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Dated: 19.10.2023

VALUATION & CLASSIFICATION OF COMPONENTS OF IMMOVABLE PROPERTY

OF

A PETROCHEMICAL COMPLEX BUILDINGS

SITUATED AT

PLOT NO. Z/1, Z/83, Z/83/1, Z/84/1B AND ROAD CORRIDOR AREA

OWNER/ PROMOTER



- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

A/C: M/S ONGC PETRO-ADDITIONS LIMITED (OPaL)

REPORT PREPARED FOR

M/S ONGC PETRO-ADDITIONS LIMITED (OPaL)

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PART A

SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION

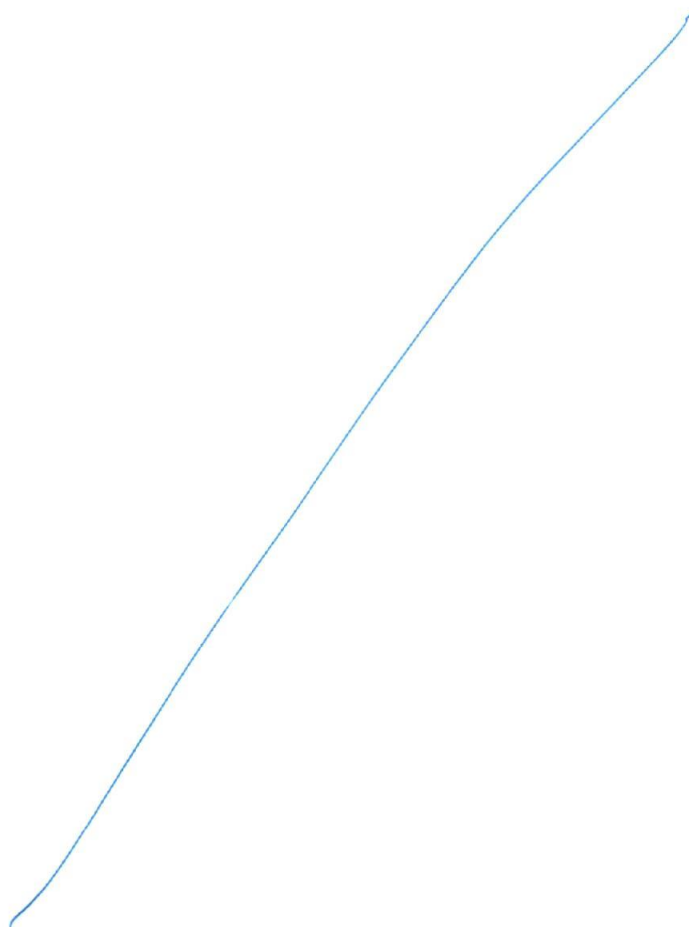


PART B

SUMMARY OF THE VALUATION REPORT

S. NO.	CONTENTS	DESCRIPTION
1.	GENERAL DETAILS	
a.	Report prepared for	ONGC Petro additions Limited (OPaL)
b.	Work Order No. & Date	Service Order No. 5040000585 dated 15.06.2023
c.	Name of Customer	ONGC Petro additions Limited (Petrochemical Complex)
d.	Name of Property Owner	M/s. ONGC Petro additions Limited
e.	Address & Phone Number of the owner	Plot No. Z/1, Z/83, Z/83/1, Z/84/1/B and Road Corridor Area in Dahej SEZ, Village Ambetha, Taluka Vagra, Dist. Bharuch, Gujarat
f.	Type of the Property	Industrial Plant/ Petrochemicals Complex
g.	Type of Valuation Report	Valuation & classification of components of Immovable Property
h.	Report Type	Project Detailed Building Valuation & Component Bifurcation
i.	Date of Inspection of the Property	From 1 March 2023 to 3 March 2023
j.	Date of Valuation Assessment	31 July 2023
k.	Date of Valuation Report	19 October 2023
l.	Surveyed in presence of/ Information gathered during site survey	Owner's representative Mr. Devang Shah (DGM-Finance) Contact No.: +91-7433944853
m.	Purpose of the Valuation	Building Valuation Assessment to Exit from SEZ Premise
n.	Scope of the Report	Opinion on General Prospective Building Valuation Assessment of the Project identified by Project proponent or through its representative
o.	Out-of-Scope of Report	1. Verification of authenticity of documents from originals or cross checking from any Govt. dept. 2. Legal aspects of the property. 3. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents. 4. Getting cizra map or coordination with revenue officers for site identification. 5. Measurement of the property as a whole. It is only limited upto sample random measurement. 6. Drawing Map & design of the property. 7. Preparation of inventory list of items. 8. Machines condition assessment is limited to visual observation as onis-where-is basis. 9. No technical testing of any machines/equipment was carried out during survey. 10. Land and Plant & Machinery Valuation
p.	Intended Use	To know the fair market value of the Project Building physically present as per free market transaction. This report is not intended to cover any other internal mechanism, criteria,

		considerations of any organization as per their own need, use & purpose	
q.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number/ compliance of building bye laws which are merely referred from the copy of the documents provided to us.	
r.	Identification of the property	<input checked="" type="checkbox"/>	Cross checked from boundaries of the property 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/ owner representative
s.	Is property number/ survey number displayed on the property for proper identification?	No.	
t.	Type of Survey conducted	Half Survey (Approximate sample random measurement verification from outside only & no photographs taken),	



PART C

INTRODUCTION

- 1. NAME OF THE PROJECT:** Component wise Valuation of Buildings of a petrochemical complex owned by ONGC Petro-additions Limited (OPaL) which is a Joint Venture company promoted by Oil and Natural Gas Corporation Limited (ONGC), Gujarat State Petroleum Corporation Limited (GSPC) and GAIL (India) Ltd. The subject plant is located in Dahej SEZ, Village-Ambetha, Taluka Vagra, Dist. Bharuch, Gujarat.
- 2. BRIEF DESCRIPTION OF THE PROJECT:** M/s. ONGC Petro-additions Limited (hereinafter referred to as OPaL), has developed a green field 1.1 MMTPA (1100 KTPA) Petrochemicals Complex at the aforementioned address. It is spread over a land area measuring 529.91 Ha or 1,309.39 acres in the Special Economic Zone, Dahej.

The Subject plant has a capacity to produce 14 lakh tons of Polymers & 5 Lakh tons of chemicals. Major Units of the plant area are as follows:

S. No.	Plant	Capacity	UOM
1.	C2/C3/C4 extraction plant	5	MMTPA
2.	Dual Feed Cracker Unit	1100	KTPA
3.	HDPE/LLDPE Swing Units	2 x 360	KTPA
4.	Dedicated HDPE Unit	340	KTPA
5.	Polypropylene Unit	340	KTPA
6.	Benzene Extraction Unit	150	KTPA
7.	Butadiene Extraction Unit	115	KTPA
8.	Butene-1 Unit	35	KTPA
9.	Py Gas Hydro generation unit	543	KTPA

LAND DESCRIPTION

For the purpose of setting up the subject plant, Dahej SEZ has provided a total land area admeasuring 529.91 Ha or 1,309.39 acres to OPaL on lease via 3 no. of deeds for a period of 30 years which is further extendable. It is spread over the plot no. Z/1, Z/83, Z/83/1, Z/84/1/B and Road Corridor Area. The land has been provided only for the purpose of manufacturing of (1) High Density Polyethylene (HDPE), (2) Linear Low Density Polyethylene (LLDPE) (3) Poly Propylene (PP), (4) Styrene Butadiene Rubber (SBR), (5) Styrene, (6) Hydrogenated Pyrolysis Gasoline (HPG) and (7) Carbon Black Feed Stock (CBFS) and carrying out the authorized operations as per the Letter of Approval (LOA) No. KASEZ/P&C/6/28/07-08 dated 16-10-2007 and as amended/renewed from time to time.

Now OPaL is in process of exit from Dahej, SEZ. Hence, Filling of Bill of Entry (BOE) is required for Immovable Properties as on the date of exit. Hence, for the purpose of clearance of Immovable Property, BoE shall be required to be filed by OPaL on SEZ online portal through engagement of CHA. Further, while filling of BoE the mandatory fields such as, Material description, Quantity, UoM, has to be entered manually into the "DTA Sales Module" of the SEZ online Portal. Thus ONGC Petro additions Limited (OPaL) has appointed us for Valuation and Classification of components of Immovable Property like Bricks, Cement, TMT Bars, Other Material & Labour (Service).

BUILDING DESCRIPTION

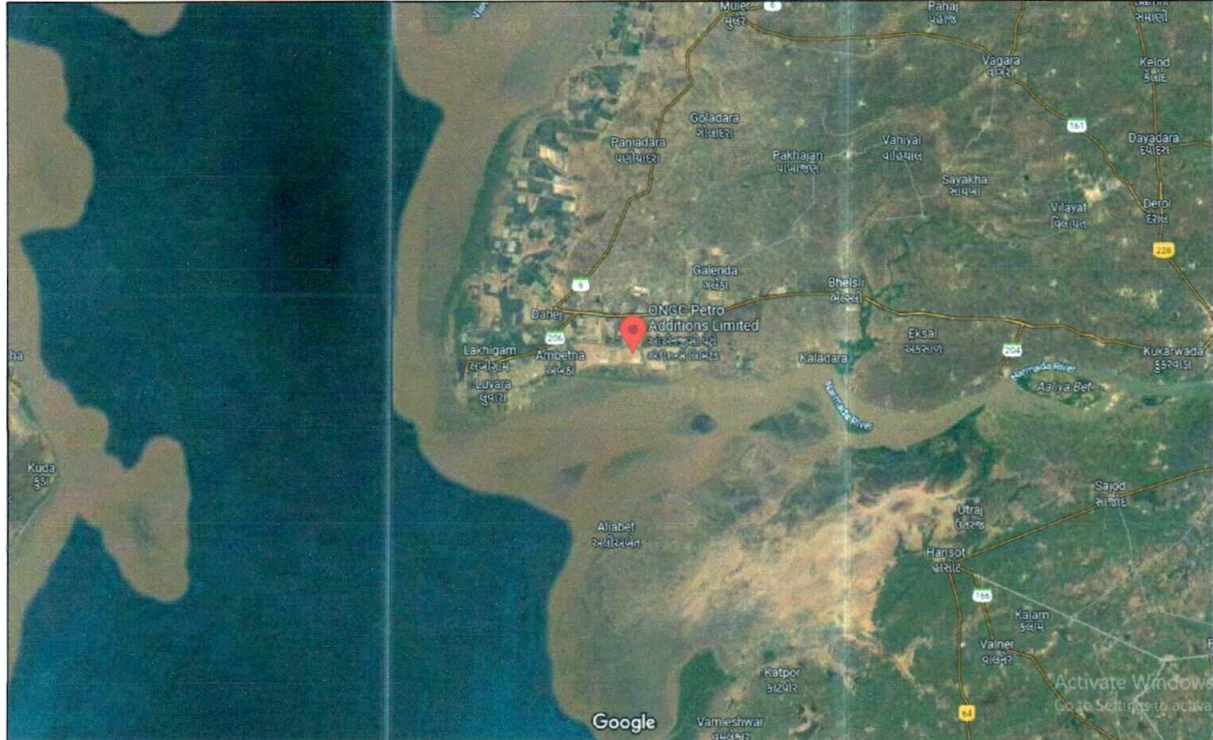
The company has shared building/structure's AutoCAD drawing to verify structures. A list of 91 structures with their covered area from the list of structures mentioned in the FAR has been shared with us. The subject plant comprises a mixture of RCC structures with RCC Roofing, RCC structures with Shed Roofing and PEB structure. Some of the structures are blast proof. Entire premise is surrounded by approx. 12.70 Km of RCC Framed boundary wall/ Chain-link fencing.

ONGC Petro-additions Limited (OPaL) a Special Purpose Vehicle ("SPV") promoted by ONGC and GAIL incorporated by ONGC on November 15, 2006 to undertake the aforesaid olefin based petrochemical project in the Special Economic Zone (SEZ) at Dahej, Gujarat. As per SBICAPS reappraisal report, the construction activities of the Plant commenced from January 1, 2009 onwards, and thus the zero date of the Project have been considered as January 1, 2009. The scheduled COD of the Project was July 1, 2014, which was revised to 30th June, 2015, 1 year from the scheduled COD. The revised project completion schedule is considered at 78 months from the zero date, which was defined as the date of award of contract for engineering package for Dual feed Cracker unit (December 2008). As per the report, execution of Cracker & Associated units has been mechanically completed since September, 2012. As per the LIE Report upto 30th June 2014, overall Cumulative Project Progress achieved was 90.9% and overall Construction progress achieved was 88.6%. However, the project could be commissioned in March 2017 only.

PROJECT LOCATION

The subject plant is strategically located in Dahej SEZ, Dist. Bharuch, Gujarat to have a better connectivity to domestic and overseas markets. The project site is well connected through water & road. The nearest city to the project site is Bharuch which is approx. 45 Km away in

the east direction and connected through State Highway 6. Vadodara Airport is located at a distance of 135 Km from the subject plant connecting it to various states of India and abroad.



