	4,211
22	<b>Addition 2008-2009</b>						
23	CAMERA	03-Feb-09	9,700	809	5	14,565	728
24	<b>Addition 2009-2010</b>						
25	Air Condition	21-May-09	18,500	925	5	22,248	1,112
26	Split Air Condition	11-May-09	49,751	2,488	5	59,829	2,991



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# ANNEXURE-D VALUATION OF OFFICE EQUIPMENT

Sr. No.	Particulars	Date	Gross Block /Closing Value as on 28/2/2022	WDV as on 31-3-2021	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
27	Split Air Con+Steplizer	09-Jun-09	27,754	1,388	5	33,376	1,669
28	AIR CONDITIONER 1.5T WINDOW TYPE	04-Sep-09	36,400	1,820	5	43,269	2,163
29	R.O System	28-May-09	4,26,737	21,337	5	6,51,749	32,587
30	<b>Addition 2010-2011</b>						
31	Air Condition	04-Apr-10	21,378	1,069	5	25,291	1,265
32	S. Air Condition 1.50 Ton Vertis Classic	16-May-10	23,291	1,165	5	27,633	1,382
33	S. Air Condition 1.50 Ton Vertis Classic	16-May-10	23,291	1,165	5	27,633	1,382
34	S. Air Condition 1.50 Ton Vertis Classic	16-May-10	23,291	1,165	5	27,633	1,382
35	S. Air Condition 1.50 Ton Vertis Classic	16-May-10	23,291	1,165	5	27,633	1,382
36	S. Air Condition 2 Ton Vertis Classic	16-May-10	31,170	1,559	5	36,981	1,849
37	S. Air Condition 2 Ton Vertis Classic	09-Feb-11	31,304	1,565	5	38,127	1,906
38	S. Air Condition 2 Ton Vertis Classic	09-Feb-11	31,304	1,565	5	38,127	1,906
39	<b>Addition 2011-2012</b>						
40	Fax Machine Panasonic S.no 0AABA005535	18-Feb-12	8,946	447	5	11,359	568
41	MDF KRONE 100 PAIR WITH 100 PORT	17-Feb-12	1,42,332	7,117	5	1,80,720	9,036
42	<b>Addition 2012-2013</b>						
43	CCTV Cemra night vision & cable	17-Apr-12	7,353	368	5	9,329	466
44	Door for metal deductor	25-May-12	30,000	1,500	5	37,856	1,893
45	Water cooler	26-Jun-12	44,500	2,225	5	56,327	2,816
46	<b>Addition 2013-2014</b>						
47	CCTV Cemra with 4 Ch DVR with 500 GB HDD and Cable (Guest house Delhi)	20-Jun-13	19,231	962	5	24,286	1,214



A R. Singh



# ANNEXURE-D VALUATION OF OFFICE EQUIPMENT

Sr. No.	Particulars	Date	Gross Block /Closing Value as on 28/2/2022	WDV as on 31-3-2021	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
48	Star link Biometric reader with finger print & smart card and with Inbuilt TCP/IP connectivity	04-Nov-13	2,15,250	10,763	5	2,71,829	13,591
49	<b>Addition 2014-2015</b>						
50	AIR CONDITIONER 2T SPLIT TYPE	20-Jun-14	40,500	3,733	5	45,529	2,276
51	VOLTAGE STABILIZER 5 KVA	20-Jun-14	3,250	302	5	3,107	155
52	32" LED PLASMA TV	24-Jun-14	22,500	2,121	5	20,532	1,027
53	AIR CONDITIONER 1.5T SPLIT TYPE	11-Aug-14	34,800	4,149	5	38,724	1,936
54	AIR CONDITIONER 1.5T SPLIT TYPE	06-Sep-14	33,500	4,448	5	37,695	1,885
55	CAMERA	09-Jul-14	6,787	692	5	6,285	314
56	CAMERA CCTV NIGHT VISION	09-Jul-14	6,788	692	5	6,286	314
57	CABLE COAXIAL RG-6	09-Jul-14	6,556	669	5	8,152	408
58	<b>Addition 2016-17</b>						
59	Air condition (Split) 1.50 Ton	30-Apr-16	27,500	1,790	5	29,991	1,500
60	Air condition (Split) 1.50 Ton	30-Apr-16	27,500	1,790	5	29,991	1,500
61	Air condition (Split) 1.50 Ton	30-Apr-16	27,500	1,790	5	29,991	1,500
62	Air condition (Window)- 1.50 Ton	30-Apr-16	22,000	1,432	5	23,993	1,200
63	Air condition (Window)- 1.50 Ton	30-Apr-16	22,000	1,432	5	23,993	1,200
64	Air condition (Window)- 1.50 Ton	30-Apr-16	22,000	1,432	5	23,993	1,200
65	Air condition (Window)- 1.50 Ton	30-Jun-16	22,000	2,131	5	24,058	1,203
66	DVR-32 Channel	31-Aug-16	48,870	6,311	5	48,529	2,426
67	Air condition (Split) 1.80 Ton-No. of Qty. -1 Nos.	30-Sep-16	40,699	5,891	5	44,628	2,231
68	CAMERA CCTV NIGHT VISION	30-Nov-16	27,829	4,911	5	27,829	1,391
69	<b>Addition 2017-18</b>						
70	AIR CONDITIONER 1.5T WINDOW TYPE - Nos of Pcs -3	31-May-17	66,000	17,901	5	69,583	3,479
71	AIR CONDITIONER 2T SPLIT TYPE	31-May-17	36,000	9,764	5	37,954	1,898
72	AIR CONDITIONER 1.8T SPLIT TYPE	30-Sep-17	32,812	10,984	5	34,503	1,725



