

Ref. : .....

Date : .....



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## **VALUATION REPORT**

*Rising Tide Ventures Pvt Ltd. [BOT]*

# **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  
&***

# Basudev Dey

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Govt. Registered Valuer of Immovable Property, Plant & Machinery

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Valuation Expert Consultant of  
The Kolkata Municipal Corporation &  
Kolkata Metropolitan Development Authority

Ref. No. ....

Date: 01.12.2022

Ref: BOI/SME/SEP2212

Date: 01.12.2022

Format-1

## 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	First Inspection: 20.09.2022 Revisit Inspection: 01.12.2022
b) Date on which the valuation is made	01.12.2022
3. List of documents Produced for perusal	1) Deed of Conveyance Being No. I-09067 dated. 30.09.2022 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)	<b>RISEING TIDE VENTURES PRIVATE LIMITED.</b> Address: P-144, Remount Road, Kolkata-7000027.
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
d) Ward / Taluka	-

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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	As per site plan	As per site plan
	South	As per site plan	As per site plan
	East	As per site plan	As per site plan
	West	As per site plan	As per site plan
14.2	Latitude, Longitude and Coordinates of the site	Latitude -22.155184, Longitude -87.907041	
15.	Extent of the site	76.094 decimals / 46.11 Cottahs (As per deed)	
16.	Extent of the site considered for Valuation	76.094 decimals / 46.11 Cottahs (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.	<b>CHARACTERISTICS OF THE SITE</b>		
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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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 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 there at of acquisition of land for public service purposes, road wide inapplicability 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 - 76.094 decimals / 46.11 Cottahs. As per ROR/Physical: 76.094 decimals / 46.11 Cottahs Converted land as per conversion certificate: 76.194 decimals / 46.11 Cottahs
	North & South	: As per site plan.
	East & West	: As per land site plan
2.	Total extent of the plot	: 76.094 decimals / 46.11 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. 51,31,610.00
5.	Assessed / adopted rate of valuation	: Rs. 3,00,000.00 per decimal
6.	Estimated value of Land (Rs. 3,00,000.00 X 76.094 decimals)	: Rs. 2,28,28,200.00.....(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)

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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 rft.
	Type of Construction	: Brick built
3.	Electrical Installation	: Completed
	Type of wiring	: Concealed
	Class of fitting (Superior / Ordinary/Poor)	: Superior.
4.	Plumbing installation	

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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
Total							6,08,78,370.00

### AS PER DEED SCHEDULE-C (RESIDENTIAL UNIT)

RESIDENTIAL BUILDING (G+V) PARTLY SIX STORIED UNDIVIDED PROPORTIONATE SHARES OF THE  
LAND OF RISING TIDE VENTURES PRIVATE LIMITED.

Total Land area : 9.5 Decimal /4138.2 Sq.ft. (AS per deed)  
Total Building Built-up area : 9556.00 Sq.ft.  
Occupied area of the building : 4778.00 Sq.ft.

$$\begin{aligned}\text{Undivided Proportionate Land Share} &= \frac{\text{Occupier built Up area} \times \text{Total Land area}}{\text{Total Built up area}} \\ &= \frac{4778.00 \text{ Sq.ft.} \times 4138.2 \text{ Sq.ft.}}{9556.00 \text{ Sq.ft.}} \\ &= 2069.00 \text{ Sq.ft./ 4.74 Decimal.}\end{aligned}$$

### COMPUTATION OF VALUATION AS ESTIMATED PRICE OF RESIDENTIAL BUILDING AS ON DATE.

Built-up Area in sq.ft.	Adopted Cost of construction per sq.ft. including share of foundation cost	Value of total Cost of construction of built-up area	Proportionate electric connection, water arrangement, drainage, apartment services, facilities.	Proportionate land area of in decimal/Sq.ft. total land	Cost of proportionate land area @Rs. 3,00,000.00 per decimal	ESTIMATED PRICE of flat unit
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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
<b>TOTAL</b>		<b>Rs. 11,00,000.00</b>

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
<b>TOTAL</b>		<b>Rs. 30,00,000.00</b>

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	-
05.	Septic Tank	Rs. 5,00,000.00
<b>TOTAL</b>		<b>Rs. 12,50,000.00</b>

PART – F (Services)		(Amount in Rs.)
01.	Water supply arrangements	Rs. 10,00,000.00
02.	Drainage arrangements	Rs. 5,00,000.00
03.	Compound wall with Iron Gate	Rs. 20,00,000.00
04.	C.B. deposits, fitting etc.	Rs. 5,50,000.00