3. **PURPOSE OF THE REPORT:** Valuation & classification of components of Immovable Property i.e. Building & Civil Works of the Project pertaining to M/s. ONGC Petro additions Limited (OPaL) for the purpose of filling Bills of Entry to Exit from Dahej SEZ.
4. **SCOPE OF THE REPORT:** To estimate and determine Valuation & classification of components of Building & Civil Works like Bricks, Cement, TMT Bars, Other Material & Labour (Services) as- on-where is basis.
5. **COPY OF DOCUMENTS/DATA REFERRED:**

General

- Financial Re-Appraisal Report of SBICAPS dated: September 2014.
- Balance Sheet dated 31-12-2022

Building

- Some of the Structure/ civil works technical details provided in the FAR
- Insurance Policy
- Overall Plot Plan

[Handwritten signature and circular stamp]

PART D

CHARACTERISTICS DESCRIPTION OF THE PROJECT

1. GENERAL DESCRIPTION OF THE PROPERTY

i.	Names of the Legal Owner/s	Please refer to Ownership Documents
ii.	Constitution of the Property	Lease hold, have to take NOC in order to transfer
iii.	Since how long owners owing the Property	Since 2011
iv.	Year of Acquisition/ Purchase	2011-2014
v.	Property presently occupied/ possessed by	Sub-Lessee

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

2. LOCATION CHARACTERISTICS OF THE PROPERTY

i.	Nearby Landmark	DGEN Power Plant - Torrent		
ii.	Postal Address of the Property	Plot No. Z/1, Z/83, Z/83/1, Z/84/1/B and Road Corridor Area in Dahej SEZ, Village Ambetha, Taluka Vagra, Dist. Bharuch, Gujarat.		
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: 21°41'32.7"N 72°37'08.8"E		
v.	Description of adjoining property	Industrial and Vacant land		
vi.	Plot No./ Survey No.	Z/1, Z/83, Z/83/1, Z/84/1/B and Road Corridor Area		
vii.	Village/ Zone	Villages: Ambetha	Taluka: Vagra	
viii.	Sub registrar	NA		
ix.	District	Village		
x.	City Categorization	Good	Within well developed Industrial Area/ SEZ	
xi.	Characteristics of the locality	Village	Rural	
xii.	Property location classification	Near to Highway	Good location within locality	Others
xiii.	Property Facing	North Facing (As per Entrance Gate)		
xiv.	Details of the roads abutting the property			
	a) Main Road Name & Width	State Highway 6	~100 ft.	
	b)Front Road Name & width	SEZ Road	30 mtr.	
	c)Type of Approach Road	Bituminous Road		
	d)Distance from the Main Road	Approx. 6 Km		
xv.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes		
xvi.	Is the property merged or colluded with any other property	No, it is an independent single bounded property		
xvii.	Boundaries schedule of the Property			
	Are Boundaries matched	Yes from the available documents		
	As per Ownership Documents			

Plot No.	Z/1	Z/83	Z/83/1	Z/84/1/B and Road Corridor Area
North	50 mtr. wide corridor 15 mtr. wide corridor (pipeline) 30 mtr. wide road	35 mtr. wide power corridor	50 mtr. wide corridor	50 mtr. wide corridor 30 mtr. wide road 35 mtr. wide corridor
South	35 mtr. wide power corridor 15 mtr. wide corridor 30 mtr. wide road	20 mtr. wide corridor 30 mtr. wide road Plot No. Z/84	30 mtr. wide corridor and 30 mtr. wide road	Dahej SEZ Boundary
East	35 mtr. wide power corridor Plot No. Z/83	20 mtr. wide corridor 30 mtr. wide road 50 mtr. wide utility corridor	Plot No. Z/83	Dahej SEZ Boundary
West	30 mtr. wide road, 15 mtr. wide corridor, 55 mtr. wide power corridor	35 mtr. wide power corridor	Plot No. Z/1	Plot No. Z/1, Z/83, Z/83/1 (Existing OPaL boundary, 20 mtr. wide corridor, 30 mtr. wide road, 10 mtr. wide road & Plot No. Z/84/1/A)
xviii.	Found as per Site Survey of the entire plant			
North	Corridor and road			
South	Corridor and road			
East	Corridor and road			
West	Corridor and road			

3.	TOWN PLANNING/ ZONING PARAMETERS	
a.	Planning Area/ Zone	Dahej SEZ Development Plan
b.	Master Plan currently in force	Dahej SEZ Development Plan
c.	Municipal limits	Dahej SEZ
d.	Developmental controls/ Authority	Dahej SEZ
e.	Zoning regulations	SEZ
f.	Master Plan provisions related to property in terms of Land use	Industrial
g.	Any conversion of land use done	NA
h.	Current activity done in the property	Used as Petrochemical Complex
i.	Is property usage as per applicable zoning	Yes
j.	Any notification on change of zoning regulation	NA
k.	Street Notification	Industrial

l.	Status of Completion/ Occupational certificate	No information available
m.	Comment on unauthorized construction if any	NA
n.	Comment on Transferability of developmental rights	As per regulation of Dahej SEZ
o.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for Industrial purpose.
p.	Comment of Demolition proceedings if any	No
q.	Comment on Compounding/ Regularization proceedings	No
r.	Any information on encroachment	No
s.	Is the area part of unauthorized area/ colony	No information available

4.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
i.	Drainage arrangements		Yes		
ii.	Water Treatment Plant		Yes		
iii.	Power Supply arrangements	NA	Yes		
		NA	Yes, D.G sets		
iv.	HVAC system		Yes		
v.	Security provisions		Yes/ Private security guards		
vi.	Lift/ Elevators		Yes		
vii.	Compound wall/ Main Gate		Fully demarcated		
viii.	Whether gated society		Not applicable		
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	Yes

5.	INFRASTRUCTURE AVAILABILITY	
i.	Description of Aqua Infrastructure availability in terms of:	
	a) Water Supply	Yes
	b) Sewerage/ sanitation system	Yes
	c) Storm water drainage	Yes
ii.	Description of other Physical Infrastructure facilities in terms of:	
	a) Solid waste management	Yes, self-managed
	b) Electricity	Yes, self generated
	c) Road and Public Transport connectivity	Yes
	d) Availability of other public utilities nearby	Transport, Market, Hospital etc.
iii.	Proximity & availability of civic amenities & social infrastructure	

	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	---	---	---	---	---	---	---
iv.	Availability of recreation facilities (parks, open spaces etc.)			This is a rural remote area. No recreational facility is available nearby.			

6. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:			
i.	Type of construction & design	Industrial corrugated GI Shed and RCC pillar beam column structures. Please refer Part-B of the report	
ii.	Method of construction	Construction done by professional contractor and EPC consultant based on architect plan Construction done using pre-fabricated as well as cast in-situ methodology	
iii.	Specifications		
	a) Class of construction	Please refer to the later section of the report	
	b) Appearance/ Condition of structures	Internal - Good External - Good	
	c) Roof	Floors/ Blocks	Type of Roof
		NA	NA
	d) Floor height	Please refer to the later section of the report	
	e) Type of flooring	Vitrified tiles, Kota stone, PCC, etc.	
	f) Doors/ Windows	Please refer to the later section of the report	
	g) Interior Finishing	Please refer to the later section of the report	
	h) Exterior Finishing	Please refer to the later section of the report	
	i) Interior decoration/ Special architectural or decorative feature	Not Applicable	
	j) Class of electrical fittings	Internal/ External/ Normal quality fittings	
	k) Class of sanitary & water supply fittings	Internal/ Normal quality fittings	
iv.	Maintenance issues	No maintenance issue, structure is maintained properly	
v.	Age of building/ Year of construction	~1-15 years / ~2008-2022	
vi.	Total life of the structure/ Remaining life expected	Different for different structures	
vii.	Extent of deterioration in the structure	No deterioration came into notice through visual observation	
viii.	Protection against natural disasters viz. earthquakes etc.	Not Applicable	
ix.	Visible damage in the building if any	No visible damages in the structure	
x.	System of air conditioning	AC is installed in office area	
xi.	Provision of firefighting	Fire Hydrant System	
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority	
	a) Authority approving the plan	---	
	b) Name of the office of the Authority	---	

c) Is Building as per Map	Yes appears to be on cursory visual observation.	
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	Yes, by Dahej SEZ	

PART E

AREA DESCRIPTION OF THE ASSET

- 1. BUILDINGS & STRUCTURES:** Several buildings and structures are erected as per the norms & requirement of a petrochemical complex. Civil Works of the plant includes construction of roads, boundary wall, sewerage and drainage, Administration Building, Central Workshop, Training Centre & Architectural work, Central Control Room, Main Substation, Laboratory Building, Catalyst Chemical Storage Building, Central Warehouse, DFCU SS, Main Fire Station, Electrical MCC Room/ Substation Building, Switch Gear Building, etc. The company has not shared any sanctioned plan through which the buildings at site can be verified. However, a list of 91 structures with their covered area from the list of structures mentioned in the FAR has been shared with us. Details of those 91 civil structures/ works has been tabulated below:

S. No.	Asset description	Type of Structure	Height per Storey (mt)	Storey	Plinth area (in sq. mtr.)	Package Name
1	MSS BUILDING	RCC Framed	4.5	GF +FF	3,084	PP Package
2	ESS BUILDING		4.5	GF +FF	1,800	
3	SRR BUILDING		4.5	GF	1,617	
4	FINISHING BUILDING		4.5	G+4	1,171	
5	ADDITIVE STORAGE BUILDING		4.5	GF	875	
6	MSS (MAIN SUBSTATION)		4.5	GF+FF	6,480	PE Swing Package
7	ESS (EXTRUDER SUBSTATION)		4.5	GF+FF	2,970	
8	Finishing Building		4.5	G+4	2,780	
9	SRR (SATELITE RACK ROOM)		4.5	GF	2,213	
10	Additive Storage Building		4.5	GF	1,152	
11	Catalyst Storage Building		4.5	GF	432	
12	Teal Building		4.5	GF	321	
13	Training Centre & Architectural work		4.5	G+1	8,400	IVRCL - Infrastructure Development Package
14	Helipad	Open Area	NA	NA	2,623	
15	Office of ONGC & PMC	RCC Framed	4.5	GF	2,207	
16	Canteen Building & Architectural work		4.5	GF	1,771	
17	Raw water treatment facility	RCC	4.5	GF	1,650	

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

S. No.	Asset description	Type of Structure	Height per Storey (mt)	Storey	Plinth area (in sq. mtr.)	Package Name
18	Vehicle Parking area	Steel Structure	NA	NA	1,200	
19	Civil & Structural work for Switchyard	RCC Framed	4.5	GF	940	
20	Construction of Sub Station & Architectural work		4.5	G+1	634	
21	Security Office		4.5	GF	530	
22	Earth station Building		5	GF	338	
23	Medical Centre Building		4.5	GF	296	
24	DG House		4.5	GF	119	
25	Main Gate		NA	GF	4	
26	Administration Building		4.5	G+1	18,700	Integrated Utilities & Offsite
27	Central Workshop		4.5	GF+FF	10,800	
28	Central Control Room		4.5	GF	7,200	
29	Catalyst Chemical Storage Building		4.5	GF	6,164	
30	SS-20		4.5	G+1	5,880	
31	SS-19		4.5	G+1	5,700	
32	Central Warehouse		4.5	GF	5,440	
33	SS-14		4.5	G+1	3,160	
34	Main Fire Station		4.5	GF+FF	2,925	
35	Pump House (FWPH-1)		9	GF	2,300	
36	Utility Control Room		4.5	GF	2,238	
37	SS-17		4.5	G+1	2,202	
38	Offsite Control Room		4.5	GF	2,015	
39	Pump House (RWPH-1)		9	GF	1,650	
40	Loading & Pipeline Control Room		4.5	GF	1,415	
41	SS-18		4.5	G+1	1,296	
42	Switchyard Control Room		4.5	GF	940	
43	Driver Rest Room		4.5	GF	725	
44	Satellite Fire Station		4.5	GF	490	
45	Ambient Air Monitoring Control Room		4.5	GF	328	
46	Transport Management Building		4.5	GF	170	
47	SUBSTATION-16		4.5	G+1	2,800	Instrumentation Air & Plant Air
48	SS-3		4.5	GF+FF	4,988	HDPE Package
49	SRR-04		4.5	GF	1,750	
50	Gate Infrastructure (Gate#1)		4.5	GF	1,310	Gate Infrastructure
51	Gate Infrastructure (Gate#2)		4.5	GF	923	
52	Gate Infrastructure (Gate#4)		4.5	GF	840	
53	Gate Infrastructure (Gate#3)		4.5	GF	747	
54	ELECTRICAL MCC ROOM / SUBSTATION BUILDING		4.5	GF + FF	2,916	Effluent Collection & Treatment System
55	CHEMICAL BUILDING /SHED		4.5	GF+FF	1,874	
56	CONTROL ROOM BUILDING		4.5	GF + FF	902	

