

This property is in the form of Industrial land along with plant shed in Village Borjhera Guma. The area falls in Gram panchayat Borjhera under municipal limits of Raipur city. Hence further new industrial activity is not allowed on this land parcel.

The Land is topographically flat terrain land. It is well demarcated on site with boundary wall. The quality of the soil is good for any construction work. The area is having all basic infrastructure facilities such as good approached roads, water supply, electricity etc.

It is Freehold plot. As per Sale Deed, the total land area is 2,64,138.32 Sq.M. (65.27 Acers). As per Previous valuation report, the land area is 64.79 Acers.

As per site actual constructed areas are as under:

Sr. No.	Particulars	Specification	Area in Sq. Ft
1	Time Office Size: 30.5'x19'	R.C.C. Foundation, R.C.C. Column Structure, all sides covered with 9" thick plastered brick wall, R.C.C. Slab roofing, IPS Flooring, steel doors & windows with grill & glass, tiles flooring in toilet & fixed on walls up to ht. 6', concealed wiring. Ht: 12'	579.50
2	Canteen Size: 26.5'x28'	R.C.C. Foundation, R.C.C. Column Structure, all sides covered with 9" thick plastered brick wall, R.C.C. Slab roofing, IPS Flooring, steel doors & windows with grill & glass, Steel rolling shutters, concealed wiring. Ht: 12'	742.00
3	Weigh Bridge Room in GF & Admn. Bldg. in FF Size (Gf): 55.4'x24.4' Size (FF): 55.4'x24.4'	R.C.C. Foundation, R.C.C. Column Structure, all sides covered with 9" thick plastered brick wall, R.C.C. Slab roofing, IPS Flooring, aluminium frame with glass panel door and windows, concealed, open conduit & casing & capping wiring. Ht: 11' each	2703.52
4	DG & Control Room Size: 53.67'x26'	R.C.C. Foundation, R.C.C. Column Structure, all sides covered with 9" thick plastered brick wall, R.C.C. Slab roofing, IPS Flooring, steel doors & windows with grill & glass, Steel rolling shutters, concealed wiring. Ht: 15'	1395.42
5	MCC Room, Store Room & Lab in GF & Control Room in FF Size (Gf): 19.4' x 68'	R.C.C. Foundation, R.C.C. Column Structure, all sides covered with 9" thick plastered brick wall, R.C.C. Slab roofing, IPS Flooring, steel doors & windows with grill, concealed wiring.	2638.40



		Size (Gf): 19.4' x 68' Size (FF): 19.4' x 68'	Ht: 12' R.C.C. Column Structure, all sides covered with 9" thick plastered brick wall, R.C.C. Slab roofing, IPS Flooring, aluminium frame with glass panel door & windows, concealed wiring. Ht: 12'	
6	MCC Room for raw material	Size (Gf): 20.8' x 14.75'	R.C.C. Foundation, R.C.C. Column Structure, all sides covered with 9" thick plastered brick wall, R.C.C. Slab roofing, IPS Flooring, aluminium frame with glass panel door & windows, concealed wiring. Ht: 12'	306.80
7	Stock Yard	Size: 59' x 116'	R.C.C. Foundation, Steel Column Structure, all sides covered with concrete wall up to ht. 6ft remaining portion covered with GI Sheet, GI Sheet roofing over angle trusses, concrete flooring, open wiring. Ht: 25'/15'	6844.00
8	Store Room	Size (Gf): 22.67' x 45.75'	Random rubble masonry foundation, load bearing structure, all sides covered with 9" thick unplaster brick wall, GI Sheet roofing over wooden support, concrete flooring, wooden door, open wiring. Ht: 6' / 5'	1037.15
9	Store Office	Size: 43.8' x 28.4'	Random rubble masonry foundation, load bearing structure, all sides covered with 9" thick unplaster brick wall, GI Sheet roofing over angle support, IPS Flooring, wooden door & windows, open wiring. Ht: 8' / 6'	1243.92
10	Product Separation Building	Size (Gf): 16' x 16'	R.C.C. foundation, R.C.C. Column Structure up to 12 ft. height above steel column structure, all side covered with G.I. Sheet, G.I. Sheet roofing over angle support, cement concrete flooring. Total Ht: 60' / 55'	256
11	Misc. items: WBM Road; Misc. R.C.C./P.C.C. Foundations; Boundary wall (Size: 1425 R.ft.)		Stone masonry foundation, R.C.C. Plinth beam, R.C.C. Columns, concrete block wall. Ht: 6 - 8'. Misc. items such as 9 Nos. borewell with submersible pump, septic tank, big & small steel gate, parapet walls, stair case tower, overhead water tank, stair case, barbet wire fencing, sinlex water tank etc. WBM Road 800 Mtr. & Infrastructure Development. Pump house, guard room, labour hu	1425.00