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# ANNEXURE-D VALUATION OF OFFICE EQUIPMENT

Sr. No.	Particulars	Date	Gross Block /Closing Value as on 28/2/2022	WDV as on 31-3-2021	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
73	AIR CONDITIONER 1.5T SPLIT TYPE - No. of Pcs - 5	27-Mar-18	1,35,600	57,955	5	1,40,743	12,663
74	STABILISER 4KVA -No. Pcs -4	27-Mar-18	10,000	4,274	5	10,000	900
75	<b>Addition 2018-19</b>						
76	AIR CONDITIONER 8.5 T Duc T A C 2 Nos. @ 105500/-	31-May-18	2,90,500	40,022	5	3,04,671	36,691
77	AIR CONDITIONER 5.5 T Duc T A C 1 No. @ 79500/-						
78	Insttallation Charges of Air Conditioners 3Nos.	31-May-18	9,000	2,583	5	9,439	1,137
79	Mobile Phone Samsung -SM-G965F/DS 64GB 355224090115483	31-May-18	55,625	15,960	5	62,161	7,486
80	<b>Addition 2019-20</b>						
81	Mobile Phone (Vivo Y91 (I)) 867902042105980	30-Jun-19	8,000	4,955	5	8,894	2,717
82	PROJECTOR (LED) MAKE BENQ MS535P	30-Nov-19	27,000	18,872	5	28,190	10,632
83	TELEPHONE INSTRUMENTS (PANASONIC KX-DT 543SX-B FOR MD SIR)	31-Jan-20	15,000	10,969	5	16,677	6,774
84	<b>Addition 2020-21</b>						
85	Panasonic Kx TDA-100D Power Supply System-Epabx System 1 No.@15900/-& Installation Chrg.Rs.700)	31-Jul-20	16,600	14,500	5	16,600	8,158
86	Tank Sintex 10000 Ltr Double Layer 1 No. 88500/-, Freight Thereon Rs. 4000/- & Installation & Pulambing Charges Water	14-Oct-20	96,500	88,061	5	96,500	50,818
87	Tank Sintex 10000 Ltr Double Layer						
87	<b>Addition 2021-22</b>			88,061			



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# ANNEXURE-D VALUATION OF OFFICE EQUIPMENT

Sr. No.	Particulars	Date	Gross Block /Closing Value as on 28/2/2022	WDV as on 31-3-2021	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
88	Kent Sanitizer Fully Automatic 12 Ltrs 2 Nos	20-May-21	16,102	88,061	5	16,102	10,124
89	Kent Sanitizer Fully Automatic 6 Ltrs 2 Nos	21-May-21	12,712	88,061	5	12,712	7,999
90	Realme C20 /32 Grey Mobile 12nos @7050/- IMEI -86765505175859,867995051471798,867995053517630,867995054359693,867995054484913,867995054484939,867995054494474,867995054544757,867995054545697,867995051596354,867995052621979,867995057525738.	04-Oct-21	84,600	88,061	5	91,938	63,706
91	Realme C20/32 BLUE 2NOS IMEI - 867995055422094,867995055802394	05-Oct-21	14,100	88,061	5	15,323	10,625
92	Built Camera 02 nos	12-Feb-22	4,550	88,061	5	4,550	3,432
93	Redmi 9 Activ 4 GB 64 GB Storage	04-Mar-22	9,999	88,061	5	10,061	7,683
94	STAND FOR CAMERA	09-Jul-14	283	88,061	5	262	13
TOTAL			30,95,026	4,28,434		38,85,711	3,93,603