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

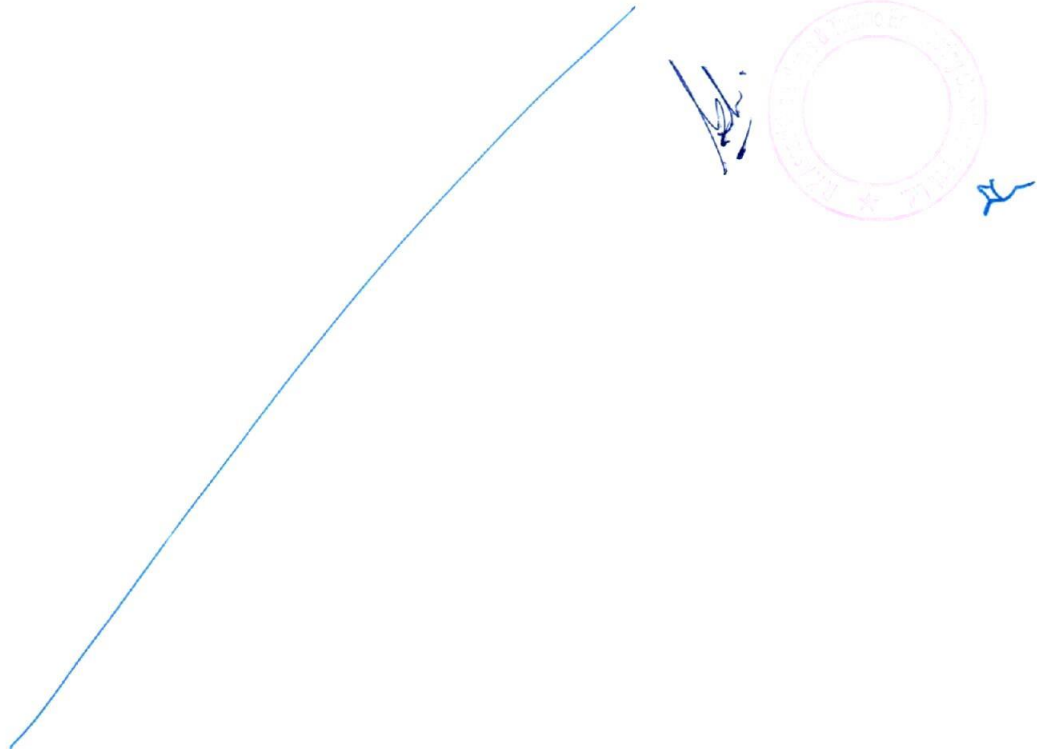
S. No.	Asset description	Type of Structure	Height per Storey (mt)	Storey	Plinth area (in sq. mtr.)	Package Name
57	DFCU SS		4.5	GF+FF	5,200	Dual Feed Cracker Unit +Associate Units
58	RIB-1		4.5	GF	2,280	
59	AU SS		4.5	GF+FF	2,260	
60	RIB-2		4.5	GF	1,805	
61	RIB-3		4.5	GF	1,490	
62	Chem. Storage.		4.5	GF	352	
63	CT -01 & CT-02 - Sub Station		4.5	G+1	2,266	Cooling Tower
64	CT -03 - Sub Station		4.5	G+1	850	
65	Chemical Dosing Building (CT-1)		4.5	GF	108	
66	Chemical Dosing Building (CT-2)		4.5	GF	108	
67	Chemical Dosing Building (CT-3)		4.5	GF	108	
68	Operators Room (CT-1)		4.5	GF	35	
69	Operators Room (CT-3)		-	GF	35	
70	Operators Room (CT-2)		4.5	GF	33	
71	Chlorination Building (CT-1)		4.5	GF	30	
72	Chlorination Building (CT-2)		4.5	GF	25	
73	Chlorination Building (CT-3)		4.5	GF	25	
74	LABORATORY BUILDING				GF	
75	STEAM TURBINE GENERATOR BUILDING	Steel Structure	5	GF+FF +SF Steel structure	4,728	Captive Power Plant
76	GIS BUILDING	RCC Framed	4.5	GF +FF	3,200	
77	SWITCH GEAR BUILDING		4.5	GF	2,870	
78	ATOMISING AIR COMPRESSOR HOUSE		4.5	GF	375	
79	DG SHED		4.5	G+1	59	
80	SRR-5		4.5	GF	948	Butene-1
81	PARC - Building		4.5	GF	766	
82	Toilet Blocks Civil Creche Building		4.5	GF	114	
83	Toilet Blocks Civil DFCU		4.5	GF	65	
84	Toilet Blocks Civil CWS		4.5	GF	65	
85	Toilet Blocks Civil PE Swing		4.5	GF	63	
86	Toilet Blocks Civil Bus Parking		4.5	GF	60	
87	Toilet Blocks Civil HDPE		4.5	GF	53	
88	Toilet Blocks Civil Gantry NWB		4.5	GF	53	
89	Toilet Blocks Civil CWH		4.5	GF	52	
90	Toilet Blocks Civil PWH		4.5	GF	52	
91	Toilet Blocks Civil Butene 1		4.5	GF	52	
Total						1,83,279

Details of blast proof structures

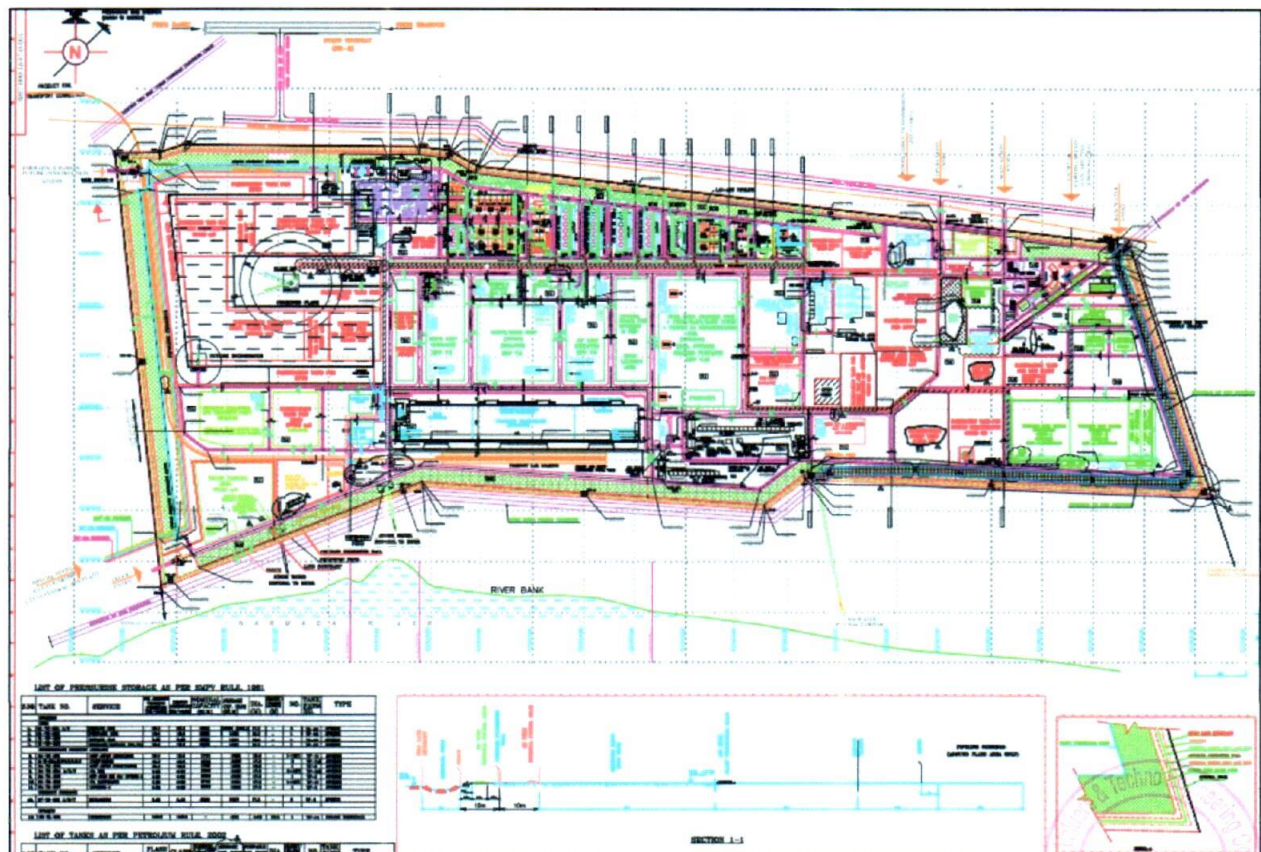
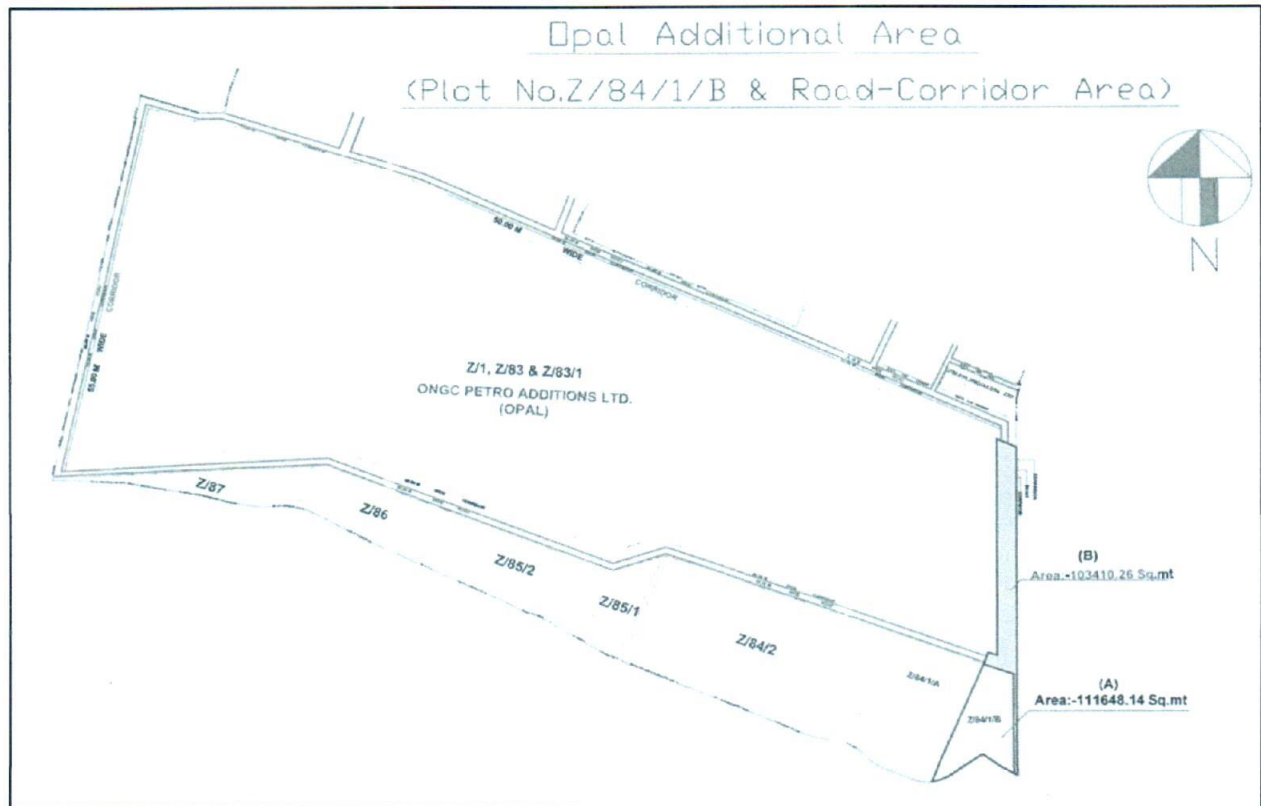
Blast proof Control Rooms			
S. No.	Plant	Building	Built up Area (In Sq. mtr.)
1	Offsite	Offsite control room	2,015
2	DFCU	Remote Instrumentation building -1	2,280
		Remote instrumentation building -2	1,805
		Remote instrumentation building -3	1,490
3	PP	Satellite rack room 2	1,617
4	PE	Satellite rack room 3	2,213
5	HDPE	Satellite rack room 4	1,750
6	Butene	Satellite rack room 5	948
7	Offsite	Pipe line control room	1,415

Details of Major Overhead Tank(s),

S. No.	Tank	Capacity	Type
1	ELSR at ID package	4.86 Lac Liters	Circular RCC Elevated 15 mtr.
2	Over Head drinking water tank -1 (Backside of UCR)	50,000 Liters	RCC elevated 25 mtr.
3	Over Head drinking water tank -2 (Near CTSB)	50,000 Liters	RCC elevated 35 mtr.



Overall Plot Plan



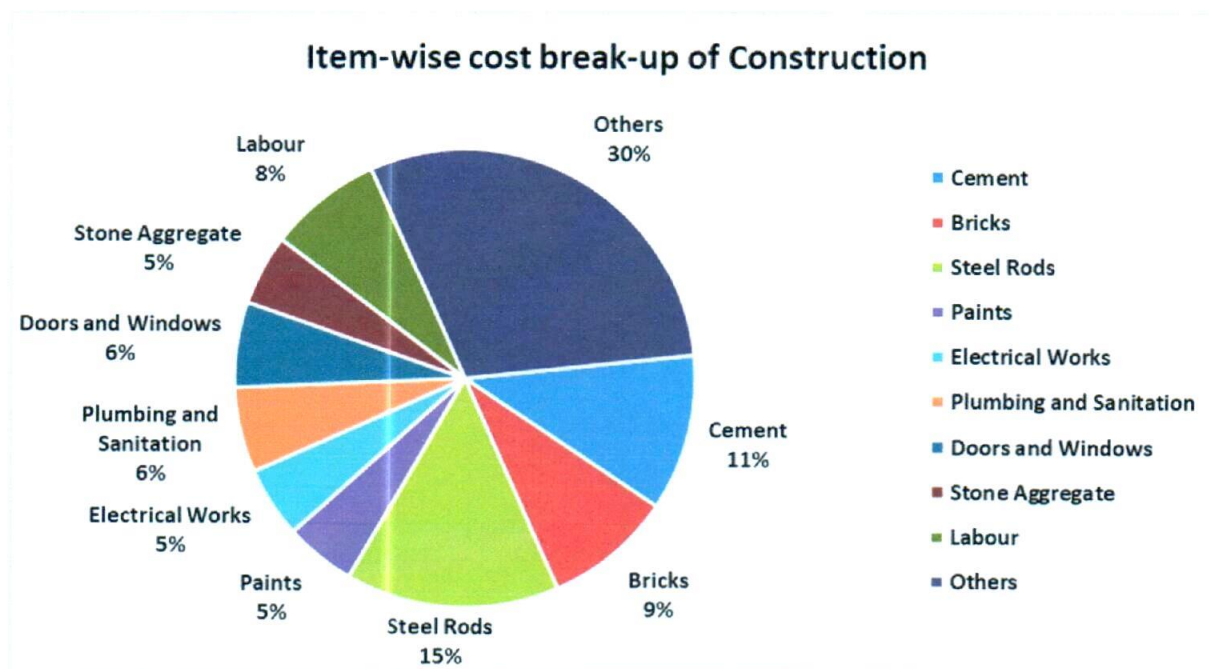
PART F

VALUATION ASSESSMENT of BUILDING & CIVIL WORKS

A. METHODOLOGY ADOPTED: The fair market value of the building as on the date of valuation is its cost of reproduction on that date less the depreciation & other deterioration deductions from the date of completion of the buildings to the date of its valuation.

