



M.R.I.C.S.

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Date:

VALUATION REPORT

Basudev Dey

Chartered Surveyor

&

Govt Registered Valuer of Immovable Property (Cat - I)

and Plant & Machinery (Cat-VII)

M.R.I.C.S. (U.K.), F.I.S. (Valuation - Surveying), F.I.V. (Cat - I),

F.I.S.E. (Civil Engg.), F.I.C.A.

Graduate in Valuation-Surveying, The Institution of Surveyors, New Delhi

&

Master of Valuation (Plant & Machinery), Sardar Patel University, Gujarat

VALUER OF :-

● **REAL ESTATE**

● **INTELLECTUAL PROPERTY**

● **PLANT & MACHINERY**

● **PROJECT APPRAISER**

Member of the Royal Institution of Chartered Surveyors, UK

Followed by The Institution of Engineers, India, 2nd Year, 1982

Basudev Dey

Former Chairman, Institution of Valuers, Kolkata (West Bengal) Branch
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Visiting Lecturer
Jadavpur University, Department of Architecture &
Indian Maritime University, Kolkata Campus
Valuation Expert Consultant of
The Kolkata Municipal Corporation &
Kolkata Metropolitan Development Authority

Ref. No.

Date.....

Ref: BOI/SME/SEP2212

Date: 23.09.2022

Format-A

BANK OF INDIA, SME, KOLKATA

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

I. GENERAL	
1. Purpose for which the valuation is made	: Mortgage and Bank Finance
2. a) Date of inspection	: 20.09.2022
b) Date on which the valuation is made	: 23.09.2022
3. List of documents Produced for perusal	:
1) Deed of Sale Being No. I- 2) Land ROR from BL & LRO, 3) Land conversion certificate from BL & LRO 4) Property tax receipt from 5) Land khajna receipt 6) Sanctioned building plan	
4. Name of the owner(s) and his/their Address (es) with phone No. (Details of share of each owner in case of joint ownership)	: Mr. Asoke Jana S/o late Ajit Jana. Address: Garirchak, P.O.: Narghat, P.S.: Nandakumar, District: Purba Medinipur, Pin: 721669, West Bengal.
5. Brief description of the property	: It is an existing Matara Aquaculture unit was established in the since 2018 situated at Garirchak, Mouza. Jalpai, J.L. No. 70, L.R. Plot No. 10332, 10335 L.R. Khatian No.7815 within limit of Sawraberia Japai No.-2 Gram Panchayet, P.O.: Narghat, P.S.: Nandakumar, District: Purba Medinipur, Pin: 721669, West Bengal. The property is located within residential location with middle class occupancy and about 8 km. distance from Nandakumar Railway Station. All civic amenities / business facilities such as school, college, market, railway station, govt. office etc. area available within 0.1 to 10 km. distance from the property.
6. Location of the Property	: Address: Garirchak, Mouza. Jalpai, J.L. No. 70, L.R. Plot No. 10332, 10335 L.R. Khatian No.7815 within limit of Sawraberia Japai No.-2 Gram Panchayet, P.O.:Narghat, P.S.: Nandakumar, District: Purba Medinipur, Pin: 721669, West Bengal.
a) Plot No. / Survey No.	: L.R. Plot No. 10332 and 10335
b) Door No.	: N/A
c) T.S. No. / Village	: Garirchak

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8.	Any usage restriction	Nil.
9.	Is plot in Town Planning approved layout?	The area is not under any town planning scheme.
10.	Corner plot or intermittent plot?	Intermittent plot.
11.	Road facilities	Yes.
12.	Type of road available at present	12 ft. wide moram (Proposed-Metal) Road
13.	Width of road-is it below 20ft. or more than 20ft.	below 20ft.
14.	Is it a land-locked Land?	No.
15.	Water Potentiality	Having good water Potentiality
16.	Underground sewerage system	Nil
17.	Power supply is available in the site	Available
18.	Advantages of the site	Subject property wide frontage of 18ft. wide road & bus stoppage is located within 300mtr. and market within 500 mtr. Distance from the property.
19.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening applicability of CRZ provisions etc. (Distance from sea-coast/tidal level must be incorporated)	No.