# ANNEXURE-E VALUATION OF COMPUTER AND SOFTWARE

Sr. No.	Particulars	Date	Gross Block /Closing Value as on 28/2/2022	WDV as on 28-2- 2022	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
1	<b>Addition in 2002-2003</b>						
2	Network Pannel	31-Jan-03	39,822	1991.00	3	52,426.10	2,621
3	<b>Addition 2003-2004</b>						
4	MDAEMON 25User E-mail Server (EDP)	01-Dec-03	21,112	1056.00	3	27,794.18	1,390
5	SERVER HP COMPAQ (ML350 G3)	25-Aug-04	1,89,280	9464.00	3	2,49,189.20	12,459
6	<b>Addition 2005-2006</b>			0.00			
7	Server ERP	01-May-05	2,72,735	13637.00	3	3,61,954.26	18,098
8	SERVER 3.0GHz HP-ML150 G2 (Tally)	25-Jan-06	1,21,004	6050.00	3	1,61,237.95	8,062
9	<b>Addition 2006-2007</b>			0.00			
10	Payroll Management System (Software)	20-Apr-06	35,000	1750.00	3	46,216.53	2,311
11	<b>Addition 2009-2010</b>			0.00			
12	Monitor Color 15" (LCD) 2 Nos	27-Jan-10	11,608	580.00	3	16,103.33	805
13	IBM Server X-3650	17-Mar-10	2,00,000	10000.00	3	2,77,452.26	13,873
14	C.P.U 20 Nos	09-Mar-10	2,75,400	13770.00	3	3,82,051.77	19,103
15	UPS 1 No	30-Mar-10	24,480	1224.00	3	33,960.16	1,698
16	Printer HP Laser jet HP-1505N	04-Mar-10	17,850	893.00	3	24,762.61	1,238
17	<b>Addition 2010-2011</b>			0.00			
18	CPU 1 Nos	27-Jul-10	13,770	689.00	3	19,102.59	955
19	Computer system (CPU Core, Monitor 16", UPS 800 VA)	07-Aug-10	21,630	1082.00	3	30,006.46	1,500
20	Computer system (CPU Core, Monitor 16", UPS 800 VA)	13-Sep-10	22,169	1108.00	3	30,754.20	1,538
21	Computer system (CPU Core, Monitor 16", UPS 800 VA)	24-Sep-10	22,250	1113.00	3	30,866.56	1,543
22	Computer system (CPU Core, Monitor 16", UPS 800 VA)	26-Oct-10	22,249	1112.00	3	30,865.18	1,543

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# ANNEXURE-E VALUATION OF COMPUTER AND SOFTWARE

Sr. No.	Particulars	Date	Gross Block /Closing Value as on 28/2/2022	WDV as on 28-2-2022	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
23	Computer system (CPU Core, Monitor 16", UPS 800 VA)	08-Dec-10	22,249	1112.00	3	30,865.18	1,543
24	Computer system (CPU Core, Monitor 16", UPS 800 VA)	11-Dec-10	22,250	1113.00	3	30,866.56	1,543
25	<b>Addition 2011-2012</b>			0.00			
26	Fortinet Firewall	10-Sep-11	80,506	4025.00	3	1,13,598.11	5,680
27	Laptop Acer	30-Dec-11	21,700	1085.00	3	30,619.82	1,531
28	<b>Addition 2012-2013</b>			0.00			
29	Computer system (CPU Core, TFT Monitor , UPS 800 VA)	04-Apr-12	22,208	1110.00	3	31,336.63	1,567
30	IBM Server	04-Dec-12	2,92,595	14630.00	3	4,13,309.59	20,665
31	Laptop Computer	27-Feb-13	50,815	2541.00	3	71,629.50	3,581
32	E-mail software Modam V6.8.5	26-Feb-13	63,676	3184.00	3	89,758.54	4,488
33	<b>Addition 2013-2014</b>			0.00			
34	Computer system (CPU Core, TFT Monitor , UPS 800 VA)	26-Jun-13	21,700	1085.00	3	30,054.72	1,503
35	Computer system (CPU Core, TFT Monitor , UPS 800 VA)	28-Jun-13	23,550	1178.00	3	32,616.99	1,631
36	Printer HP Laserjet P-1020	25-Aug-13	9,400	470.00	3	12,860.65	643
37	LAPTOP COMPUTER	10-Oct-13	36,200	1810.00	3	49,527.18	2,476
38	LAPTOP COMPUTER	10-Jan-14	40,205	2010.00	3	55,118.44	2,756
39	<b>Addition 2014-2015</b>						
40	COMPUTER SYSTEM	24-Jun-14	24,900	1245.00	3	29,285.18	1,464
41	UPS 1KVA OFFLINE	24-Jun-14	4,200	210.00	3	4,939.67	247
42	MONITOR COLOUR 15.6" (TFT)	24-Jun-14	4,525	226.00	3	5,321.90	266
43	PRINTER HP LASERJET P1020	15-Jul-14	9,400	470.00	3	10,497.19	525
44	COMPUTER SYSTEM	11-Aug-14	17,851	893.00	3	18,976.36	949
45	UPS 800VA	11-Aug-14	3,158	158.00	3	3,357.09	168
46	MONITOR COLOUR 15.6" (TFT)	11-Aug-14	4,894	245.00	3	5,202.53	260