- As per scope of work defined by the company, OPaL is in process of exit from Dahej, SEZ and company is required specific report for valuation of Immovable property. Thus, we have only calculated value of building & civil structures in the subject plant.
- We have used Depreciated Reproduction Cost Method under Cost Approach.
- Valuation assessment has been conducted of the building & civil works that has been capitalized in the books/ FAR of the company.
- Along with the FAR a list of 91 structures with their covered area from the list of structures mentioned in the FAR has also been shared with us.
- The main heads considered in this part of valuation are Factory Building on Leasehold Land, Leasehold improvement, Road & Culverts and Building – Others.
- As per our preliminary analysis applying plinth area rates of each structure, we found variation in the capitalized cost against each structure. However, the overall capitalized cost against the total area comes out to be within plinth area benchmark rates. As discussed with the company, since FAR is an accounting activity done by the finance people, therefore in such large projects sometimes item wise cost capitalization is not very neatly allocated to the specific asset and therefore such difference and mix and match may come. Therefore, since overall area with cost is coming within plinth area benchmark cost and to avoid mismatch from the FAR, structure wise plinth area rate was not applied and DRC method is applied on the FAR values only.
- Since the overall capitalized cost against the total area comes out to be within plinth area benchmark rates, therefore we have considered cost capitalized in FAR against each building as the sole basis of the valuation calculation and the buildings and civil works mentioned in the FAR are taken as it is.
- In spite of above limitations, Valuation has been conducted on each asset capitalized in the FAR only for computation purpose since their date of capitalization is different, but should be read as a whole & in totality and not building wise to get the true picture of the replacement cost of the total Building & civil works within the premise of the subject plant, for the reason as mentioned above.

- For estimating Replacement cost, WPI index of the Civil Structures/ works is calculated based on the major item wise cost inflation calculation for specific year. Other methods which could be used is CPWD plinth area rate or Construction cost inflation index issued by Construction Industry Development Council. However, for each year CPWD rates are not prescribed and CCI is not available post December 2019 on their website, therefore, out of all the available data, material wise WPI index is applied to reach to more accurate replacement cost.
- The weighted average indices have been taken for different components as depicted below to find out the inflation of the complete assets mentioned in the FAR from their respective date of capitalization till the date of valuation.



- The head 'Others' comprises Layout and Excavation, Flooring, Design and Fee for Engineer/ Architect, Soil, Water, Shuttering/ formwork, Borewell, Sand, etc. Inflation of these components has been taken approx. 4% per Year as per market trend for such services.
- The above bifurcation also includes a Labour component which constitutes approx. 8% of the total construction cost. Inflation of this component has been taken as per Cost Inflation Index (CII).
- Component wise weighted average inflation has been applied on the Gross Block mentioned in the FAR to reach the Gross Current Reproduction Cost.

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- Depreciation is then charged on the structures/civil works to reach at the depreciated replacement cost or Fair value, considering the life to be 5 - 45 years to absorb their respective economic life.
- The economic life of the RCC building is considered as 45 years and for PEB Steel structure as 30 years being Industrial structures, which are more than the economic life of the plant as it is assumed that the plant will remain ongoing concern/ operative even after its core economic life after getting major overhauling, retrofitting, etc. and its utility shall be intact. For other structures such as roads, culverts the economic life is taken as per industry trend.
- Condition of the buildings and structures was found to be good during the site visit.
- The buildings in the plant comprises Administration Building, Central Workshop, Training Centre & Architectural work, Central Control Room, Main Substation, Laboratory Building, Catalyst Chemical Storage Building, Central Warehouse, DFCU SS, Main Fire Station, Electrical MCC Room/ Substation Building, Switch Gear Building, etc.
- We have considered 10% of Present Value after Depreciation to arrive Realizable Value.
- The head 'Other Building' in the FAR comprises construction of peripheral boundary wall, fencing, drainage green belt development, etc.
- In the FAR, the company has capitalized Office Renovation- Delhi & Omkara which are not the part of Subject Plant and therefore, has not been considered in this valuation exercise.
- For detailed break-up of the buildings capitalized in the FAR, please refer Building sheet.

B. BUILDINGS & CIVIL WORKS VALUATION: Below table shows the Cost of Capitalization under Buildings head which is extracted from the Fixed Asset Register dated 31-12-2022 provided to us by the company & their valuation as on date:

Figures in ₹ Cr.

S. No.	Particular	As per OPaL as on 31-12-2022		As per RKA as on 31-07-2023		
		Gross Block	Net Block	Gross Current Replacement Cost	Present Value after Depreciation	Realizable Value
1	Factory Building on Lease hold Land	829.85	678.75	921.97	766.46	689.81
2	Leasehold improvement	698.02	555.78	1,027.03	666.52	599.86
3	Road, Culverts	621.61	458.71	662.74	474.67	427.20
4	Building - Others	328.51	305.13	351.06	291.67	262.50
Total		2,477.99	1,998.38	2,962.80	2,199.31	1,979.38

PART H

CLASSIFICATION OF COMPONENTS

As per FAR shared by the company, it comprises multiple building/structures & development line items along with Capitalization Cost & Book Value as of 31-12-2022. Details of the same are as follows:-

S. No.	Particular	As per Company	
		Gross Block (In Rs. Cr.)	Net Block (In Rs. Cr.)
1	Factory Building on Lease hold Land	829.85	678.75
2	Leasehold improvement	698.02	555.78
3	Road, Culverts	621.61	458.71
4	Building - Others	328.51	305.13
Total		2,477.99	1,998.38

As per scope of work defined, filling of Bill of Entry is required for immovable property. Thus, we have further categorized the above mentioned type of construction into different heads as per its utility. Categorized details as per FAR as are follows:-

	Heads	Gross Block (In Rs. Cr.)	Net Block (In Rs. Cr.)
Leasehold improvement	Development	698.02	555.78
Road, Culverts	Drain	56.11	51.55
	Road	563.00	405.93
	Steel Structure	2.49	1.24
Factory Building on Lease hold Land	Development	114.81	103.29
	Drain	3.79	3.00
	RCC	269.55	208.20
	RCC Framed	305.77	253.95
	Road	15.64	12.40
	Steel Structure	120.29	97.91
Building - Others	Boundary	6.84	6.49
	Development	3.85	1.69
	Drain	5.64	4.43
	Fencing	10.86	-
	RCC	160.67	161.61
	RCC Framed	129.82	120.84
	Road	0.86	0.76
	Steel Structure	9.97	9.30
Total		2,477.99	1,998.38

As per data available of different public domain and based on type of components i.e. Bricks, Cement, TMT Bars, Other Material & Labour (Services) used in the construction of building/structure & development of the project. The breakup of components are as follows:-

Cost component in %

Component Type	Other Material	TMT Bars	Cement	Bricks	Labour (Services)	Total
Development	-	-	-	-	100%	100%
Road	40%	23%	19%	7%	12%	100%
RCC Framed	46%	28%	20%	2%	2%	100%
RCC Structure	57%	15%	11%	9%	8%	100%
Steel Structure	35%	30%	10%	-	25%	100%
Drain	15%	-	8%	54%	23%	100%
Fencing	77%	-	5%	-	18%	100%
Boundary	15%	-	8%	54%	23%	100%

TMT bars: - TMT bars comprises steel & bars used in construction of Road, RCC framed Structure, RCC Structure and Steel Structure. As on date of report preparation, the average price of TMT is Rs. 65.00/- per KG in Dahej, Gujarat. Accordingly consumed quantity of TMT bars in project is calculated.

Cement: - Cement used in construction of Road, RCC framed Structure, RCC Structure, Steel Structure, drain and boundary. As on date of report preparation, the average price of 1 bag of 50 kg of Cement is Rs. 330/- in Dahej, Gujarat. Accordingly consumed quantity of Cement bags in project is calculated.

Bricks: - Bricks used in construction of Road, RCC framed Structure, RCC Structure, Steel Structure, drain and boundary. As on date of report preparation, the average price of 1 Engineering is Rs. 7.5/- in Dahej, Gujarat. Accordingly consumed quantity of bricks in project is calculated.

Labour (Services): - Labour/services used involved in the construction of the project comprises Highly Skilled, Skilled, Semi-skilled & unskilled workforce having different pay per day. Since it is large petrochemical complex started in Year 2009 and commissioned in year 2017. Therefore, a huge number of workforce was involved in the project implementation. Thus, we have assumed the cost of Labour (services) is Rs. 816/- per day for the project.

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

As per current market scenario, the details of purchase price of TMT Bars, Cement, Brick & Labour Cost are as follows:

ASSET & AMOUNT-WISE BIFURCATION						
Asset description	Present Value after Depreciation (In Rs.)	TMT Bars (In Rs.)	Cement (In Rs.)	Bricks (In Rs.)	Labour (Services) (In Rs.)	Other Material (In Rs.)
Back filling, site grading including compaction	5,82,22,60,359	-	-	-	5,82,22,60,359	-
WMM (150 mm thick) Existing Roads	2,19,30,64,104	49,37,48,016	41,69,42,769	14,81,24,405	26,05,89,231	87,36,59,684
HVAC Admin Building	1,44,29,39,793	21,64,40,969	15,87,23,377	12,98,64,581	11,54,35,183	82,24,75,682
CENTRAL WAREHOUSE	97,91,07,835	14,68,66,175	10,77,01,862	8,81,19,705	7,83,28,627	55,80,91,466
Truck Parking	92,44,23,553	-	-	-	92,44,23,553	-
WMM (485 mm thick) New Roads	74,64,94,975	16,80,66,411	14,19,22,747	5,04,19,923	8,87,01,717	29,73,84,177
CENTRAL WAREHOUSE	62,79,89,704	9,41,98,456	6,90,78,867	5,65,19,073	5,02,39,176	35,79,54,131
Removal of Top Soil	58,15,07,218	-	-	-	58,15,07,218	-
Existing Road	37,27,36,165	8,39,18,086	7,08,64,161	2,51,75,426	4,42,90,101	14,84,88,391
Administration Building	48,38,89,295	13,66,61,023	9,90,45,710	1,15,36,492	1,16,50,325	22,49,95,746
LABORATORY BUILDING	40,05,80,850	11,31,32,878	8,19,93,578	95,50,320	96,44,555	18,62,59,518
New Roads	27,95,65,820	6,29,41,648	5,31,50,725	1,88,82,494	3,32,19,203	11,13,71,750
EXTRUSION 1 & 2	29,46,69,882	8,84,00,965	2,94,66,988	-	7,36,67,470	10,31,34,459
OWS & SWS System	28,96,04,182	8,68,81,255	2,89,60,418	-	7,24,01,046	10,13,61,464
RW Reservoir-1	23,32,90,346	3,49,93,552	2,56,61,938	2,09,96,131	1,86,63,228	13,29,75,497
RW Reservoir-2	23,32,90,346	3,49,93,552	2,56,61,938	2,09,96,131	1,86,63,228	13,29,75,497
Catalyst Chemical Storage Building	22,17,45,280	6,26,25,764	4,53,88,313	52,86,669	53,38,834	10,31,05,700
Boundary walls	7,65,40,159	2,16,16,631	1,56,66,754	18,24,808	18,42,813	3,55,89,153
Culvert & Cable Road Crossing	16,77,32,187	3,77,63,344	3,18,89,046	1,13,29,003	1,99,30,654	6,68,20,139
WMM (150 mm thick) Existing Roads	11,36,80,587	2,55,94,128	2,16,12,820	76,78,239	1,35,08,012	4,52,87,388
Central Warehouse	17,58,73,252	4,96,70,490	3,59,98,918	41,93,026	42,34,399	8,17,76,418

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & AMOUNT-WISE BIFURCATION						
Asset description	Present Value after Depreciation (In Rs.)	TMT Bars (In Rs.)	Cement (In Rs.)	Bricks (In Rs.)	Labour (Services) (In Rs.)	Other Material (In Rs.)
Storm Water Drainage System	10,92,78,418	-	89,62,034	5,92,29,487	2,47,08,903	1,63,77,994
Storm water drains/ channels	14,94,58,038	-	1,22,57,205	8,10,07,056	3,37,93,902	2,23,99,875
SS-3	16,73,76,795	4,72,70,903	3,42,59,806	39,90,460	40,29,835	7,78,25,790
STORM WATER DRAINAGE	13,92,57,158	-	1,14,20,621	7,54,78,124	3,14,87,385	2,08,71,028
Approach Roads	4,49,37,533	1,01,17,268	85,43,471	30,35,180	53,39,669	1,79,01,944
LADDERES & PLATFORMS	13,21,47,874	3,96,44,362	1,32,14,787	-	3,30,36,968	4,62,51,756
Central Workshop	14,27,47,054	4,03,14,920	2,92,18,425	34,03,258	34,36,839	6,63,73,611
PAVEMENT	9,04,81,068	2,03,70,972	1,72,02,154	61,11,292	1,07,51,346	3,60,45,304
Secondary plant & peripheral roads	3,79,02,678	85,33,436	72,06,013	25,60,031	45,03,758	1,50,99,441
ROADS	7,02,04,432	1,58,05,876	1,33,47,184	47,41,763	83,41,990	2,79,67,619
SRR-04	11,74,45,625	3,31,69,238	2,40,39,559	28,00,042	28,27,671	5,46,09,115
ROADS	7,13,73,989	1,60,69,191	1,35,69,539	48,20,757	84,80,962	2,84,33,540
MSS (MAIN SUBSTATION)	11,41,09,986	3,22,27,180	2,33,56,798	27,20,517	27,47,361	5,30,58,130
Green Belt Development Capitalisation	10,25,99,163	-	-	-	10,25,99,163	-
SRR (SATELITE RACK ROOM)	9,68,30,267	2,73,47,006	1,98,19,869	23,08,548	23,31,327	4,50,23,518
Training Centre & Architectural work	10,50,57,759	2,96,70,631	2,15,03,928	25,04,701	25,29,415	4,88,49,084
b) Chain-link Fencing	10,42,04,679	-	52,10,234	-	1,87,56,842	8,02,37,603
DFCU SS	9,21,34,906	2,60,20,932	1,88,58,791	21,96,605	22,18,279	4,28,40,298
Fire Training Ground	8,30,15,004	-	-	-	8,30,15,004	-
Chem. Storage.	8,46,48,904	2,39,06,720	1,73,26,506	20,18,130	20,38,043	3,93,59,505
STEAM TURBINE GENERATOR BUILDING	7,59,13,963	2,27,74,189	75,91,396	-	1,89,78,491	2,65,69,887
FW Reservoir-1	7,77,63,449	1,16,64,517	85,53,979	69,98,710	62,21,076	4,43,25,166
FW Reservoir-2	7,77,63,449	1,16,64,517	85,53,979	69,98,710	62,21,076	4,43,25,166