Part-A (Valuation of land)

1.	Size of plot	As per deed land area - 95.21 decimal / 57.70 decimal. As per ROR/Physical: 88.12 decimals / 53.40 Cottahs Converted land as per conversion certificate: 85 decimals / 51.51 Cottahs
	North & South	231.00 ft. (Approx.)
	East & West	160.00 ft. (Approx.)
2.	Total extent of the plot	85 decimals / 51.51 Cottahs
3.	Prevailing market rate (Along with details/reference of at least two latest deals/transaction with respect to adjacent properties in the areas)	Rs. 2,50,000.00 to Rs. 3,00,000.00 per decimal from local market investigation.
4.	Guideline rate obtained from the Registrar's Office	Rs. 84,76,099.00
5.	Assessed / adopted rate of valuation	Rs. 3,00,000.00 per decimal
6.	Estimated value of Land (Rs. 3,00,000.00 X 85 decimals)	Rs. 2,55,00,000.00 (A)

Part-B (Valuation of Building)

1.	Technical details of the building	
a)	Type of Building (Residential/Commercial/ Industrial)	Commercial Unit Aqua culture.
b)	Type of construction (Loadbearing/RCC / Steel Framed)	RCC and M.S. Joist framed, PPGL Sheet roofing.
c)	Year of construction	2021-2022 (As informed)
d)	Number of floors and height of each floor including basement, if any.	Factory Shed/Office Building Ground floor 13 ft. height and 1 st floor and Processing unit height 30 ft., Cold storage - 35 height.

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8.	City / Town	Nandakumar	
	Residential area	Residential area	
	Commercial area	No.	
	Industrial area	No	
9.	Classification of the area		
	a) High/Middle/Poor	Middle class area	
	b) Urban / Semi Urban/Rural	Rural.	
10.	Coming under Corporation limit/ Village Panchayat /Municipality	Within limit of Sawraberia Jalpai No-02	
11.	Whether covered under any State/Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/ cantonment area	No	
12.	In case it is an agricultural land, any conversion to house site plots is contemplated	It is not agricultural land. Subject property classified as "Commercial Aqua Culture".	
13.	Boundaries of the property	As per deed/plan	As per physical
	North	By. Plot No. 9306	By. 15 ft. wide Gram Panchayet Road.
	South	By. L.R Plot No. 10332/ R.S Plot No.8400	By. Fishery Point (Mahakal)
	East	By. L.R Plot No. 10332/ R.S Plot No.8400	By. Vacant land of Tarun Jana and House of Tarapada Kundu.
	West	By. L.R Plot No. 10332/ R.S Plot No.8400	By. House of Tarun Jana and Barun Jana.
	Does the boundaries at site match, as mentioned in the documentation?	No	
14.1	Dimensions of the site	A	B
		As per site plan	As per actual
	North	-	160.00 ft.
	South	-	160.00 ft.
	East	-	231.00 ft.
	West	-	231.00 ft.
14.2	Latitude, Longitude and Coordinates of the site	Latitude -22.155184, Longitude -87.907041	
15.	Extent of the site	95.21 decimals / 57.70 Cottahs (As per deed)	
16.	Extent of the site considered for Valuation	85 decimals (as per conversion certificate)	
17.	Whether occupied by the owner/ tenant? If occupied by tenant since how long? Rent Received per month	Occupied by the owner (as informed)	

II.	CHARACTERISTICS OF THE SITE		
1.	Classification of Locality	Industrial	
2.	Development of surrounding areas	The surrounding area is a under developed area.	
3.	Possibility of frequent flood / water logging	Not known. No recent history found.	
4.	Feasibility of the Civic amenities like	All civic amenities such as school, market, bus stoppage, railway	

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f)	Condition of the building	:	
i)	Exterior-Excellent, Good, Normal, Poor	:	Completed
ii)	Inferior - Excellent, Good, Normal, Poor	:	Do
g)	Date of issue and validity of layout of approved map/ plan	:	Date of issue: 15.10.2015 approved Sawraberia Jalpai No. 2 Gram Panchayet.
h)	Approved map/plan issuing authority	:	Approved from Sawraberia Jalpai No. 2 Gram Panchayet.
i)	Whether genuineness or authenticity of approved map/ plan is verified	:	Yes.
j)	Any other comments by our empanelled Valuers on authentic of approved plan.	:	N/A.

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF:

Sl.	Description	Proposed construction
1.	Foundation	Column footing foundation.
2.	Basement	No
3.	Superstructure	RCC framed, RCC & PPGL sheet roofing structure
4.	Joinery/Doors & Windows (please furnish details above side of frames, shutters, glazing, fitting etc. and specify the species of timber)	Partly roofing shutter, tin, plywood and wooden doors & iron grill, iron framed glass fitted and aluminum channel framed glass fitted windows.
5.	RCC Works	Complete
6.	Plastering	Complete
7.	Flooring, skirting,	Do
8.	Special finish as marble, granite, wooden paneling, drills etc.	Do
9.	Roofing including weather proof course.	RCC
10.	Drainage	Available.