		misc. construction works up to plinth level etc. Misc. R.C.C. / P.C.C. Foundations	
	TOTAL		19171.21

6.	Location of property	:	
	a) Plot No. / Survey No.	:	Khasra No.45
	b) Door No.	:	Not applicable
	c) T.S. No. / Village	:	Village Borjhera
	d) Ward / Taluka	:	Urla
	e) Mandal / District	:	District Raipur
7.	Postal address of the property	:	Total Khasra No.45, P H No. 101, Gram-Borjhera Guma, Urla Industrial Area, Guma Urla Road, Raipur, Chhattisgarh 492001, India
8.	City / Town	:	City
	Residential area	:	No
	Commercial area	:	No
	Industrial area	:	Yes
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class
	ii) Urban / Semi Urban / Rural	:	Urban
10.	Coming under Corporation limit / Village Panchayat / Municipality	:	Gram panchayat Borjhera
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area/ scheduled area / cantonment area	:	No
12.	In Case it is Agricultural land, any conversion to house site plots is contemplated	:	N.A.
13.	Boundaries of the property	:	
	As per Sale Deeds		

Khasra No.	North	South	East	West
128	Khasra No. 122/2 & 134	Khasra No. 124/1 & 124/2	Khasra No. 122/2 & 127	Khasra No. 98 & 100
129	Khasra No. 122/2 & 134	Khasra No. 124/1 & 124/2	Khasra No. 122/2 & 127	Khasra No. 98 & 100
132	Khasra No. 122/2 & 134	Khasra No. 124/1 & 124/2	Khasra No. 122/2 & 127	Khasra No. 98 & 100
133	Khasra No. 122/2 & 134	Khasra No. 124/1 & 124/2	Khasra No. 122/2 & 127	Khasra No. 98 & 100
87/2	Khasra No. 86	Khasra No. 88	Khasra No. 138	Khasra No. 87/1
119	Khasra No. 118 & Nala	Road	Khasra No. 122/1	Nala
120/1	Khasra No. 118 & Nala	Road	Khasra No. 122/1	Nala
120/2	Khasra No. 118 & Nala	Road	Khasra No. 122/1	Nala
73/1	Hector	Khasra No. 68	Khasra No. 78 & 79	Khasra No. 72 & 75
73/2	Hector	Khasra No. 68	Khasra No. 78 & 79	Khasra No. 72 & 75
74/1	Hector	Khasra No. 68	Khasra No. 78 & 79	Khasra No. 72 & 75
74/2	Hector	Khasra No. 68	Khasra No. 78 & 79	Khasra No. 72 & 75
78	Khasra No. 74/1 & 74/2	Khasra No. 83 & 84	Khasra No. 77	Khasra No. 81 & 82
79	Khasra No. 74/1 & 74/2	Khasra No. 83 & 84	Khasra No. 77	Khasra No. 81 & 82
80	Khasra No. 74/1 & 74/2	Khasra No. 83 & 84	Khasra No. 77	Khasra No. 81 & 82
83	Khasra No. 80	Khasra No. 85 & 86	Khasra No. 77	Khasra No. 82
84	Khasra No. 80	Khasra No. 85 & 86	Khasra No. 77	Khasra No. 82