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & AMOUNT-WISE BIFURCATION						
Asset description	Present Value after Depreciation (In Rs.)	TMT Bars (In Rs.)	Cement (In Rs.)	Bricks (In Rs.)	Labour (Services) (In Rs.)	Other Material (In Rs.)
Pump House (FWPH-1)	7,77,63,449	2,19,62,115	1,59,17,145	18,53,972	18,72,266	3,61,57,951
POLYMERIZATION 1	7,59,59,064	2,27,87,719	75,95,906	-	1,89,89,766	2,65,85,672
POLYMERIZATION 2	7,59,59,064	2,27,87,719	75,95,906	-	1,89,89,766	2,65,85,672
PUMP HOUSE (CT-1)	7,60,39,246	1,14,05,887	83,64,317	68,43,532	60,83,140	4,33,42,370
Internal / External petrol roads	2,23,50,649	50,32,041	42,49,279	15,09,612	26,55,799	89,03,917
Internal Roads	2,23,20,553	50,25,265	42,43,557	15,07,580	26,52,223	88,91,928
Finishing Building	6,27,19,958	1,77,13,501	1,28,37,942	14,95,318	15,10,072	2,91,63,124
ROADS & DRAINS	3,64,32,055	82,02,339	69,26,419	24,60,702	43,29,012	1,45,13,583
Site clearance and removal of vegetation	6,36,67,995	-	-	-	6,36,67,995	-
SWITCH GEAR BUILDING	6,10,79,899	1,72,50,312	1,25,02,244	14,56,217	14,70,586	2,84,00,540
Boundary Wall / Fencing	4,92,96,484	-	40,42,855	2,67,18,958	1,11,46,410	73,88,262
a) Erosion Protection	6,12,94,049	-	-	-	6,12,94,049	-
ESS (EXTRUDER SUBSTATION)	5,80,97,566	1,64,08,036	1,18,91,800	13,85,115	13,98,782	2,70,13,834
Roads & Culverts	3,54,47,845	79,80,753	67,39,303	23,94,226	42,12,064	1,41,21,499
RIB-1	5,65,56,321	1,59,72,754	1,15,76,327	13,48,369	13,61,674	2,62,97,196
Passenger Lift Admin Building	5,90,44,725	1,77,13,418	59,04,473	-	1,47,61,181	2,06,65,654
Pump House (RWPH-2)	5,44,34,414	81,65,162	59,87,786	48,99,097	43,54,753	3,10,27,616
Gate Infrastructure (Gate#4)	5,57,88,391	1,57,55,874	1,14,19,143	13,30,061	13,43,185	2,59,40,129
Lined Ditch	5,43,13,198	-	44,54,281	2,94,38,044	1,22,80,737	81,40,137
SRR BUILDING	4,89,87,902	1,38,35,265	1,00,27,173	11,67,929	11,79,454	2,27,78,081
Gate Infrastructure (Gate#3)	5,45,34,243	1,54,01,675	1,11,62,435	13,00,161	13,12,990	2,53,56,983
AU SS	4,81,20,732	1,35,90,357	98,49,674	11,47,255	11,58,575	2,23,74,870
Gate Infrastructure (Gate#2)	5,33,73,068	1,50,73,733	1,09,24,758	12,72,477	12,85,033	2,48,17,067

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & AMOUNT-WISE BIFURCATION						
Asset description	Present Value after Depreciation (In Rs.)	TMT Bars (In Rs.)	Cement (In Rs.)	Bricks (In Rs.)	Labour (Services) (In Rs.)	Other Material (In Rs.)
Transport Management Building	5,06,66,863	1,43,09,441	1,03,70,834	12,07,958	12,19,877	2,35,58,754
Gate Infrastructure (Gate#1)	5,26,59,260	1,48,72,138	1,07,78,651	12,55,459	12,67,847	2,44,85,166
MSS BUILDING	4,67,15,737	1,31,93,556	95,62,091	11,13,758	11,24,748	2,17,21,584
BLENDER 1 & 2	4,65,78,987	1,39,73,696	46,57,899	-	1,16,44,747	1,63,02,645
Culverts	1,40,11,881	31,54,645	26,63,922	9,46,393	16,64,951	55,81,969
RIB-2	4,54,45,609	1,28,34,844	93,02,112	10,83,477	10,94,168	2,11,31,008
Driver Rest Room	4,32,57,534	1,22,16,883	88,54,243	10,31,311	10,41,487	2,01,13,611
STORM WATER DRAINAGE	2,59,93,443	-	21,31,749	1,40,88,585	58,77,368	38,95,741
CHEMICAL BUILDING /SHED	3,93,09,445	1,11,01,855	80,46,121	9,37,184	9,46,431	1,82,77,854
PUMP HOUSE (CT-2)	4,18,21,521	62,73,228	46,00,367	37,63,937	33,45,722	2,38,38,267
WMM (75 mm thick)	3,35,64,699	75,56,780	63,81,281	22,67,034	39,88,301	1,33,71,303
RIB-3	3,77,38,218	1,06,58,106	77,24,512	8,99,724	9,08,601	1,75,47,275
PARC - Building	3,84,07,900	1,08,47,239	78,61,587	9,15,690	9,24,725	1,78,58,660
FINISHING BUILDING	3,54,84,267	1,00,21,541	72,63,158	8,45,987	8,54,334	1,64,99,247
Office of ONGC & PMC	3,83,99,767	1,08,44,942	78,59,922	9,15,496	9,24,529	1,78,54,878
CONTAINER STORAGE YARD	3,44,95,578	-	-	-	3,44,95,578	-
Security Office	3,74,31,891	1,05,71,593	76,61,811	8,92,420	9,01,226	1,74,04,841
CRWS SYSTEM	3,35,89,759	1,00,76,928	33,58,976	-	83,97,440	1,17,56,416
GIS BUILDING	3,40,51,516	96,16,900	69,69,893	8,11,828	8,19,839	1,58,33,056
b) Grading of Green Belt Area	3,26,90,159	-	-	-	3,26,90,159	-
Site Clearance and Vegetation Landscaping	-	-	-	-	-	-
Catalyst Storage Building	3,12,49,961	88,25,679	63,96,452	7,45,036	7,52,387	1,45,30,407
ELECTRICAL MCC ROOM / SUBSTATION BUILDING	3,11,74,368	88,04,330	63,80,979	7,43,234	7,50,567	1,44,95,258

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & AMOUNT-WISE BIFURCATION						
Asset description	Present Value after Depreciation (In Rs.)	TMT Bars (In Rs.)	Cement (In Rs.)	Bricks (In Rs.)	Labour (Services) (In Rs.)	Other Material (In Rs.)
Unlined Ditch	3,36,13,282	50,41,992	36,97,461	30,25,195	26,89,063	1,91,59,571
Waste Water Pond	1,93,25,222	28,98,783	21,25,774	17,39,270	15,46,018	1,10,15,377
Additive Storage Building	2,76,66,144	78,13,530	56,62,892	6,59,594	6,66,102	1,28,64,026
ESS BUILDING	2,72,71,326	77,02,025	55,82,078	6,50,181	6,56,596	1,26,80,446
DRAINS	1,82,84,716	-	14,99,548	99,10,414	41,34,351	27,40,404
ADDITIVE STORAGE BUILDING	2,65,08,604	74,86,615	54,25,959	6,31,996	6,38,232	1,23,25,801
PUMP HOUSE (CT-3)	2,65,59,894	39,83,984	29,21,588	23,90,390	21,24,791	1,51,39,139
FUEL OIL PUMP HOUSE	2,41,85,955	36,27,893	26,60,455	21,76,736	19,34,876	1,37,85,994
Car Parking	2,43,53,042	73,05,913	24,35,304	-	60,88,260	85,23,565
Pump House (RWPH-1)	2,33,29,035	65,88,635	47,75,143	5,56,192	5,61,680	1,08,47,385
Canteen Building & Architectural work	2,52,31,286	71,25,872	51,64,509	6,01,544	6,07,479	1,17,31,882
Building - Warehouse with cold storage and labour	2,40,68,620	72,20,586	24,06,862	-	60,17,155	84,24,017
CONTROL ROOM BUILDING	2,19,77,299	62,06,874	44,98,461	5,23,965	5,29,135	1,02,18,864
Teal Building	2,01,79,009	56,98,998	41,30,375	4,81,091	4,85,838	93,82,706
Earth station Building	2,03,82,418	57,56,445	41,72,010	4,85,941	4,90,736	94,77,286
Central Control Room	1,96,93,338	55,61,834	40,30,965	4,69,512	4,74,145	91,56,882
Utility Control Room	1,96,93,338	55,61,834	40,30,965	4,69,512	4,74,145	91,56,882
Switchyard Control Room	1,96,93,338	55,61,834	40,30,965	4,69,512	4,74,145	91,56,882
Loading & Pipeline Control Room	1,96,93,338	55,61,834	40,30,965	4,69,512	4,74,145	91,56,882
Offsite Control Room	1,96,93,338	55,61,834	40,30,965	4,69,512	4,74,145	91,56,882
Ambient Air Monitoring Control Room	1,96,69,711	55,55,161	40,26,129	4,68,949	4,73,576	91,45,896
SUBSTATION-16	1,82,35,964	51,50,239	37,32,659	4,34,767	4,39,057	84,79,242
COMPRESSOR HOUSE AND PUMP HOUSE	1,69,99,521	25,49,928	18,69,947	15,29,957	13,59,962	96,89,727

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & AMOUNT-WISE BIFURCATION						
Asset description	Present Value after Depreciation (In Rs.)	TMT Bars (In Rs.)	Cement (In Rs.)	Bricks (In Rs.)	Labour (Services) (In Rs.)	Other Material (In Rs.)
Helipad for PM Visit	1,67,32,455	-	-	-	1,67,32,455	-
SRR-5	1,47,51,553	41,66,164	30,19,447	3,51,694	3,55,165	68,59,083
Medical Centre Building	1,61,93,111	45,73,292	33,14,515	3,86,063	3,89,872	75,29,369
STORM WATER DRAINAGE SYSTEM	92,32,927	-	7,57,202	50,04,296	20,87,654	13,83,776
Raw water treatment facility	1,47,36,433	22,10,465	16,21,008	13,26,279	11,78,915	83,99,767
Helipad	48,47,359	-	-	-	48,47,359	-
SUB STATION-7	1,34,10,504	37,87,422	27,44,952	3,19,722	3,22,877	62,35,530
Drinking Water Storage & its piping work	1,34,04,074	20,10,611	14,74,448	12,06,367	10,72,326	76,40,322
Compressor Shed	1,13,52,931	34,05,879	11,35,293	-	28,38,233	39,73,526
Main Fire Station	1,23,38,471	34,84,657	25,25,521	2,94,164	2,97,066	57,37,063
Effluent treatment / sewage units	1,17,89,147	17,68,372	12,96,806	10,61,023	9,43,132	67,19,814
ROADS	63,67,171	14,33,509	12,10,519	4,30,053	7,56,574	25,36,515
TEMPORARY STRUCTURES	1,12,69,411	33,80,823	11,26,941	-	28,17,353	39,44,294
VCCI - Office building (641.50 Sq Meter)	1,19,68,554	17,95,283	13,16,541	10,77,170	9,57,484	68,22,076
Trench	91,02,693	-	-	-	91,02,693	-
SS-14	99,64,638	28,14,234	20,39,629	2,37,569	2,39,913	46,33,294
SS-17	99,64,638	28,14,234	20,39,629	2,37,569	2,39,913	46,33,294
SS-18	99,64,638	28,14,234	20,39,629	2,37,569	2,39,913	46,33,294
SS-19	99,64,638	28,14,234	20,39,629	2,37,569	2,39,913	46,33,294
SS-20	99,64,638	28,14,234	20,39,629	2,37,569	2,39,913	46,33,294
Vehicle Parking area	82,36,580	24,70,974	8,23,658	-	20,59,145	28,82,803
Construction of warehouse	96,63,693	28,99,108	9,66,369	-	24,15,923	33,82,293
ROADS	49,34,348	11,10,923	9,38,113	3,33,277	5,86,320	19,65,716