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**ANNEXURE-E VALUATION OF COMPUTER AND SOFTWARE**

Sr. No.	Particulars	Date	Gross Block /Closing Value as on 28/2/2022	WDV as on 28-2- 2022	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
47	HP PLOTTER HEAD (DESIGNJET 110 PLUS)	17-Sep-14	16,419	821.00	3	17,399.24	870
48	UPS 800VA	27-Oct-14	6,315	316.00	3	6,692.01	335
49	SCANNER	27-Oct-14	6,631	332.00	3	7,026.88	351
50	COMPUTER SYSTEM	27-Oct-14	35,575	1779.00	3	37,698.88	1,885
51	COMPUTER SYSTEM	27-Oct-14	17,851	893.00	3	18,916.73	946
52	UPS 800VA	27-Oct-14	9,473	474.00	3	10,038.55	502
53	KEYBOARD MOUSE COMBO PACK	27-Oct-14	3,031	152.00	3	3,211.96	161
54	MONITOR COLOUR 18.6" TFT	27-Oct-14	18,049	902.00	3	19,126.55	956
55	COMPUTER SYSTEM	31-Jan-15	84,148	4207.00	3	89,241.86	4,462
56	UPS 1KVA OFFLINE	31-Jan-15	4,894	245.00	3	5,190.26	260
57	PRINTER LASER JET 2900	31-Jan-15	9,788	489.00	3	10,380.51	519
58	COMPUTER SYSTEM	11-Feb-15	28,070	1404.00	3	29,769.21	1,488
59	UPS 800VA	11-Feb-15	3,211	161.00	3	3,405.38	170
60	<b>Addition 2015-16</b>						
61	Laptop - Dell Inspiron -14-3442 (Black)	31-May-15	45,258	(24,007)	3	47,959.97	2,398
62	<b>Addition 2016-17</b>						
63	Laptop Computer	30-Apr-16	45,784	(11,017)	3	48,517.37	2,426
64	Laptop Computer	31-Oct-16	69,991	(18,724)	3	74,169.57	3,708
65	PRINTER DESKJET CANON G-2000	02-Apr-16	13,367	(3,577)	3	14,165.03	708
66	<b>Addition 2017-18</b>						
67	Laptop	30-Jun-17	40,205	(7,583)	3	42,538.47	2,127
68	PRINTER CANON LASERJET B-6030	30-Jun-17	9,600	(1,810)	3	10,157.18	508
69	PRINTER HP LASERJET-1136 MCF	31-Aug-17	16,600	(2,238)	3	17,577.24	879
70	<b>Addition 2018-19</b>						
71	PRINTER CANON LASERJET 6320 DN	20-Sep-18	10,000	(5,929)	3	9,985.20	499
72	PRINTER HP LASERJET-1108	20-Sep-18	9,800	(5,810)	3	9,785.49	489