64	Khasra No. 58/2 & 63	Khasra No. 73	Khasra No. 63 & 72	Khasra No. 65 & 66
68	Khasra No. 58/2 & 63	Khasra No. 73	Khasra No. 63 & 72	Khasra No. 65 & 66
69	Khasra No. 58/2 & 63	Khasra No. 73	Khasra No. 63 & 72	Khasra No. 65 & 66
123	Khasra No. 124/2	Khasra No. 116	Khasra No. 122/2	Other's Land
136	Khasra No. 85 & 88	Khasra No. 134 & 135	Khasra No. 139	Khasra No. 88
137	Khasra No. 85 & 88	Khasra No. 134 & 135	Khasra No. 139	Khasra No. 88
138	Khasra No. 85 & 88	Khasra No. 134 & 135	Khasra No. 139	Khasra No. 88
63	Khasra No. 62	Khasra No. 68 & 69	Khasra No. 71	Khasra No. 64
86	Khasra No. 83	Khasra No. 87/1 & 87/2	Khasra No. 85	Khasra No. 88
124/1	Khasra No. 122/2	Khasra No. 123	Khasra No. 122/2	Khasra No. 128 & 129
124/2	Khasra No. 122/2	Khasra No. 123	Khasra No. 122/2	Khasra No. 128 & 129
125	Khasra No. 122/2	Khasra No. 123	Khasra No. 122/2	Khasra No. 128 & 129
126	Khasra No. 122/2	Khasra No. 123	Khasra No. 122/2	Khasra No. 128 & 129
127	Khasra No. 122/2	Khasra No. 123	Khasra No. 122/2	Khasra No. 128 & 129
114	Khasra No. 115	Road	Nala	Khasra No. 113
113	Khasra No. 123	Road	Khasra No. 114 & Nala	Khasra No. 111 & 112/2
115/1	Khasra No. 123	Road	Khasra No. 114 & Nala	Khasra No. 111 & 112/2



115/3	Khasra No. 123	Road	Khasra No. 114 & Nala	Khasra No. 111 & 112/2
116	Khasra No. 123	Road	Khasra No. 114 & Nala	Khasra No. 111 & 112/2
139/1	Khasra No. 86	Khasra No. 88	Khasra No. 87/2	Khasra No. 88
87/1	Khasra No. 86	Khasra No. 88	Khasra No. 87/2	Khasra No. 88
98	Khasra No. 135 & 90	Khasra No. 100	Khasra No. 133 & 134	Khasra No. 97
99	Khasra No. 135 & 90	Khasra No. 100	Khasra No. 133 & 134	Khasra No. 97
88	Khasra No. 87/1 & 87/2	Khasra No. 90 & 136	Khasra No. 138	Khasra No. 79
122/1	Khasra No. 122/2	Dharsha	Other's Land	Khasra No. 120
122/5	Khasra No. 122/2	Dharsha	Other's Land	Khasra No. 120
85	Khasra No. 84	Khasra No. 138 & 140	Other's Land	Khasra No. 86
24	Khasra No. 138 & 139	Khasra No. 138	Khasra No. 138	Khasra No. 135
139/2	Khasra No. 138	Khasra No. 134	Khasra No. 122/4	Khasra No. 138
122/2	Khasra No. 122/3	Khasra No. 122/1	Nala	Khasra No. 125 & 126
60/1	Khasra No. 196/2	Khasra No. 198	Khasra No. 196/2	Khasra No. 58/2 & 58/1
60/2	Khasra No. 196/2	Khasra No. 198	Khasra No. 196/2	Khasra No. 58/2 & 58/1
71	Khasra No. 72	Khasra No. 72 & 77	Khasra No. 72	Khasra No. 63 & 74/2
75	Khasra No. 72	Khasra No. 72 & 77	Khasra No. 72	Khasra No. 63 & 74/2