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & AMOUNT-WISE BIFURCATION						
Asset description	Present Value after Depreciation (In Rs.)	TMT Bars (In Rs.)	Cement (In Rs.)	Bricks (In Rs.)	Labour (Services) (In Rs.)	Other Material (In Rs.)
CT -01 & CT-02 - Sub Station	82,42,726	23,27,928	16,87,176	1,96,516	1,98,455	38,32,650
d) Decanted basin-out fall structure	86,37,272	12,95,591	9,50,100	7,77,355	6,90,982	49,23,245
Walk Way	79,83,959	17,97,514	15,17,901	5,39,254	9,48,688	31,80,601
Lighting Towers	24,27,979	7,28,394	2,42,798	-	6,06,995	8,49,793
Semi-Permanent Approach Road Gate 3 & 4	43,64,195	9,82,558	8,29,716	2,94,767	5,18,572	17,38,582
Satellite Fire Station	67,30,075	19,00,722	13,77,557	1,60,453	1,62,036	31,29,307
Man Hole (MHO)	48,97,922	11,02,722	9,31,187	3,30,816	5,81,992	19,51,205
ROADS AT LAB PERIPHERY	34,51,931	7,77,170	6,56,277	2,33,151	4,10,173	13,75,159
Chlorination Building (CT-1)	54,95,150	15,51,952	11,24,784	1,31,011	1,32,304	25,55,100
Construction of sheds for workmen	45,34,943	13,60,483	4,53,494	-	11,33,736	15,87,230
Compressor Unit	33,00,483	9,90,145	3,30,048	-	8,25,121	11,55,169
Cold Unit	33,00,483	9,90,145	3,30,048	-	8,25,121	11,55,169
ATOMISING AIR COMPRESSOR HOUSE	46,66,753	13,17,994	9,55,222	1,11,261	1,12,359	21,69,917
Construction of Sub Station & Architectural work	46,96,603	13,26,424	9,61,332	1,11,973	1,13,077	21,83,796
ILLUMINATION	47,97,565	7,19,635	5,27,732	4,31,781	3,83,805	27,34,612
SEWAGE SYSTEM	43,40,970	-	3,56,007	23,52,829	9,81,535	6,50,599
Associated Unit	27,22,471	8,16,741	2,72,247	-	6,80,618	9,52,865
Chemical Dosing Building (CT-1)	42,74,006	12,07,074	8,74,832	1,01,897	1,02,903	19,87,300
Quench Unit	26,14,393	7,84,318	2,61,439	-	6,53,598	9,15,038
Pits & Basin	40,56,495	-	-	-	40,56,495	-
COMPLETE ROAD NETWORK DRAINAGE SYSTEM	27,77,478	6,25,323	5,28,051	1,87,597	3,30,032	11,06,475
Waste Storage Area in DFCU Plant	43,27,419	-	-	-	43,27,419	-
Raw water storage and service/treated water store	36,55,980	5,48,397	4,02,158	3,29,038	2,92,478	20,83,908

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & AMOUNT-WISE BIFURCATION						
Asset description	Present Value after Depreciation (In Rs.)	TMT Bars (In Rs.)	Cement (In Rs.)	Bricks (In Rs.)	Labour (Services) (In Rs.)	Other Material (In Rs.)
PIPE CULVERT	27,37,230	8,21,169	2,73,723	-	6,84,308	9,58,031
DG SHED	28,66,041	8,09,433	5,86,641	68,330	69,004	13,32,633
Toilet Blocks Civil Bus Parking	32,78,904	9,26,035	6,71,148	78,173	78,944	15,24,604
Pavement around Cooling Tower	19,14,517	4,31,036	3,63,986	1,29,311	2,27,491	7,62,694
Chlorination Building (CT-2)	30,22,332	8,53,573	6,18,631	72,056	72,767	14,05,305
Heater Unit	17,43,613	5,23,084	1,74,361	-	4,35,903	6,10,264
CT -03 - Sub Station	27,47,575	7,75,976	5,62,392	65,505	66,152	12,77,550
DG House	27,85,141	7,86,585	5,70,081	66,401	67,056	12,95,017
Construction of Inaugural Plaque / Monument	26,30,280	3,94,542	2,89,331	2,36,725	2,10,422	14,99,259
Toilet Blocks Civil DFCU	27,66,329	7,81,272	5,66,231	65,953	66,603	12,86,270
Paving	7,80,653	1,75,757	1,48,417	52,727	92,761	3,10,992
Toilet Blocks Civil HDPE	26,74,251	7,55,268	5,47,384	63,757	64,386	12,43,456
Operators Room (CT-1)	24,42,289	6,89,756	4,99,904	58,227	58,802	11,35,600
Road	15,31,613	3,44,829	2,91,189	1,03,449	1,81,993	6,10,155
Drain	14,24,225	-	1,16,802	7,71,938	3,22,031	2,13,454
Cable Trench	14,24,225	-	1,16,802	7,71,938	3,22,031	2,13,454
Chemical Dosing Building (CT-2)	23,50,704	6,63,891	4,81,158	56,044	56,597	10,93,015
HYDROGEN COMPRESSOR SHED	22,10,224	6,63,067	2,21,022	-	5,52,556	7,73,579
Toilet Blocks Civil CWS	23,04,759	6,50,915	4,71,754	54,948	55,490	10,71,652
Toilet Blocks Civil Gantry NWB	22,13,479	6,25,135	4,53,070	52,772	53,293	10,29,209
Toilet Blocks Civil PWH	22,03,674	6,22,366	4,51,063	52,538	53,057	10,24,650
Culverts	14,16,076	3,18,816	2,69,223	95,645	1,68,264	5,64,128
Toilet Blocks Civil Crèche Building	20,67,323	5,83,858	4,23,154	49,287	49,774	9,61,251

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & AMOUNT-WISE BIFURCATION						
Asset description	Present Value after Depreciation (In Rs.)	TMT Bars (In Rs.)	Cement (In Rs.)	Bricks (In Rs.)	Labour (Services) (In Rs.)	Other Material (In Rs.)
Training Centre construction-Duties & Taxes	21,54,684	3,23,203	2,37,015	1,93,922	1,72,375	12,28,170
Sewage System	18,31,084	-	1,50,169	9,92,458	4,14,026	2,74,432
Toilet Blocks Civil CWH	19,30,742	5,45,284	3,95,197	46,031	46,485	8,97,744
Toilet Blocks Civil Butane 1	19,38,319	5,47,424	3,96,748	46,212	46,668	9,01,267
Culvert/Pipe Encasing	10,57,157	2,38,009	2,00,985	71,403	1,25,616	4,21,144
Toilet Blocks Civil PE Swing	18,24,471	5,15,271	3,73,445	43,498	43,927	8,48,331
Pavement around Cooling Tower	10,52,984	2,37,070	2,00,192	71,121	1,25,120	4,19,482
Deluge Valve Shelter	16,23,560	4,87,068	1,62,356	-	4,05,890	5,68,246
Main Gate	16,44,870	4,64,548	3,36,683	39,216	39,603	7,64,821
Internal & External Road Crossings (IRC & ERC)	4,46,826	1,00,599	84,950	30,180	53,094	1,78,004
Cable Trench	13,03,432	-	1,06,896	7,06,467	2,94,719	1,95,351
Chlorination Building (CT-3)	13,73,787	3,87,988	2,81,196	32,753	33,076	6,38,775
Operators Room (CT-2)	13,43,259	3,79,366	2,74,947	32,025	32,341	6,24,580
Road	7,75,249	1,74,540	1,47,389	52,362	92,118	3,08,839
Drain	7,83,324	-	64,241	4,24,566	1,77,117	1,17,400
Civil & Structural work for Switchyard	12,76,028	3,60,379	2,61,186	30,422	30,722	5,93,319
Excavation related to site grading	11,44,945	-	-	-	11,44,945	-
Chemical Dosing Building (CT-3)	10,68,501	3,01,768	2,18,708	25,474	25,726	4,96,825
VC-Hall at Canteen Building Dahez (War Room)	9,98,478	2,81,992	2,04,375	23,805	24,040	4,64,266
Culvert/Pipe Encasing	5,28,578	1,19,004	1,00,493	35,701	62,808	2,10,572
Culvert/Pipe Encasing	5,28,578	1,19,004	1,00,493	35,701	62,808	2,10,572
BARRICADE, WIRE MESH, 3X3M 84 Number	8,58,741	-	42,937	-	1,54,573	6,61,231
TEMPORARY STRUCTURES	7,75,539	2,32,662	77,554	-	1,93,885	2,71,439

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & AMOUNT-WISE BIFURCATION						
Asset description	Present Value after Depreciation (In Rs.)	TMT Bars (In Rs.)	Cement (In Rs.)	Bricks (In Rs.)	Labour (Services) (In Rs.)	Other Material (In Rs.)
Pavement around Cooling Tower	3,52,393	79,338	66,997	23,801	41,873	1,40,384
Operators Room (CT-3)	6,10,573	1,72,439	1,24,976	14,557	14,700	2,83,900
Road	3,82,904	86,207	72,797	25,862	45,498	1,52,539
Drain	2,90,169	-	23,797	1,57,273	65,610	43,489
Cable Trench	2,67,042	-	21,900	1,44,738	60,381	40,023
Monument structure for Traffic Signal near CT-3	4,45,717	66,858	49,029	40,115	35,657	2,54,059
Field Operator Building	3,93,355	59,003	43,269	35,402	31,468	2,24,212
Analyser shelter (31/32-AS-001)	3,41,097	1,02,329	34,110	-	85,274	1,19,384
Pump House	2,41,829	68,298	49,499	5,765	5,822	1,12,444
Wire mesh Fencing for Temporary warehouse	72,969	-	3,648	-	13,134	56,186
CABIN,SECURITY PORT,6X4X8FT	94,975	28,493	9,498	-	23,744	33,241
CABIN,SECURITY PORT,6X4X8FT	94,975	28,493	9,498	-	23,744	33,241
CABIN,SECURITY PORT,6X4X8FT	94,975	28,493	9,498	-	23,744	33,241
CABIN,SECURITY PORT,6X4X8FT	94,975	28,493	9,498	-	23,744	33,241
CABIN,SECURITY PORT,6X4X8FT	94,975	28,493	9,498	-	23,744	33,241
CABIN,SECURITY PORT,6X4X8FT	61,376	18,413	6,138	-	15,344	21,482
CABIN,SECURITY PORT,6X4X8FT	61,376	18,413	6,138	-	15,344	21,482
CABIN,SECURITY PORT,6X4X8FT	61,376	18,413	6,138	-	15,344	21,482
CABIN,SECURITY PORT,6X4X8FT	61,376	18,413	6,138	-	15,344	21,482
CABIN,SECURITY PORT,6X4X8FT	61,376	18,413	6,138	-	15,344	21,482
CABIN,SECURITY PORT,6X4X8FT	61,376	18,413	6,138	-	15,344	21,482
CABIN,SECURITY PORT,6X4X8FT	61,376	18,413	6,138	-	15,344	21,482
CABIN,SECURITY PORT,6X4X8FT	61,376	18,413	6,138	-	15,344	21,482
CABIN,SECURITY PORT,6X4X8FT	61,376	18,413	6,138	-	15,344	21,482
CABIN,SECURITY PORT,6X4X8FT	61,376	18,413	6,138	-	15,344	21,482

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & AMOUNT-WISE BIFURCATION						
Asset description	Present Value after Depreciation (In Rs.)	TMT Bars (In Rs.)	Cement (In Rs.)	Bricks (In Rs.)	Labour (Services) (In Rs.)	Other Material (In Rs.)
CABIN,SECURITY PORT,6X4X8FT	61,376	18,413	6,138	-	15,344	21,482
CABIN,SECURITY PORT,6X4X8FT	61,376	18,413	6,138	-	15,344	21,482
ROAD	26,030	5,861	4,949	1,758	3,093	10,370
ROAD	36,223	8,155	6,887	2,447	4,304	14,430
ROAD	12,429	2,798	2,363	839	1,477	4,951
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	3,460	1,038	346	-	865	1,211
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	3,460	1,038	346	-	865	1,211
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	3,460	1,038	346	-	865	1,211
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	3,460	1,038	346	-	865	1,211
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	3,460	1,038	346	-	865	1,211
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	3,460	1,038	346	-	865	1,211
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	3,460	1,038	346	-	865	1,211
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	3,460	1,038	346	-	865	1,211
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	3,460	1,038	346	-	865	1,211
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	3,460	1,038	346	-	865	1,211
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	3,460	1,038	346	-	865	1,211
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	3,460	1,038	346	-	865	1,211
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	3,460	1,038	346	-	865	1,211
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	3,460	1,038	346	-	865	1,211
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	3,460	1,038	346	-	865	1,211
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	3,460	1,038	346	-	865	1,211
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	3,460	1,038	346	-	865	1,211
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	3,460	1,038	346	-	865	1,211
Total	21,99,31,32,242	3,06,81,52,001	2,25,79,72,301	1,06,16,45,925	9,13,42,26,679	6,47,11,35,335