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Total abstract of the entire property		
Part - A Land	:	Rs.2,28,28,200.00
Part - B Building	:	Rs.6,08,78,370.00
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
As Per Deed Schedule-C (Residential Unit)	:	Rs. 1,14,57,931.00
Thus, total Market Value (M.V.) of the property as on date comes to	:	Rs.23,29,58,501.00

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. 23,29,58,501.00	(Rupees twenty-three crore twenty-nine lakh fifty-eight thousand five hundred one only)
Realizable value of the above property comes to	Rs.20,96,62,650.00	(Rupees twenty Crore ninety-six lakh sixty-two thousand six hundred and fifty only)
Book value of the above property is (Purchaser Pries)	As per sale deed	As per sale deed.
Distress value of the above property comes to	Rs. 19,80,14,725.00	(Rupees nineteen crore eighty lakh fourteen thousand Seven hundred and twenty-five only)

## Note:

1. The Construction of factory unit and Residential unit (Staff Qtr) is in accordance with the approved sanctioned plan by the competent authority.
2. The factory unit covering 76.094 decimals is properly demarcated.
3. Earlier the method of construction for the residential unit (Staff Qtr) is based on cost of construction method based on which the G+5 storied building was valued at Rs.1.08 Crore. Now the present valuation is done based on the composite method for the 2<sup>nd</sup> & 3<sup>rd</sup> floor (including mezzanine above 2<sup>nd</sup> and 3<sup>rd</sup> floor and roof, including structure made on the roof measuring 4778 Sq.ft [This method is followed as there is proportionate share of land for all the owners occupying different floors of the building.]

## 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: 01.12.2022

Signature  
(Name and Official seal of the Approved Valuer)



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

Signature  
(Name of the Branch Manager with Official seal)

Annexure-V

### DECLARATION

I hereby declare that -

- The information furnished in my valuation report dt. -01.12.2022 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 & revised on 01.12.2022 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.

# 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.  
M.A. (Econ), Graduate in Valuation - Surveying  
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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.....

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 report	Date of appointment - 26.08.2022 Date of valuation - 01.12.2022 Date of report - 01.12.2022
6.	Inspections and /or investigations undertaken	Yes, on -20.09.2022 & Revised on 01.12.2022
7.	Nature and sources of the information used or relied upon	Based on Local enquiry and Market Survey, supplied documents & official website of Govt. of WB
8.	Procedures adopted in carrying out the valuation and valuation standards followed	We have adopted one approaches for valuation of the property under reference '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.	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

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		<p>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: 01.12.2022

Signature

(Name and Official seal of the Approved Valuer)

**BASUDEV DEY**

MRICS(U.K.) CHARTERED SURVEYOR

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Master of Valuation (Plant & Machinery), S.P. University, Gujarat.

Govt. Regd. Valuer: Immovable Property (Cat-II) &  
Plant & Machinery (Cat-VII)

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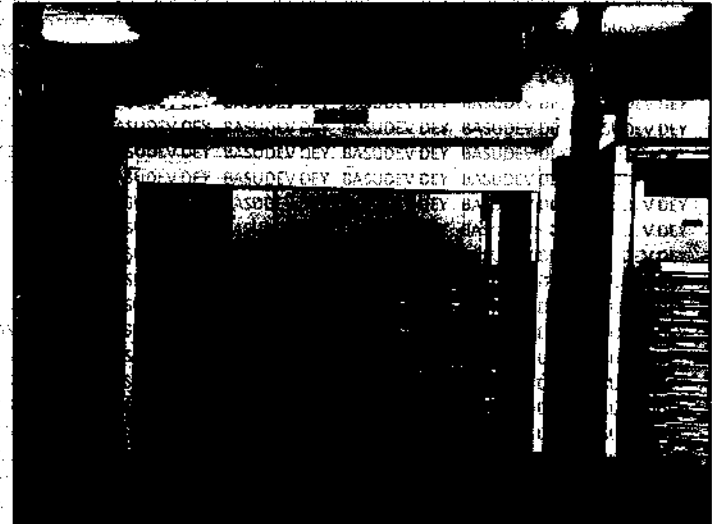
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### PHOTOGRAPHS OF THE PROPERTY.