2.	Compound Wall	:	Available
	Height:	:	12 ft.
	Length:	:	Approx. 782 ft.
	Type of Construction	:	Brick built
3.	Electrical Installation	:	Completed
	Type of wiring	:	Concealed
	Class of fitting (Superior / Ordinary/Poor)	:	Superior.
4.	Plumbing installation	:	
	a) No. of water closets and their type	:	2 nos. Indian water closet and complete
	b) No. of washbasins	:	Completed

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DETAILS OF VALUATION:

Particulars	Area in sq.ft.	Year of Const.	Life in Yrs.	Cost of construction In Rs.	G.C.R.C. Rs.	Depreciation. Age (100-10)% life	Value in Rs.
Two Storied Office Building	16480.00	2016	80	2000.00	3,29,60,000.00	19,77,600.00	3,09,82,400.00
Processing Shed	10960.00	2016	60	1800.00	1,97,28,000.00	17,75,520.00	1,79,52,480.00
Cold Storage Room	7200.00	2016	60	1600.00	1,15,20,000.00	10,36,800.00	1,04,83,200.00
Generator Room	969.00	2016	80	1500.00	14,53,500.00	87,210.00	13,66,290.00
Security Room	100.00	2016	70	1000.00	1,00,000.00	6,000.00	94,000.00
Staff and Labour qtr. Six storied (G+5) building	6370.00	2016	80	1800.00	1,14,66,000.00	6,87,960.00	1,07,78,040.00
Total							7,16,56,410.00

PART - C (Extra items)		(Amount in Rs.)
01.	Portico	-
02.	Ornamental front door	-
03.	Sit out/verandah with steel grills	-
04.	Overhead water tank	Rs. 5,50,000.00
05.	Extra steel/collapsible gates/shutter	Rs. 4,50,000.00
TOTAL		Rs. 11,00,000.00

PART - D (Amenities)		(Amount in Rs.)
01.	Wardrobes	-
02.	Glazed tiles	-
03.	Extra sinks and bath tub	-
04.	Marble/ceramic tiles flooring	Rs. 5,00,000.00
05.	Interior decorations	-
06.	Architectural elevation works	-
07.	Paneling works with ACP board & toughened glass	-
08.	Aluminum works	Rs. 5,00,000.00
09.	Aluminum hand rails	-
10.	False ceiling	Rs. 20,00,000.00
TOTAL		Rs. 30,00,000.00

PART - E (Miscellaneous)		(Amount in Rs.)
01.	Separate toilet room	Rs. 3,50,000.00
02.	Separate lumber room	-
03.	Separate water tank / sump with Piping	Rs. 4,00,000.00
04.	Trees, gardening	-

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04.	C.B. deposits, fitting etc.	Rs. 5,50,000.00
05.	Extra toilet Room CGI Roofing	-
06.	Extra Garage Room CGI Roofing	-
07.	Pavement	Rs. 6,00,000.00
TOTAL		Rs. 46,50,000.00

Total abstract of the entire property		
Part - A	Land	Rs. 2,55,00,000.00
Part - B	Building	Rs. 7,16,56,410.00
Part - C	Extra items	Rs. 11,00,000.00
Part - D	Amenities	Rs. 30,00,000.00
Part - E	Miscellaneous	Rs. 12,50,000.00
Part - F	Service	Rs. 46,50,000.00
Part - G	Plant and Machinery	Rs. 12,77,94,000.00
Thus, total Market Value (M.V.) of the property as on date comes to		Rs. 23,49,50,410.00

As a result of my appraisal and analysis it is my considered opinion that the

Present market value of the above property in the condition with aforesaid specification is	Rs. 23,49,50,410.00	(Rupees twenty-three Crore forty-nine Lakh fifty Thousand four Hundred and ten only)
Realizable value of the above property comes to	Rs. 21,14,55,369.00	(Rupees twenty-one Crore fourteen Lakh fifty-five Thousand three Hundred and Sixty-nine only)
Book value of the above property is (Purchaser Pries)	Not provided to us	Not provided to us
Distress value of the above property comes to	Rs. 19,97,07,849.00	(Rupees nineteen Crore ninety-seven Lakh seven thousand eight Hundred and forty-nine only)

REMARKS: -

1. This valuation is done without prejudice under existing situation, Condition and circumstances and subject to proper legal Verifications in respect of legal ownership of the property under consideration.
2. If this property is offered as collateral security, the concerned financial institution is requested to verify the extent of land Shown in this valuation report with respect to the latest legal opinion.
3. The legal aspects were not considered in this valuation.