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & QUANTITY-WISE BIFURCATION					
Asset Description	TMT Bars (In Kg)	Cement (In Bags)	Bricks (In Nos.)	Labour (Services) (In Man-days)	Other Material (In Amt.)
Back Filling, Site Grading Including Compaction	-	-	-	71,35,123	-
WMM (150 Mm thick) Existing Roads	75,96,123	12,63,463	1,97,49,921	3,19,350	87,36,59,684
HVAC Admin Building	33,29,861	4,80,980	1,73,15,278	1,41,465	82,24,75,682
Central Warehouse	22,59,480	3,26,369	1,17,49,294	95,991	55,80,91,466
Truck Parking	-	-	-	11,32,872	-
WMM (485 Mm thick) New Roads	25,85,637	4,30,069	67,22,656	1,08,703	29,73,84,177
Central Warehouse	14,49,207	2,09,330	75,35,876	61,568	35,79,54,131
Removal Of Top Soil	-	-	-	7,12,631	-
Existing Road	12,91,047	2,14,740	33,56,723	54,277	14,84,88,391
Administration Building	21,02,477	3,00,139	15,38,199	14,277	22,49,95,746
Laboratory Building	17,40,506	2,48,465	12,73,376	11,819	18,62,59,518
New Roads	9,68,333	1,61,063	25,17,666	40,710	11,13,71,750
Extrusion 1 & 2	13,60,015	89,294	-	90,279	10,31,34,459
OWS & SWS System	13,36,635	87,759	-	88,727	10,13,61,464
RW Reservoir-1	5,38,362	77,763	27,99,484	22,872	13,29,75,497
RW Reservoir-2	5,38,362	77,763	27,99,484	22,872	13,29,75,497
Catalyst Chemical Storage Building	9,63,473	1,37,540	7,04,889	6,543	10,31,05,700
Boundary Walls	3,32,564	47,475	2,43,308	2,258	3,55,89,153
Culvert & Cable Road Crossing	5,80,975	96,633	15,10,534	24,425	6,68,20,139
WMM (150 Mm thick) Existing Roads	3,93,756	65,493	10,23,765	16,554	4,52,87,388
Central Warehouse	7,64,161	1,09,088	5,59,070	5,189	8,17,76,418
Storm Water Drainage System	-	27,158	78,97,265	30,281	1,63,77,994
Storm Water Drains/ Channels	-	37,143	1,08,00,941	41,414	2,23,99,875
Ss-3	7,27,245	1,03,818	5,32,061	4,939	7,78,25,790

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & QUANTITY-WISE BIFURCATION					
Asset Description	TMT Bars (In Kg)	Cement (In Bags)	Bricks (In Nos.)	Labour (Services) (In Man-days)	Other Material (In Amt.)
Storm Water Drainage	-	34,608	1,00,63,750	38,587	2,08,71,028
Approach Roads	1,55,650	25,889	4,04,691	6,544	1,79,01,944
Ladders & Platforms	6,09,913	40,045	-	40,486	4,62,51,756
Central Workshop	6,20,230	88,541	4,53,768	4,212	6,63,73,611
Pavement	3,13,400	52,128	8,14,839	13,176	3,60,45,304
Secondary Plant & Peripheral Roads	1,31,284	21,836	3,41,337	5,519	1,50,99,441
Roads	2,43,167	40,446	6,32,235	10,223	2,79,67,619
Srr-04	5,10,296	72,847	3,73,339	3,465	5,46,09,115
Roads	2,47,218	41,120	6,42,768	10,393	2,84,33,540
Mss (Main Substation)	4,95,803	70,778	3,62,736	3,367	5,30,58,130
Green Belt Development Capitalisation	-	-	-	1,25,734	-
SRR (Satellite Rack Room)	4,20,723	60,060	3,07,806	2,857	4,50,23,518
Training Centre & Architectural Work	4,56,471	65,163	3,33,960	3,100	4,88,49,084
B) Chain-link Fencing	-	15,789	-	22,986	8,02,37,603
DFCU SS	4,00,322	57,148	2,92,881	2,718	4,28,40,298
Fire Training Ground	-	-	-	1,01,734	-
Chem. Storage.	3,67,796	52,505	2,69,084	2,498	3,93,59,505
Steam Turbine Generator Building	3,50,372	23,004	-	23,258	2,65,69,887
FW Reservoir-1	1,79,454	25,921	9,33,161	7,624	4,43,25,166
FW Reservoir-2	1,79,454	25,921	9,33,161	7,624	4,43,25,166
Pump House (Fwph-1)	3,37,879	48,234	2,47,196	2,294	3,61,57,951
Polymerization 1	3,50,580	23,018	-	23,272	2,65,85,672
Polymerization 2	3,50,580	23,018	-	23,272	2,65,85,672
Pump House (Ct-1)	1,75,475	25,346	9,12,471	7,455	4,33,42,370

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & QUANTITY-WISE BIFURCATION					
Asset Description	TMT Bars (In Kg)	Cement (In Bags)	Bricks (In Nos.)	Labour (Services) (In Man-days)	Other Material (In Amt.)
Internal / External Petrol Roads	77,416	12,877	2,01,282	3,255	89,03,917
Internal Roads	77,312	12,859	2,01,011	3,250	88,91,928
Finishing Building	2,72,515	38,903	1,99,376	1,851	2,91,63,124
Roads & Drains	1,26,190	20,989	3,28,094	5,305	1,45,13,583
Site Clearance And Removal Of Vegetation	-	-	-	78,025	-
Switch Gear Building	2,65,389	37,886	1,94,162	1,802	2,84,00,540
Boundary Wall / Fencing	-	12,251	35,62,528	13,660	73,88,262
A) Erosion Protection	-	-	-	75,115	-
ESS (Extruder Substation)	2,52,431	36,036	1,84,682	1,714	2,70,13,834
Roads & Culverts	1,22,781	20,422	3,19,230	5,162	1,41,21,499
Rib-1	2,45,735	35,080	1,79,783	1,669	2,62,97,196
Passenger Lift Admin Building	2,72,514	17,892	-	18,090	2,06,65,654
Pump House (Rwph-2)	1,25,618	18,145	6,53,213	5,337	3,10,27,616
Gate Infrastructure (Gate#4)	2,42,398	34,603	1,77,341	1,646	2,59,40,129
Lined Ditch	-	13,498	39,25,073	15,050	81,40,137
SRR Building	2,12,850	30,385	1,55,724	1,445	2,27,78,081
Gate Infrastructure (Gate#3)	2,36,949	33,826	1,73,355	1,609	2,53,56,983
Au SS	2,09,082	29,847	1,52,967	1,420	2,23,74,870
Gate Infrastructure (Gate#2)	2,31,904	33,105	1,69,664	1,575	2,48,17,067
Transport Management Building	2,20,145	31,427	1,61,061	1,495	2,35,58,754
Gate Infrastructure (Gate#1)	2,28,802	32,663	1,67,395	1,554	2,44,85,166
Mss Building	2,02,978	28,976	1,48,501	1,378	2,17,21,584
Blender 1 & 2	2,14,980	14,115	-	14,271	1,63,02,645
Culverts	48,533	8,072	1,26,186	2,040	55,81,969

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & QUANTITY-WISE BIFURCATION					
Asset Description	TMT Bars (In Kg)	Cement (In Bags)	Bricks (In Nos.)	Labour (Services) (In Man-days)	Other Material (In Amt.)
Rib-2	1,97,459	28,188	1,44,464	1,341	2,11,31,008
Driver Rest Room	1,87,952	26,831	1,37,508	1,276	2,01,13,611
Storm Water Drainage	-	6,460	18,78,478	7,203	38,95,741
Chemical Building /Shed	1,70,798	24,382	1,24,958	1,160	1,82,77,854
Pump House (Ct-2)	96,511	13,941	5,01,858	4,100	2,38,38,267
WMM (75 Mm thick)	1,16,258	19,337	3,02,271	4,888	1,33,71,303
Rib-3	1,63,971	23,408	1,19,963	1,113	1,75,47,275
Parc - Building	1,66,881	23,823	1,22,092	1,133	1,78,58,660
Finishing Building	1,54,178	22,010	1,12,798	1,047	1,64,99,247
Office Of ONGC & PMC	1,66,845	23,818	1,22,066	1,133	1,78,54,878
Container Storage Yard	-	-	-	42,274	-
Security Office	1,62,640	23,218	1,18,989	1,104	1,74,04,841
Crws System	1,55,030	10,179	-	10,291	1,17,56,416
Gis Building	1,47,952	21,121	1,08,244	1,005	1,58,33,056
B) Grading Of Green Belt Area	-	-	-	40,061	-
Site Clearance And Vegetation Landscaping	-	-	-	-	-
Catalyst Storage Building	1,35,780	19,383	99,338	922	1,45,30,407
Electrical MCC Room / Substation Building	1,35,451	19,336	99,098	920	1,44,95,258
Unlined Ditch	77,569	11,204	4,03,359	3,295	1,91,59,571
Waste Water Pond	44,597	6,442	2,31,903	1,895	1,10,15,377
Additive Storage Building	1,20,208	17,160	87,946	816	1,28,64,026
ESS Building	1,18,493	16,915	86,691	805	1,26,80,446
Drains	-	4,544	13,21,389	5,067	27,40,404
Additive Storage Building	1,15,179	16,442	84,266	782	1,23,25,801

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & QUANTITY-WISE BIFURCATION					
Asset Description	TMT Bars (In Kg)	Cement (In Bags)	Bricks (In Nos.)	Labour (Services) (In Man-days)	Other Material (In Amt.)
Pump House (Ct-3)	61,292	8,853	3,18,719	2,604	1,51,39,139
Fuel Oil Pump House	55,814	8,062	2,90,231	2,371	1,37,85,994
Car Parking	1,12,399	7,380	-	7,461	85,23,565
Pump House (Rwph-1)	1,01,364	14,470	74,159	688	1,08,47,385
Canteen Building & Architectural Work	1,09,629	15,650	80,206	744	1,17,31,882
Building - Warehouse With Cold Storage And Labour	1,11,086	7,294	-	7,374	84,24,017
Control Room Building	95,490	13,632	69,862	648	1,02,18,864
Teal Building	87,677	12,516	64,146	595	93,82,706
Earth station Building	88,561	12,642	64,792	601	94,77,286
Central Control Room	85,567	12,215	62,602	581	91,56,882
Utility Control Room	85,567	12,215	62,602	581	91,56,882
Switchyard Control Room	85,567	12,215	62,602	581	91,56,882
Loading & Pipeline Control Room	85,567	12,215	62,602	581	91,56,882
Offsite Control Room	85,567	12,215	62,602	581	91,56,882
Ambient Air Monitoring Control Room	85,464	12,200	62,527	580	91,45,896
Substation-16	79,234	11,311	57,969	538	84,79,242
Compressor House And Pump House	39,230	5,667	2,03,994	1,667	96,89,727
Helipad For Pm Visit	-	-	-	20,505	-
Srr-5	64,095	9,150	46,893	435	68,59,083
Medical Centre Building	70,358	10,044	51,475	478	75,29,369
Storm Water Drainage System	-	2,295	6,67,239	2,558	13,83,776
Raw Water Treatment Facility	34,007	4,912	1,76,837	1,445	83,99,767
Helipad	-	-	-	5,940	-

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & QUANTITY-WISE BIFURCATION					
Asset Description	TMT Bars (In Kg)	Cement (In Bags)	Bricks (In Nos.)	Labour (Services) (In Man-days)	Other Material (In Amt.)
Sub Station-7	58,268	8,318	42,630	396	62,35,530
Drinking Water Storage & Its Piping Work	30,932	4,468	1,60,849	1,314	76,40,322
Compressor Shed	52,398	3,440	-	3,478	39,73,526
Main Fire Station	53,610	7,653	39,222	364	57,37,063
Effluent Treatment / Sewage Units	27,206	3,930	1,41,470	1,156	67,19,814
Roads	22,054	3,668	57,340	927	25,36,515
Temporary Structures	52,013	3,415	-	3,453	39,44,294
Vcci - Office Building (641.50 Sq Meter)	27,620	3,990	1,43,623	1,173	68,22,076
Trench	-	-	-	11,155	-
Ss-14	43,296	6,181	31,676	294	46,33,294
Ss-17	43,296	6,181	31,676	294	46,33,294
Ss-18	43,296	6,181	31,676	294	46,33,294
Ss-19	43,296	6,181	31,676	294	46,33,294
Ss-20	43,296	6,181	31,676	294	46,33,294
Vehicle Parking Area	38,015	2,496	-	2,523	28,82,803
Construction Of Warehouse	44,602	2,928	-	2,961	33,82,293
Roads	17,091	2,843	44,437	719	19,65,716
Ct -01 & Ct-02 - Sub Station	35,814	5,113	26,202	243	38,32,650
D) Decanted Basin-Out Fall Structure	19,932	2,879	1,03,647	847	49,23,245
Walk Way	27,654	4,600	71,901	1,163	31,80,601
Lighting Towers	11,206	736	-	744	8,49,793
Semi-Permanent Approach Road Gate 3 & 4	15,116	2,514	39,302	636	17,38,582
Satellite Fire Station	29,242	4,174	21,394	199	31,29,307
Man Hole (Mho)	16,965	2,822	44,109	713	19,51,205

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & QUANTITY-WISE BIFURCATION					
Asset Description	TMT Bars (In Kg)	Cement (In Bags)	Bricks (In Nos.)	Labour (Services) (In Man-days)	Other Material (In Amt.)
Roads At Lab Periphery	11,956	1,989	31,087	503	13,75,159
Chlorination Building (Ct-1)	23,876	3,408	17,468	162	25,55,100
Construction Of Sheds For Workmen	20,931	1,374	-	1,389	15,87,230
Compressor Unit	15,233	1,000	-	1,011	11,55,169
Cold Unit	15,233	1,000	-	1,011	11,55,169
Atomising Air Compressor House	20,277	2,895	14,835	138	21,69,917
Construction Of Sub Station & Architectural Work	20,407	2,913	14,930	139	21,83,796
Illumination	11,071	1,599	57,571	470	27,34,612
Sewage System	-	1,079	3,13,710	1,203	6,50,599
Associated Unit	12,565	825	-	834	9,52,865
Chemical Dosing Building (Ct-1)	18,570	2,651	13,586	126	19,87,300
Quench Unit	12,066	792	-	801	9,15,038
Pits & Basin	-	-	-	4,971	-
Complete Road Network Drainage System	9,620	1,600	25,013	404	11,06,475
Waste Storage Area In Dfcu Plant	-	-	-	5,303	-
Raw Water Storage And Service / Treated Water Stor	8,437	1,219	43,872	358	20,83,908
Pipe Culvert	12,633	829	-	839	9,58,031
Dg Shed	12,453	1,778	9,111	85	13,32,633
Toilet Blocks Civil Bus Parking	14,247	2,034	10,423	97	15,24,604
Pavement Around Cooling Tower	6,631	1,103	17,241	279	7,62,694
Chlorination Building (Ct-2)	13,132	1,875	9,607	89	14,05,305
Heater Unit	8,047	528	-	534	6,10,264
Ct -03 - Sub Station	11,938	1,704	8,734	81	12,17,550