# ANNEXURE-E VALUATION OF COMPUTER AND SOFTWARE

Sr. No.	Particulars	Date	Gross Block /Closing Value as on 28/2/2022	WDV as on 28-2-2022	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
73	<b>Addition 2019-20</b>						
74	Lenova Desktop V 530 (FULL TOWER) I3-9th/4G+4GB/1TB/No odd/Dos/3Yrs keyboard+mouse (5 Qty.) Per Qty. Rs.21,867/-	17-Mar-20	85,570	18397.00	3	85,506.61	5,290
75	<b>Addition 2020-21</b>						
76	Lenova Notebook (Thinkbook S14 Corei3/4gb/1TB/win-10 Pro 1 Year Warranty LR0BMR28) for Operation Mgr Mr.Vaibhav ( 1 Qty.)	31-Jul-20	31,356	9851.93	3	31,309.51	3,784
77	Lenova Ideapad V14 81YA002DIH COREI3/4GB/1TB/WIN-10PRO/1 YEAR PFB1B3HM3,PFB1B2KFC, PFB1B2KFC, PFB1A45DJ (Used for Mr.Rehman,Mr.Samay Singh, Mr.S.S.Parwa and Mr.Nitish Mnsr) basic rs.31356/- per pc	31-Dec-20	1,25,424	75913.00	3	1,25,890.61	23,571
78	<b>Addition 2021-22</b>						
79	Dell Desktop Optiplex 3080 MT(I3-4GB-1TB-DOS/3GB/1TB/No odd/Dos/3Yrs (10 Qty.) Per Qty. Rs.26450/-  (Note: Out of 10 nos of Computer 04 nos was send to Hodal Unit and 02 Nos send to MNSR i.e Faridabad left with 04 nos of computer AS DEP charges in respective unit only)	31-Jul-21	99,150	78247.00	3	-	-



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# ANNEXURE-E VALUATION OF COMPUTER AND SOFTWARE

Sr. No.	Particulars	Date	Gross Block /Closing Value as on 28/2/2022	WDV as on 28-2-2022	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
80	TFT Monitor 18'5 Nos.2 ( Trf to Hodal )	02-Sep-21	5,200	4253.00	3	-	-
81	Lenovo 01 (Nos)V14 -I311th 4+4Gb RAM I TB HDD	18-Dec-21	33,250	31022.00	3	-	-
82	HP Laserjet Pro M126nw Multi function	27-Dec-21	17,400	16336.00	3	-	-
83	Laptop (Old)	24-Jan-22	13,000	12442.00	3	-	-
84	<u>Software</u>		-	0.00			
85	<u>Addition in 2002-2003</u>			0.00			
86	Payroll Package	01-Jul-02	17,600	880.00	3	24,861.15	1,243
87	Reliability Engineering Software Package CFR-SPC	15-Mar-03	17,500	875.00	3	24,719.90	1,236
88	<u>Addition 2003-2004</u>			0.00			
89	Anti-virus Software (EDP)	01-Dec-03	16,000	800.00	3	22,601.05	1,130
90	SOFTWARE MS WINDOWS-2003	28-Mar-05	1,30,000	6500.00	3	1,83,633.51	9,182
91	<u>Addition 2005-2006</u>			0.00			
92	AUTOCAD 2006 STANDALONE	01-Sep-05	73,000	3650.00	3	1,03,117.28	5,156
93	<u>Addition 2010-2011</u>			0.00			
94	Software purchase for PPC from Keystone Systems INC	10-May-10	11,03,796	55190.00	3	15,59,184.09	77,959
95	<u>Addition 2011-2012</u>			0.00			
96	MS Window 2008 Std server 5 Users	01-Jan-12	1,95,203	9760.00	3	2,75,737.01	13,787
97	Terms ERP Suite V 8.0 package	01-Jan-12	13,31,253	66563.00	3	18,80,481.99	94,024
98	Customization charges for Terms ERP Suite V 8.0 package	01-Jan-12	3,00,000	15000.00	3	4,23,769.63	21,188
99	<u>Addition 2013-2014</u>			0.00			
100	Attendance Cum Payroll Software	29-Oct-13	26,250	1313.00	3	35,914.05	1,796
101	<u>Addition 2016-2017</u>						