5.	Level of land with topographical conditions	:	Plain
6.	Shape of land	:	Rectangle
7.	Type of use to which it can be put	:	For industrial purpose
8.	Any usage restriction	:	Industrial
9.	Is plot in town planning approved layout?	:	Copy of Approved Plan not provided for our verification.
10.	Corner plot or intermittent plot?	:	Intermittent
11.	Road facilities	:	Yes
12.	Type of road available at present	:	Tar Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Below 20 ft.
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Not available at the time of inspection.
16.	Underground sewerage system	:	Provided
17.	Is Power supply available in the site	:	Not available at the time of inspection.
18.	Advantages of the site	:	Located in developed area
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-cost / tidal level must be incorporated)	:	No
Part – A (Valuation of land)			
1	Size of plot	:	Plot area = 264,138.32 Sq.M./65.27 Acres
	North & South	:	-
	East & West	:	-
2	Total extent of the plot	:	Plot area = 264,138.32 Sq.M./65.27 Acres
3	Prevailing market rate	:	₹ 40,00,000.00 to 50,00,000.00 per Acre. As the property under reference is a Large Land Parcel, we have discounted the rate to 20-30%. Hence, we are of the opinion that the Rs 35,00,000.00 per Acre is the Fair Market Rate for this kind of Property.
4	Guideline Rate from Government Portal (an	:	₹ 378.00 per Sq. M.



Structure (Building):

S. No	Particulars of Item	Built Up Area In	Roof Ht.	Age of Bldg.	Estimated Replacement Rate of Construction	Replacement cost / Insurable Value	Depreciated Replacement cost (DRC)	Fair Value after considering obsolescence
		(Sq. ft)	(ft.)		(₹)	(₹)	(₹)	(₹)
1.	Time Office	579.50	12'	17	1,500	8,69,250	5,60,666	3,36,399
2.	Canteen	742.00	12'	17	1,800	13,35,600	8,61,462	5,16,877
3.	Weigh Bridge Room in GF & Admn. Bldg. in FF	2703.52	11'	17	1,800	48,66,336	31,38,787	18,83,272
4.	DG & Control Room	1395.42	15'	17	1,200	16,74,504	10,80,055	6,48,033
5.	MCC Room, Store Room & Lab in GF & Control Room in FF	2638.40	12'	17	1,200	31,66,080	20,42,122	12,25,273
6.	MCC Room for raw material	306.80	12'	17	1,200	3,68,160	2,37,463	1,42,478
7.	Stock Yard	6844.00	25/15'	17	1,200	82,12,800	52,97,256	31,78,354
8.	Store Room	1037.15	6'5'	17	1,200	12,44,580	8,02,754	4,81,652
9.	Store Office	1243.92	8'6'	17	1,200	14,92,704	9,62,794	5,77,676
10.	Product Separation Building	256	60/55'	13	1,200	3,07,200	2,21,184	1,32,710
11.	Misc. items: Boundary wall; WBM Road; Misc. R.C.C./P.C.C. Foundations	1425	6-8'	18	1,000	1,00,00,000	64,50,000	38,70,000
	TOTAL					33537214	21654543	12992724



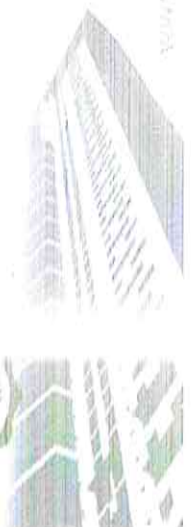
Part - F (Services)		Amount in ₹
1.	Water supply arrangements	: Included in the Cost of Construction
2.	Drainage arrangements	: Included in the Cost of Construction
3.	Compound wall	: Included in the Cost of Construction
4.	C.B. deposits, fittings etc.	: Included in the Cost of Construction
5.	Favement	Included in the Cost of Construction
	Total	N.A.

Government Value

Particulars	Area in Sq. M.	Rate in ₹	Value in ₹
Land (As per GR)	2,64,138.32	378.00	9,98,44,285.00
Total			9,98,44,285.00



27	Water supply arrangements	3500000	2730000	1960000	1675	2975
	Drainage arrangements	5000000	5040000	3850000	2200	5100
28	Compound wall	6650000	1920000	2870000	2200	20000
	C.B. deposits, fittings etc.	6580000	3850000	2839000	2200	20000
	Favement	6615000	3850000	2839000	2200	20000
29	Water supply arrangements	3780000	2380000	1960000	532	440
	Drainage arrangements	3815000	2450000	2100000	2200	20000
	Compound wall	3205000	1710000	1435000	665	500
30	Water supply arrangements	4150000	2380000	1250000	500	440
	Drainage arrangements	4050000	2000000	2240000	2200	20000
31	Water supply arrangements	5010000	2445000	1890000	72	675
32	Drainage arrangements	6200000	4100000	3500000	60	750