Place: Kolkata

Date: 24.09.2022

Basudev Dey

Signature

(Name and Office of the Valuer)

MRICS(U.K.) CHARTERED SURVEYOR

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The undersigned have inspected the property detailed in the Valuation Report dated we are satisfied that the fair and reasonable market value of the property is Rs.

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Annexure-V

DECLARATION

I hereby declare that -

- The information furnished in my valuation report dt. -23.09.2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- I have no direct or indirect interest in the property valued.
- I have personally inspected the property on 20.09.2022 the work is not sub-contracted to any other value and carried by myself.
- I have not been convicted of any offence and sentenced to a term of imprisonment.
- I have not been found guilty of misconduct in my professional capacity.
- I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the 'Standards' as enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- I have read the International Valuation Standards (IVS) and the report submitted to the bank for the respective asset class is in conformity to the 'Standards' as enshrined for valuation in the IVS in 'General Standards' and 'Asset Standards' as applicable.
- I abide by the Model Code of Conduct for empanelment of valuer in the bank.
- I am registered under Section 34AB of the Wealth Tax Act, 1957
- I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- Further, I hereby provide the following information.

Sl. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	: It is an existing Matara Aquaculture unit was established in the since 2018 situated at Garirchak, Mouza: Jalpai, J.L. No. 70, L.R. Plot No. 10332, 10335 L.R. Khatian No.7815 within limit of Sawraberia Japai No.-2 Gram Panchayet, P.O.: Narghat, P.S.: Nandakumar, District: Purba Medinipur, Pin: 721669, West Bengal. The property is located within residential location with middle class occupancy and about 8 km. distance from Nandakumar Railway Station. All civic amenities / business facilities such as school, college, market, railway station, govt. office etc. area available within 0.1 to 10 km. distance from the property.
2.	Purpose of valuation and appointing authority	Purpose of valuation: Mortgage and Bank Finance. Appointing authority: Bank of India,
3.	Identity of the valuer and any other experts involved in the valuation	Basudev Dey
4.	Disclosure of valuer interest or conflict, if any	Not applicable
5.	Date of appointment, valuation date and date of	Date of appointment - 26.08.2022

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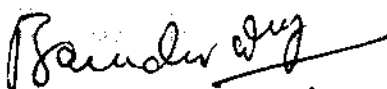
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		'market approach' for valuation of land. For valuation of land we have considered weighted average of market information, guideline value obtained from official website of govt. of West Bengal and value as assessed by ADSR, as mentioned in title deed. As market value of land very rarely matches with guideline value in West Bengal so we have adopted reasonable market value for valuation of land.
9.	Restrictions on use of the report, if any;	Use for banking purpose only.
10.	Major factors that were taken in to account during the valuation.	Property will be used for residential purpose only.
11.	Caveats, limitations and disclaimers to the extent the explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	<p>1) We have prepared the report exclusively on the basis of our physical inspection on the day of survey on 20.09.2022 We have not checked legal validity of the title of the property which is beyond our scope of work.</p> <p>2) This Valuation is being conducted based on the presumption that the owner holds a clear, undisputed title of the subject property. In other words, the subject land has been considered to be free from encumbrance and other tax liabilities.</p> <p>3) Real estate market in India is unorganized and official databases for value of land rarely match with prevailing market rates. The information pertaining to the market price has been obtained from sources deemed to be reliable however no written confirmation or verification was made available and hence our analysis is limited to that extent.</p>

Place: Kolkata
Date: 23.09.2022


Signature

(Name and Official seal of the Approved Valuer)

Basudev Dey

Former Chairman, Institution of Valuers, Kolkata (West Bengal) Branch
Govt. Registered Valuer of Immovable Property, Plant & Machinery