# ANNEXURE-E VALUATION OF COMPUTER AND SOFTWARE

Sr. No.	Particulars	Date	Gross Block /Closing Value as on 28/2/2022	WDV as on 28-2-2022	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
102	Software Window 8.1 & Office Std.	15-Apr-16	5,77,100	32611.00	3	6,11,553.73	30,578
103	<u>Addition 2017-18</u>						
104	Tally ERP GST Implementation	01-Jul-17	18,000	4468.00	3	19,059.65	953
105	ERP GST Implementation	01-Jul-17	3,50,000	86878.00	3	3,70,604.40	18,530
106	<u>Addition 2019-20</u>						
107	Sophos UTM XG 115 Appliance (XG1BT3HIN) S/N (1No.) (Rs.30,555/-)						3,485
108	Sophos UTM Subscription Full Guard for XG 115 1 Yr XF1B1CSEA (1No.)(Rs.10,999/-)						
109	Installation OTC XG 115 Appliance (XG1BT3HIN) (Rs.5,000/-)	29-Feb-20	35,555	23817.00	3	35,528.66	
110	<u>Addition 2020-21</u>						
111	Web E Invoice (Webtel Electrosoft)	23-Jan-21	1,39,195	113110.00	3	1,39,712.84	49,596
112	E-Way API (2020-21) (Web Electrosoft)	23-Jan-21	85,805	69725.00	3	86,124.22	30,573
	<b>TOTAL</b>		<b>44,16,257</b>	<b>7,73,401</b>		<b>94,16,749</b>	<b>5,61,934</b>

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# ANNEXURE-F VALUATION OF TOOLS

Sr. No.	Particulars	Date	Closing Value as on 28/2/2022	WDV as on 28-2-2022	Estimated useful life	Estimated Reproduction Cost of the Asset	Fair Market Value (IN INR)
<b>I</b>	<b>TOOLS</b>						
<b>1</b>	Vernier Caliper 12"	03-Feb-99	4,168	208	10	5,754.74	288
<b>2</b>	Vernier Bivel	03-Feb-99	7,384	369	10	10,195.07	510
<b>3</b>	Drill Machine 1 No	03-Feb-99	3,299	165	10	4,554.92	228
<b>4</b>	AGI Angle Grinder	03-Feb-99	11,162	558	10	15,411.34	771
<b>5</b>	Mangnatic V Block Harded	03-Feb-99	8,669	433	10	11,969.26	598
<b>6</b>	Orcan Bench vice no. 6	03-Feb-99	7,224	361	10	9,974.15	499
<b>7</b>	Digital Vernier	10-Jan-01	5,950	298	10	8,215.15	411
<b>8</b>	Spray Gun 300MM for Die Casting	02-May-01	2,530	126	10	3,493.16	175
<b>9</b>	WOODEN MOULD REFACTORY BLOCK	01-May-02	3,670	183	10	5,067.16	253
<b>10</b>	WOODEN PATTERN FOR DOOR & FUR	01-May-02	4,500	225	10	6,213.14	311
<b>11</b>	WOODEN MOULD NO 8 REFACTORY B	01-Jun-02	4,450	222	10	6,144.10	307
<b>12</b>	WOODEN MOULD NO6 REFACTORY BL	01-Jun-02	3,250	162	10	4,487.27	224
<b>13</b>	Vernier Calipers -8"	01-Jan-04	4,992	250	10	6,892.44	345
<b>14</b>	<b>Addition 2004-2005</b>					-	
<b>15</b>	VERNIER CALIPERS-8" 1no.	01-Jul-04	5,070	254	10	7,000.13	350
<b>16</b>	BENCHVICE 125MM 1 no	18-Jul-04	2,640	132	10	3,645.04	182
<b>17</b>	BENCHVICE 125MM 1 no	18-Nov-04	2,640	132	10	3,645.04	182
<b>18</b>	BENCHVICE 125MM 6 no	27-Nov-04	14,400	720	10	19,882.04	994
<b>19</b>	BENCHVICE 125MM 5 no	31-Jan-05	12,000	600	10	16,568.36	828
<b>20</b>	BENCHVICE 125MM 1 no	04-Feb-05	2,400	120	10	3,313.67	166
<b>21</b>	BENCHVICE 125MM 2 no.	05-Feb-05	4,800	240	10	6,627.35	331
<b>22</b>	BENCHVICE 125MM 2 no.	05-Feb-05	4,800	240	10	6,627.35	331
<b>23</b>	<b>Addition 2005-2006</b>		-			-	
<b>24</b>	BENCHVICE 125MM	22-Aug-05	15,360	-	10	20,352.69	1,018
<b>25</b>	<b>Addition 2011-2012</b>		-			-	
<b>26</b>	Drilling Mahcine	15-Mar-12	11,250	4,743	10	13,130.04	657
<b>Grand Total</b>			<b>1,46,608</b>	<b>10,741</b>		<b>1,99,164</b>	<b>9,958</b>

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