4. DETAILS OF LAND & BUILDING AND PLANT & MACHINERY

Particulars	Fair Market value in INR	Realizable Value in INR	Distress Sale Value in INR
Value of Land	22,84,45,000.00	19,41,78,250.00	15,99,11,500.00
Value of Structure	1,29,92,724.00	1,10,43,815.00	90,94,907.00
Total Value of Land and Building	24,14,37,724.00	20,52,22,065.00	16,90,06,407.00
Value of Plant & Machinery	3,76,00,000.00	3,19,60,000.00	2,63,20,000.00
Grand value of Land and Building, and Plant and Machinery	27,90,37,724.00	23,71,82,065.00	19,53,26,407.00

List of Plant and Machinery

S. No.	Description of Machines	Capacity	YOM/ YOD	Age (Yrs)	Balance Life (Yrs)	Replacement Cost (Rs. in Crores)	Scrap Value (Rs. in Crores)
1	Rotary Kiln -I & Collar accessories & refractories cap. 50 TPD	50TPD	2004	17	3	32.00	3.76
2	Rotary Kiln -II & Collar accessories & refractories cap. 50 TPD	50TPD	2005	16	4		
3	Pollution Control System of Kiln-I, Bag filter & Hot Gas cooling system & Dust filtration System	1 Set	2004	17	3		
4	Pollution Control System of Kiln-II, Bag filter & Hot Gas cooling system & Dust filtration System	1 Set	2005	16	4		
5	Air compressor with Air receiver	4 Nos	2004	17	3		
6	Coal Injector Assembly	1 Nos	2004	17	3		
7	Conveyor belts, pulley, idler, roller etc	LS	2004	17	3		
8	Geared motor & Coupling	LS	2004	17	3		
9	Hydraulic System	LS	2004	17	3		
10	Magnetic Separator	2 Nos	2004	17	3		
11	Vibrating Screen	1 Nos	2004	17	3		
12	Volumetric Feeder	1 Nos	2004	17	3		
13	Water Pumps with Motor Cap. 3.7KW	LS	2004	17	3		

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S. No.	Description of Machines	Capacity	YOM/ YOD	Age (Yrs)	Balance Life (Yrs)	Replace ment Cost (Rs. In Crores)	Scrap Value (Rs. In Crores)
14	9.3KW Drain Pump & Spare Motor 3.7KW for lube compressor	LS	2007	14	6		
15	Break Thrusters	1 Nos	2004	17	3		
16	Centrifugal Fan	1 Nos	2004	17	3		
17	Double Roll Crusher	1 Nos	2004	17	3		
18	Gear Boxes	LS	2005	16	4		
19	Pipe Lines & Fittings	LS	2005	16	4		
20	Motors	LS	2004	17	3		
21	Air Blowers	2 Nos	2004	17	3		
22	Weigh Bridge 50T Avery India Ltd.	1 Nos	2004	17	3		
23	PSB	LS	2008	13	7		
24	Shuttle Conveyors	2 Nos	2008	13	7		
25	Magnetic Separator	2 Nos	2008	13	7		
26	Vibrating Screen	1 Nos	2008	13	7		
27	Belt Conveyor for 1 Bin to PSB	LS	2008	13	7		
28	MS Bunker	4 Nos.	2008	13	7		
29	Bag Filter	1 Nos	2008	13	7		
30	Supporting Structure for belt conveyors & suction line	LS	2008	13	7		
31	Plant Logic Control System	1 Nos	2004	17	3		
32	Slipping Segments	1 Nos	2005	16	4		
33	Spray Nozzles	LS	2004	17	3		
34	Lab Equipment	LS	2004	17	3		
35	Transformer with Sub Station 750 KVA	1 Nos	2007	14	6		
36	HT/LT & Control Cables	LS	2004	17	3		
37	HT Transaction 33KV, 1 Km	LS	2004	17	3		
38	Electrical Installations, MCC/PCC Panels, lighting fittings etc	LS	2004	17	3		
39	Steel Structure with fabrication & erection	LS	2004	17	3		
40	Cooling water tank	LS	2004	17	3		
Total							3.76 Cr