MRICS (UK), CHARTERED SURVEYOR
F.I.S., F.I.V. (CAT-I) F.I.S.E. (Civil Engg.), F.I.C.A.
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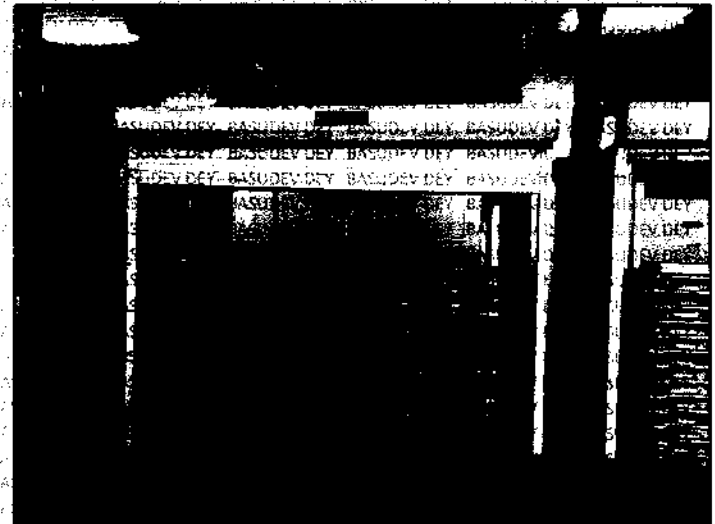
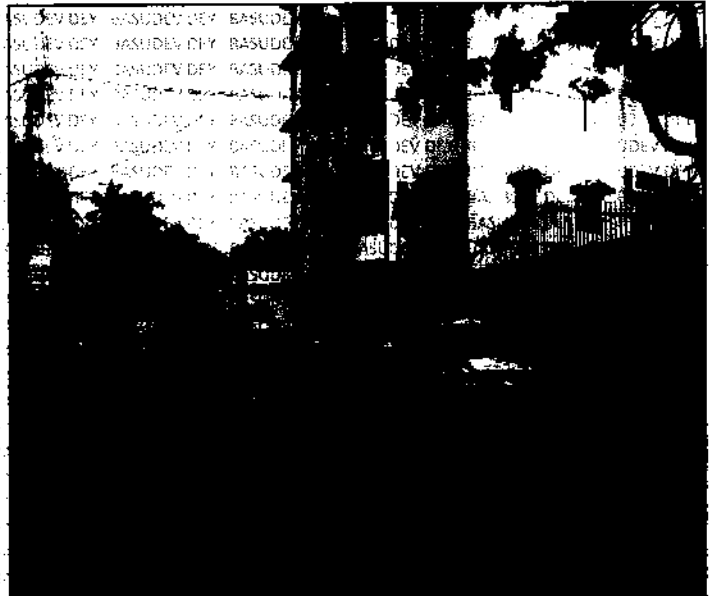
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Visiting Lecturer
Jadavpur University, Department of Architecture &
Indian Maritime University, Kolkata Campus
Valuation Expert Consultant of
The Kolkata Municipal Corporation &
Kolkata Metropolitan Development Authority

Ref. No.

Date.....

PHOTOGRAPHS OF THE PROPERTY.



Basudev Dey

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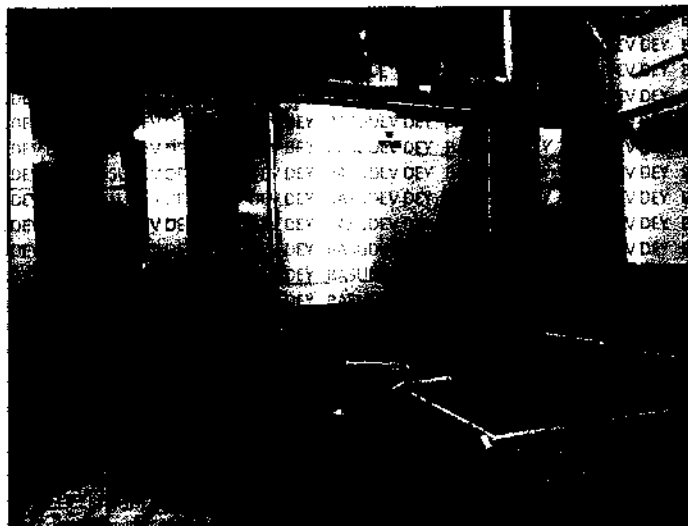
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Directorate of Registration and Stamp Revenue

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Market Value of Land

*Marked fields are mandatory

District	Purba Medinipur	Thana	Nandakumar
Local Body	Baruipur	Mouza	Baruipur
Road		Road Zone	
Premises No		Ward No	
Jurisdiction of	ATISER KHANDE	Gram Panchayat	SAWRABERIA JALPAIGURI-2
Project Name	Not Available		

To get owner details of property please enter LR plot no and LR khatian no.