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & QUANTITY-WISE BIFURCATION					
Asset Description	TMT Bars (In Kg)	Cement (In Bags)	Bricks (In Nos.)	Labour (Services) (In Man-days)	Other Material (In Amt.)
DG House	12,101	1,728	8,853	82	12,95,017
Construction Of Inaugral Plaque / Monument	6,070	877	31,563	258	14,99,259
Toilet Blocks Civil Dfcu	12,020	1,716	8,794	82	12,86,270
Paving	2,704	450	7,030	114	3,10,992
Toilet Blocks Civil Hdpe	11,620	1,659	8,501	79	12,43,456
Operators Room (Ct-1)	10,612	1,515	7,764	72	11,35,600
Road	5,305	882	13,793	223	6,10,155
Drain	-	354	1,02,925	395	2,13,454
Cable Trench	-	354	1,02,925	395	2,13,454
Chemical Dosing Building (Ct-2)	10,214	1,458	7,472	69	10,93,015
Hydrogen Compressor Shed	10,201	670	-	677	7,73,579
Toilet Blocks Civil Cws	10,014	1,430	7,326	68	10,71,652
Toilet Blocks Civil Gantry Nwb	9,617	1,373	7,036	65	10,29,209
Toilet Blocks Civil Pwh	9,575	1,367	7,005	65	10,24,650
Culverts	4,905	816	12,753	206	5,64,128
Toilet Blocks Civil Creche Building	8,982	1,282	6,572	61	9,61,251
Training Center Construction-Duties & Taxes	4,972	718	25,856	211	12,28,170
Sewage System	-	455	1,32,328	507	2,74,432
Toilet Blocks Civil Cwh	8,389	1,198	6,137	57	8,97,744
Toilet Blocks Civil Butene 1	8,422	1,202	6,162	57	9,01,267
Culvert/Pipe Encasing	3,662	609	9,520	154	4,21,144
Toilet Blocks Civil Pe Swing	7,927	1,132	5,800	54	8,48,331
Pavement Around Cooling Tower	3,647	607	9,483	153	4,19,482
Deluge Valve Shlter	7,493	492	-	497	5,68,246

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & QUANTITY-WISE BIFURCATION					
Asset Description	TMT Bars (In Kg)	Cement (In Bags)	Bricks (In Nos.)	Labour (Services) (In Man-days)	Other Material (In Amt.)
Main Gate	7,147	1,020	5,229	49	7,64,821
Internal & External Road Crossings (Irc & Erc)	1,548	257	4,024	65	1,78,004
Cable Trench	-	324	94,196	361	1,95,351
Chlorination Building (Ct-3)	5,969	852	4,367	41	6,38,775
Operators Room (Ct-2)	5,836	833	4,270	40	6,24,580
Road	2,685	447	6,982	113	3,08,839
Drain	-	195	56,609	217	1,17,400
Civil & Structural Work For Switchyard	5,544	791	4,056	38	5,93,319
Exacavation Related To Site Grading	-	-	-	1,403	-
Chemical Dosing Building (Ct-3)	4,643	663	3,397	32	4,96,825
Vc-Hall At Canteen Building Dahez (War Room)	4,338	619	3,174	29	4,64,266
Culvert/Pipe Encasing	1,831	305	4,760	77	2,10,572
Culvert/Pipe Encasing	1,831	305	4,760	77	2,10,572
Barricade, Wire Mesh, 3x3m 84 Number	-	130	-	189	6,61,231
Temporary Structures	3,579	235	-	238	2,71,439
Pavement Around Cooling Tower	1,221	203	3,174	51	1,40,384
Operators Room (Ct-3)	2,653	379	1,941	18	2,83,900
Road	1,326	221	3,448	56	1,52,539
Drain	-	72	20,970	80	43,489
Cable Trench	-	66	19,298	74	40,023
Monument Structure For Traffic Signal Near Ct-3	1,029	149	5,349	44	2,54,059
Field Operator Building	908	131	4,720	39	2,24,212
Analyzer Shelter (31/32-As-001)	1,574	103	-	105	1,19,384
Pump House	1,051	150	769	7	1,12,444

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & QUANTITY-WISE BIFURCATION					
Asset Description	TMT Bars (In Kg)	Cement (In Bags)	Bricks (In Nos.)	Labour (Services) (In Man-days)	Other Material (In Amt.)
Wiremesh Fencing For Temporary Warehouse	-	11	-	16	56,186
Cabin,Security Port,6x4x8ft	438	29	-	29	33,241
Cabin,Security Port,6x4x8ft	438	29	-	29	33,241
Cabin,Security Port,6x4x8ft	438	29	-	29	33,241
Cabin,Security Port,6x4x8ft	438	29	-	29	33,241
Cabin,Security Port,6x4x8ft	438	29	-	29	33,241
Cabin,Security Port,6x4x8ft	283	19	-	19	21,482
Cabin,Security Port,6x4x8ft	283	19	-	19	21,482
Cabin,Security Port,6x4x8ft	283	19	-	19	21,482
Cabin,Security Port,6x4x8ft	283	19	-	19	21,482
Cabin,Security Port,6x4x8ft	283	19	-	19	21,482
Cabin,Security Port,6x4x8ft	283	19	-	19	21,482
Cabin,Security Port,6x4x8ft	283	19	-	19	21,482
Cabin,Security Port,6x4x8ft	283	19	-	19	21,482
Cabin,Security Port,6x4x8ft	283	19	-	19	21,482
Cabin,Security Port,6x4x8ft	283	19	-	19	21,482
Road	90	15	234	4	10,370
Road	125	21	326	5	14,430
Road	43	7	112	2	4,951
Barricade,Collapsible,Ms,11ftx4ftx21in	16	1	-	1	1,211
Barricade,Collapsible,Ms,11ftx4ftx21in	16	1	-	1	1,211
Barricade,Collapsible,Ms,11ftx4ftx21in	16	1	-	1	1,211
Barricade,Collapsible,Ms,11ftx4ftx21in	16	1	-	1	1,211
Barricade,Collapsible,Ms,11ftx4ftx21in	16	1	-	1	1,211

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & QUANTITY-WISE BIFURCATION					
Asset Description	TMT Bars (In Kg)	Cement (In Bags)	Bricks (In Nos.)	Labour (Services) (In Man-days)	Other Material (In Amt.)
Barricade,Collapsible,Ms,11ftx4ftx21in	16	1	-	1	1,211
Barricade,Collapsible,Ms,11ftx4ftx21in	16	1	-	1	1,211
Barricade,Collapsible,Ms,11ftx4ftx21in	16	1	-	1	1,211
Barricade,Collapsible,Ms,11ftx4ftx21in	16	1	-	1	1,211
Barricade,Collapsible,Ms,11ftx4ftx21in	16	1	-	1	1,211
Barricade,Collapsible,Ms,11ftx4ftx21in	16	1	-	1	1,211
Barricade,Collapsible,Ms,11ftx4ftx21in	16	1	-	1	1,211
Barricade,Collapsible,Ms,11ftx4ftx21in	16	1	-	1	1,211
Barricade,Collapsible,Ms,11ftx4ftx21in	16	1	-	1	1,211
Barricade,Collapsible,Ms,11ftx4ftx21in	16	1	-	1	1,211
Barricade,Collapsible,Ms,11ftx4ftx21in	16	1	-	1	1,211
Total	4,72,02,338	68,42,340	14,15,52,790	1,11,93,905	6,47,11,35,335

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CATEGORY & QUANTITY-WISE BIFURCATION						
Heads	Heads	TMT Bars (In Rs.)	Cement (In Rs.)	Bricks (In Rs.)	Labour (Services) (In Rs.)	Other Material (In Rs.)
Leasehold improvement	Development	-	-	-	6,66,51,63,889	-
Road, Culverts	Drain	-	3,58,48,556	23,69,20,727	9,88,36,772	6,55,12,746
	Road	96,65,64,499	81,62,10,021	28,99,69,350	51,01,31,263	1,71,02,82,182
	Steel Structure	49,25,602	16,41,867	-	41,04,668	57,46,536
Factory Building on Lease hold Land	Development	-	-	-	1,05,50,93,324	-
	Drain	-	21,36,417	1,41,19,441	58,90,240	39,04,274
	RCC	38,02,77,025	27,88,69,819	22,81,66,215	20,28,14,414	1,44,50,52,697
	RCC Framed	80,76,97,953	58,53,82,838	6,81,83,311	6,88,56,088	1,32,97,76,403
	Road	2,17,88,930	1,83,99,541	65,36,679	1,14,99,713	3,85,54,300
	Steel Structure	32,74,81,034	10,91,60,345	-	27,29,00,861	38,20,61,206
Building - Others	Boundary	-	40,42,855	2,67,18,958	1,11,46,410	73,88,262
	Development	-	-	-	2,59,07,233	-
	Drain	-	44,54,281	2,94,38,044	1,22,80,737	81,40,137
	Fencing	-	52,56,819	-	1,89,24,550	8,09,55,019
	RCC	22,56,83,530	16,55,01,255	13,54,10,118	12,03,64,549	85,75,97,414
	RCC Framed	30,37,76,212	22,01,63,219	2,56,43,829	2,58,96,861	50,01,30,572
	Road	17,97,514	15,17,901	5,39,254	9,48,688	31,80,601
	Steel Structure	2,81,59,703	93,86,568	-	2,34,66,419	3,28,52,987
Total		3,06,81,52,001	2,25,79,72,301	1,06,16,45,925	9,13,42,26,679	6,47,11,35,335

**COMPONENTS CLASSIFICATION
& VALUATION ASSESSMENT**
M/S ONGC PETRO ADDITIONS LIMITED

CATEGORY & QUANTITY-WISE BIFURCATION						
Heads	Heads	TMT Bars (In Kg)	Cement (In Bags)	Bricks (In Nos.)	Labour (Services) (In Man-days)	Other Material (In Amt.)
Leasehold improvement	Development	-	-	-	81,68,093	
Road, Culverts	Drain	-	1,08,632	3,15,89,430	1,21,123	6,55,12,746
	Road	1,48,70,223	24,73,364	3,86,62,580	6,25,161	1,71,02,82,182
	Steel Structure	75,778	4,975	-	5,030	57,46,536
Factory Building on Lease hold Land	Development	-	-	-	-	12,93,007
	Drain	-	6,474	18,82,592	7,218	39,04,274
	RCC	58,50,416	8,45,060	3,04,22,162	2,48,547	1,44,50,52,697
	RCC Framed	1,24,26,122	17,73,887	90,91,108	84,382	1,32,97,76,403
	Road	3,35,214	55,756	8,71,557	14,093	3,85,54,300
	Steel Structure	50,38,170	3,30,789	-	3,34,437	38,20,61,206
Building - Others	Boundary	-	12,251	35,62,528	13,660	73,88,262
	Development	-	-	-	31,749	-
	Drain	-	13,498	39,25,073	15,050	81,40,137
	Fencing	-	15,930	-	23,192	8,09,55,019
	RCC	34,72,054	5,01,519	1,80,54,682	1,47,506	85,75,97,414
	RCC Framed	46,73,480	6,67,161	34,19,177	31,736	50,01,30,572
	Road	27,654	4,600	71,901	1,163	31,80,601
	Steel Structure	4,33,226	28,444	-	28,758	3,28,52,987
	Total	4,72,02,338	68,42,340	14,15,52,790	1,11,93,905	6,47,11,35,335

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PART I

VALUATION ASSESSMENT SUMMARY

S. No.	Particulars	Gross Block (in Rs. Cr.)	Gross Current Replacement Cost (in Rs. Cr.)	Present Value after Depreciation (in Rs. Cr.)
1.	Building	2,477.99	2,962.80	2,199.31
2.	Total	2,477.99	2,962.80	2,199.31
3.	Additional Premium if any			---
	Details/ Justification		---	
4.	Present Value after Depreciation (Rounded Off)	---	---	Rs. 2,200 Cr.
5.	Present Value after Depreciation (in words)			Rupees Two Thousand Two Hundred Crores Only
6.	Expected Realizable Value (@ ~10% less)	---	---	Rs. 1,980.00 Cr.
7.	Concluding Comments/ Disclosures if any			
	<p>a. This is just core Asset Valuation and not an Enterprise Valuation. This report doesn't cover any prospective sale value of the Power Plant as a whole which is based on the cash flows of the business.</p> <p>b. Fragmented/ Individual component wise may fetch different values, however this Valuation is prepared based on the ongoing concern and the Values has been applied in totality/ group of assets.</p> <p>c. This valuation exercise has been performed to reach the prospective fair market value using the replacement cost for setting up such Greenfield integrated plants in current scenario. This should not be treated as the transactional value of these assets.</p> <p>d. This is just a physical asset valuation and doesn't cover any kind of financial, operational, tax, utility liabilities or dues.</p> <p>e. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>f. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>g. 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 are also attached with the report.</p> <p>h. 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</p>			

since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.

- i. 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.
- j. 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.
- k. 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.
- l. 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.
- m. 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.

7. 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.

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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.

IMPORTANT NOTES

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

Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.



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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 for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Adil Afaq & Manas Upmanyu	Abhinav Chaturvedi	Sr. V.P. Projects
		



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PART J

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.

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	The suggested indicative prospective estimated value should be considered only if transaction is happened <u>as free market transaction</u> .
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

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	Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
28.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
31.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
32.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
33.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
35.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
36.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
37.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
38.	Defect Liability Period is 15 DAYS. We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at valuers@rkassociates.org within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	Our Data retention policy is of ONE YEAR . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
41.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.

COMPONENTS CLASSIFICATION & VALUATION ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

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.

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