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## Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

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Market Value of Land

Plot No. (111) : 14392

District	Burdwan				Thana	Bardhaman		
Local Body	Gram Panchayat				Mouza	Bardhaman		
Road	Main Road				Road Zone	Main Road		
Prantika No.	14392				Ward No.	14392		
Jurisdiction of	Kolkata Municipal Corporation				Gram Panchayat	SAWRABERIA JALPAI NO-2		
Project Name	Not Available							
To get owner details of property please enter LR plot no and LR khatian no								
Plot No	14392				LR Khatian No	14392		
Proposed Land Use	Residential Use				Nature of Land	Cultivable Land		
Area of Land	Acre	Decima	Bigha	Katha	Chatak	Sq. Feet	Total Area of Land, Decima	
	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
Adjacent to Metal Road	Yes				Approach Road Width	10		
Encumbered by Tenant	Yes				Tenant is Purchaser?	No		
Bargadar	Yes				Bargadar is Purchaser?	Yes No		
Litigated Property	Yes No							
This plot has any road access in any side, be mentioned property below:								
North side	Yes No		East side	Yes No		West side	Yes No	
South side	Yes No							

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Market Value: Rs.51,31,610/-

Details of Land Record				Classification of Plot / Share Area (Acre)			Mutation Status
Sr No	Plot No (111)	Khatian No	Name	Father's/Husband's Name	Address		
1	14392	14392	Basudev Dey	Basudev Dey	14392		

Display Market Value

Service Count: 47,01,865

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

GRIIPS

Finance Department

IFMS

Land & Land Reforms

SILPASATHI

india.gov.in

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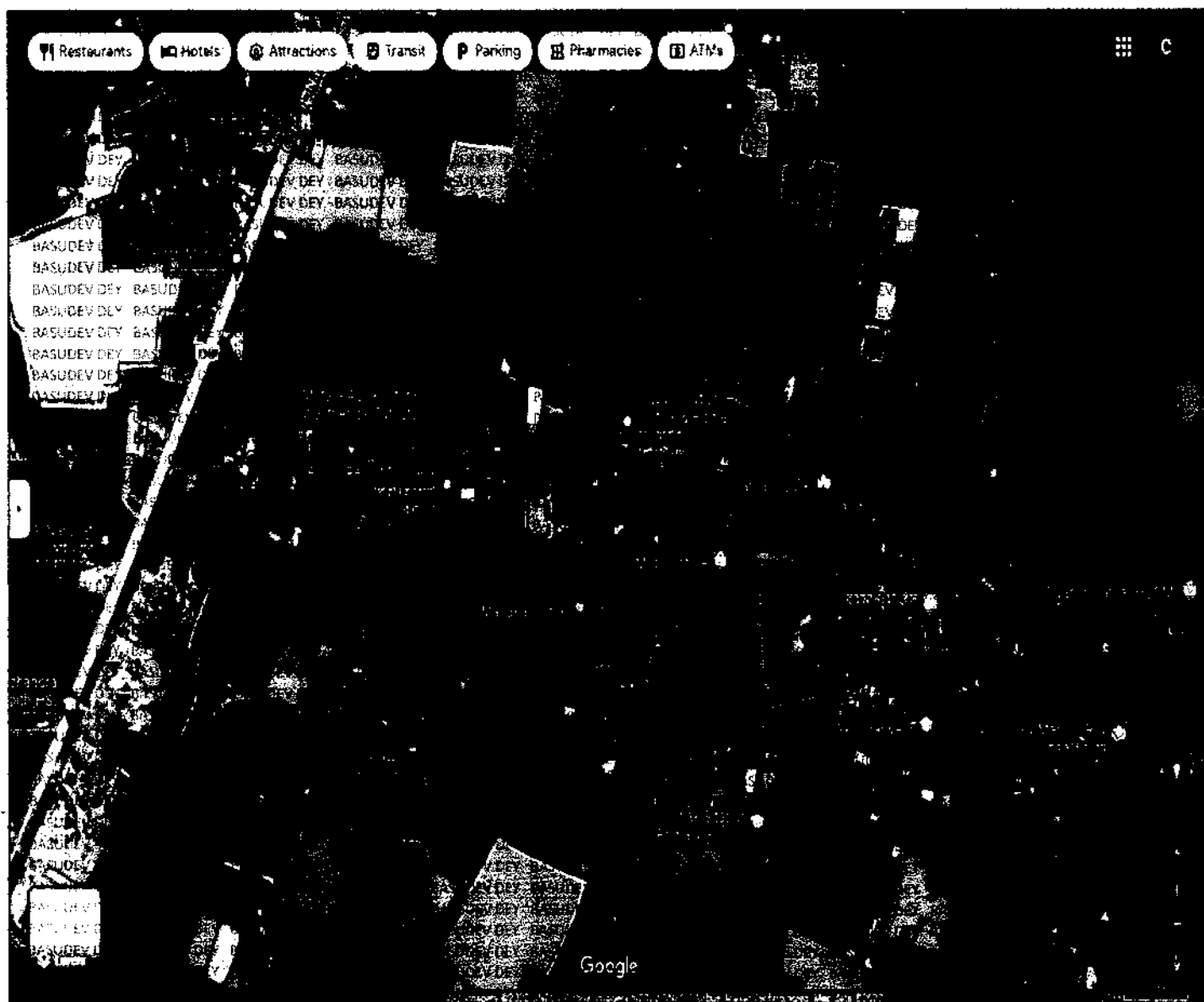
Valuation Expert Consultant of

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Ref. No. ....