Plot No	LR	LR Khatian No
---------	----	---------------

Proposed Land Use	Commercial Use	Nature of Land	Commercial Use
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Area of Land	Acres	Decimals	Bigha	Katha	Chatak	Sq. Feet	Total Area of Land (Decimal)
		00					

Adjacent to Metal Road	Yes	Approach Road Width	
------------------------	-----	---------------------	--

Encumbered by Tenant	Yes	Tenant is Purchaser?	
----------------------	-----	----------------------	--

Bargadar	No	Bargadar is Purchaser?	Yes No
----------	----	------------------------	--------

Litigated Property	Yes No
--------------------	--------

This plot has any road access in any side be mentioned properly below

North side	Yes No	East side	Yes No	West side	Yes No	South side	Yes No
------------	--------	-----------	--------	-----------	--------	------------	--------

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Market Value:-
Rs: 84,78,889/-

Details of Land Record							
Recorded Owner Details							
Sl No	Plot No (LR)	Khatian No	Name	Father's/Husband's Name	Address	Classification of Plot	Share Area (Acres)
1	10322	7815	Basudev Dey	Basudev Dey	Baruipur	Plot	0.62000000

Display Market Value

Service Count: 47,01,888

N.B. To be verified from the appropriate Registration Office after filling up proper e-Registration Form

Basudev Dey

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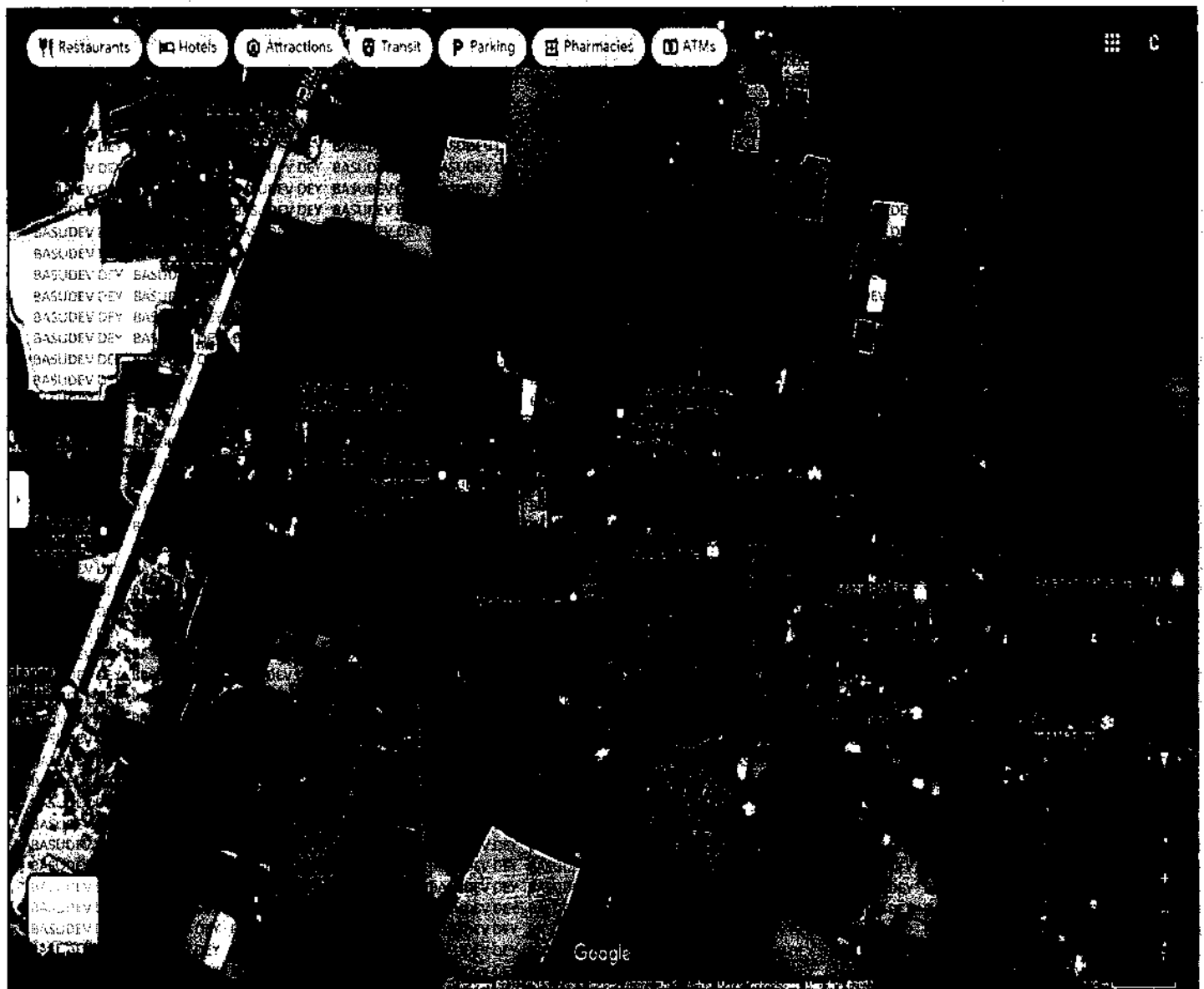
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(C) TO ASCERTAIN MARKET VALUE AS DEPRECIATED REPLACEMENT COST (DRC) OF PLANT AND MACHINERY INSTALLED AT MATARA AQUACULTURE WB PVT. LTD. UNDER PRESENT CONDITION SITUATION AND CIRCUMSTANCES A

Sl. No.	Name of the Plant and Machinery with brief Description & specification	No. of Item	Year of Purchase or Year of Installation	Present condition of the Plant & Machinery	Expected Life (in Yrs) since Installation	Date of Valuation	Age on Date of Valuation (in yrs)	Balance Economic Useful life (in Yrs)	Invoice/purchase Value	Gross Current Replacement Cost (G.C.R.C)/Unit Ex-work price with taxes, Freight, Installation etc.) (in Rs.)	Gross Current Replacement Cost (G.C.R.C) for total no. of Quantity/Ex-work price with taxes Freight, Installation etc.) (in Rs.)	Depn Bas
1	AMMONIA COMPRESSOR Make - Kirloskar Model - KCX-72, KCX-51, KCX-31, KCX-51, KCX-31, KCX-31 SL No. 347AK086, 3434K0045, 3434K0046, 3434K0047, 3454K035, 3454K035 With 3 Phase Induction motor Mark- Kirloskar Electrical M/C No. DRT/126/05, DRT 55-95, DRT 55-04, DRT 126-05,	3	4	5	6	7	8	9		10	11	
1	EVAPORATIVE CONDENSER Having induced draft type suitable for ammonia and designed for continuous heavy duty operation along with accessories As per PO. No. KR/26/16-17	3	2017	Good	30	2022	5	25	13482000.00	4943400.00	14830200	1
2	GRADING MACHINE Shrimps grading having capacity dispense 1-2 ton hour along with accessories As per PO. No. KR/26/16-17	1	2017	Good	30	2022	5	25	7218750.00	7940625.00	7940625	1
3	PLATE FREEZER 4" thick puff insulated cabinet duly clad with 1.2 mm S.S. sheet along with accessories As per P.O. No. KR/26/16-17	2	2017	Good	30	2022	5	25	5444250.00	3097237.00	6194474	
4	PLATE FREEZER (Including freezing plates, header, S.S. hose, hydraulic power pack and cylinder, Valves, pipes & Fittings)	1	2017	Good	30	2022	5	25	1886971.00	2264365.00	2264365	
5	KGX-6 KG. SS (Weight Machine) Capacity : 6 kg. Accuracy-0.001,0.002,0.01,0.02 kg.	1	2017	Good	30	2022	5	25	495940.00	545534.00	545534	
6												



BASUDEV DEY

MIRISUKU CHARTERED SURVEYOR

F10, Midtown, Commercial, Elnorville, Cape Town, South Africa

Sl. No.	Name of the Plant and Machinery with brief Description & specification	No. of Item	Year of Purchase or Year of Installation	Present condition of the Plant & Machinery	Expected Life (in Yrs) since installation	Date of Valuation	Age on Date of Valuation (in yrs)	Balance Economic Useful life (in Yrs)	Invoice/purchase or Value	Gross Current Replacement Cost (G.C.R.C./Unit Ex-work price with taxes, Freight, Installation etc.) (in Rs.)	Gross Current Replacement Cost (G.C.R.C./Unit Ex-work price with taxes, Freight, Installation etc.) (in Rs.)	Average (in Rs.)
	WATER TREATMENT PLANT											
7	DMF, ACF Softner With 2 CMH Reserve Osmosis Plant EFFLUENT TREATMENT PLANT Of Capacity 50 KLD.	1	2017	Good	30	2022	5	25	4362750.00	4799025.00	4799025.00	
8	Equalization tank, Bar Screen oil, Chemical Tank, Flash mixer, Primary Clarifier with Dosing System.	1	2017	Good	30	2022	5	25	4640738.00	4816350.00	4816350.00	
9	Aeration Tank, Tube Settler, Sludge drying bed, with air blower, effluent transfer, filter feed pump, multigraded, Activated carbon filter.	1	2017	Good	30	2022	5	25	4499250.00	4949175.00	4949175.00	
10	METAL DETECTION SYSTEM Aperture Size: 400 mm x 120 mm. and Conveyor System Sr. No. 1708107	1	2017	Good	30	2022	5	25	670240.00	737264.00	737264.00	
11	DEPANNING CONVEYOR WITH ACCESSORIES	1	2017	Good	30	2022	5	25	409600.00	450560.00	450560.00	
12	SS IOE 500 Kgs. SS304 Individual Quick Freezer	1	2017	Good	30	2022	5	25	15422400.00	16964640.00	16964640.00	2
13	HARDNER PLC Based Electrical Panel Board	1	2017	Good	30	2022	5	25	8603700.00	9464070.00	9464070.00	1
14	INSULATED PUFF PANELS Insulated Puff for IOE and Hardner.	1	2017	Good	30	2022	5	25	2998800.00	3298680.00	3298680.00	4
15	DIP GLAZERS Glazer With Accessories (air defrosting system)	1	2017	Good	30	2022	5	25	5019420.00	5521362.00	5521362.00	7
16	Ammonia Gas Receiver 2 nos.	2	2017	Good	30	2022	5	25	-	200000.00	400000.00	
17	H.T. & L.T. CABLE	1	2017	Good	30	2022	5	25	2402462.00	2642708.00	2642708.00	3
18	GRATE & SYNTAX	1	2017	Good	30	2022	5	25	1855427.00	2500000.00	2500000.00	3
19	Bunker Bed	1	2017	Good	30	2022	5	25	283495.00	523745.00	523745.00	1
20	Air Defrosting System and Feeding Conveyor	1	2017	Good	30	2022	5	25	733925.00	807317.00	807317.00	1