Date.....



JE AS DEPRECIATED REPLACEMENT COST (DRC) OF PLANT AND MACHINERY INSTALLED AT MATARA AQUACULTURE WB PVT. LTD. UNDER PRESENT CONDITION SITUATION AND CIRCUMSTANCES AS ON DATE

d Machinery with brief & 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.)	Average Depreciation (D) (in Rs. Based on St. line Method)	Market Value Or D.R.C. of the Plants & Machinery. (in Rs.) {11-12}
	3	4	5	6	7	8	9		10	11	12	13
X-31,KCX-51,KCX-31,KCX-31 1045, 3434k0046, 54K035 for 55-95,DRT 55-04,DRT 126-	6	2017	Good	30	2022	5	25	4836827.00	1026944.00	6161664	821555.20	5340108.80
R suitable for ammonia and any duty operation along	3	2017	Good	30	2022	5	25	13482900.00	494340.00	14830100	1977360.00	12852840.00
capacity dispense 1.2 ton	1	2017	Good	30	2022	5	25	7218750.00	7940625.00	7940625	1058750.00	6881875.00
joint duly clad with 1.2 accessories	2	2017	Good	30	2022	5	25	5444250.00	3097237.00	6194474	825923.87	5368544.13
header, S.S. hose, hydraulic valves, pipes & Fittings }	1	2017	Good	30	2022	5	25	1886571.00	2264365.00	2264365	301915.33	1962449.67
hine) 1,0.02 kg.	1	2017	Good	30	2022	5	25	495940.00	545531.00	545534	72737.87	472796.13
												32873613.73

*Basudev Dey*  
**BASUDEV DEY**  
 MRICSIUK) CHARTERED SURVEYOR  
 F.I.S. (Valuation Surveying), F.I.V.(Cat), F.I.S.E. (Civil Engg.)



[illegible]

Machine/Plant & 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.)	Average Depreciation (D) (in Rs. Based on St. line Method)	Market Value Or D.R.C. of the Plants & Machinery. (in Rs.) (11-12)
Industrial Container, Tray motor, Waste disposal Trolley	1	2017	Good	30	2022	5	25	2012238.00	2213000.00	2213000.00	295063.67	8292294.10
1 & ceiling panels against invalidation No. 2017/0230012370	1	2017	Good	30	2022	5	25	17132197.00	19702026.00	19702026.00	2626936.80	17075089.20
1/059/00067/AM18 21/011171/AM17												
el with Distribution	1	2017	Good	30	2022	5	25	4016251.00	4417876.00	4417876.00	589050.13	3828825.87
<u>LUZER</u>												
m	1	2017	Good	30	2022	5	25	5804046.00	6391887.00	6391887.00	852251.60	5539635.40
engineering Works	1	2017	Good	30	2022	5	25	6864767.00	7551243.00	7551243.00	1006832.40	6544410.60
Systems Pvt Ltd.	1	2017	Good	30	2022	5	25	423738.00	466111.00	466111.00	62148.13	403962.87
Hrs.), Supply of flakke ice for 10 MTPD flake ice in 24	1	2017	Good	30	2022	5	25	2998600.00	3298680.00	3298680.00	439821.00	2858856.00
Hrs.), Supply of flakke ice for 10 MTPD flake ice in 24	1	2017	Good	30	2022	5	25	2397000.00	2636700.00	2636700.00	351560.00	2285140.00
	1	2017	Good	30	2022	5	25	472000.00	519200.00	519200.00	69228.67	449973.33
	1	2017	Good	30	2022	5	25	1122504.00	1291339.00	1291339.00	172178.53	1119160.47
	1	2003	Good	30	2022	19	11	4229210.00	4863706.00	4863706.00	2772312.42	2091393.58
	1	2003	Good	30	2022	19	11	1603000.00	1763300.00	1763300.00	1005081.00	758219.00
											Total	12,77,54,893.75
											Say Rs.	127794000.00

*Handwritten signature*

Current Replacement Cost of the Machinery includes the purchase cost plus tax, transportation cost, installation cost which includes fabrication, pipelines etc.

RAJESH K. PATEL  
F.I.S. (Valuation Surveying, F.V. (Cable), F.I.S.E. (Civil Engg.)  
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