Sl. No.	Name of the Plant and Machinery with brief Description & specification	No. Of item	Year of Purchase or Year of Installation	Present condition of the Plant & Machinery	Expected Life (in Yrs) since Installation	Date of Valuation	Age on Date of Valuation (in yrs)	Balance Economic Useful life (in Yrs)	Invoice/purchase value	Gross Current Replacement Cost (G.C.R.C)/Unit Ex-work price with taxes, Freight, Installation etc.) (in Rs.)	Gross Current Replacement Cost (G.C.R.C)/Unit Ex-work price with taxes, Freight, installation etc.) (in Rs.)	Depre Base
21	Air Cutter, Fly Catchers, Insulated Containers, Tray Defroster with conveyor, motor, Waste disposal Trolley others item	1	2017	Good	30	2022	5	25	2012338.00	2213000.00	2213000.00	1
22	COLD STORAGE 1 RPUF 120 MM (thick wall & ceiling panels (These Good are Supplied against invalidation No. 0259003064 dated. 18.05.2017) of EPCG Authorisation No. 0230012370 dated. 04.04.2017 Invalidation File No. 02/21/059/00067/AM18 Authorisation File No. 02/21/011171/AM17	1	2017	Good	30	2022	5	25	17132197.00	19702026.00	19702026.00	2
23	Supply of Panel (Main panel with Distribution System) Complete.	1	2017	Good	30	2022	5	25	4016251.00	4417876.00	4417876.00	1
24	VOLTAGE CONTROL STABILIZER Capacity-1250 KVA. SL No- PCN/579-16 Mark- Power Control Nilgiri	1	2017	Good	30	2022	5	25	5804046.00	6391887.00	6391887.00	1
25	Plant Table Pan Thankachen George Engineering Works	1	2017	Good	30	2022	5	25	6864767.00	7551243.00	7551243.00	1
26	Flake Ice & Refrigeration Systems Pvt Ltd.	1	2017	Good	30	2022	5	25	423738.00	466111.00	466111.00	1
27	PI-300 SS/CS 10 MTPD (24 Hrs.), Supply of Flake Ice maker model PI 300 SS/CS for 10 MTPD flake ice in 24 hrs. with accessories.	1	2017	Good	30	2022	5	25	2998800.00	3298680.00	3298680.00	1
28	PI-500 SS/CS 10 MTPD (24 Hrs.), Supply of Flake Ice maker model PI 500 SS/CS for 10 MTPD flake ice in 24 hrs. with accessories.	1	2017	Good	30	2022	5	25	2397000.00	2636700.00	2636700.00	1
29	PLC Electrical Pannel	1	2017	Good	30	2022	5	25	472000.00	519200.00	519200.00	1
30	LAB Equipment	1	2017	Good	30	2022	5	25	1122904.00	1291339.00	1291339.00	1
31	Pipe line, valves, fitting etc.	1	2003	Good	30	2022	19	11	4229310.00	4863706.00	4863706.00	1
32	ETP plant .	1	2003	Good	30	2022	19	11	1603000.00	1763300.00	1763300.00	1

Remark: The Gross Current Replacement Cost of the Machinery Includes the purchase cost plus tax, transportation cost, installation cost which includes fabrication, pipelines etc.

