

## Valuation of Building Structures

The valuation of building structures belonging to **SE Forge Limited** are as detailed below:

Sr.No	Description	TYPE	Units	Area (Sq.mtr)	Year of Construction	Year of Valuation	Age	life of Asset	Balance Life	Fair Value (INR in Lakhs)	Realizable Value (INR in Lakhs)	Distress Value (INR in Lakhs)
1	Foundry	PEB structure	Sq.mts	40,162.50	2007	2020	13	30	17	3,329.61	2,830.16	2,330.72
2	Machine Shop	PEB structure	Sq.mts	21,600.00	2007	2020	13	30	17	1,790.71	1,522.11	1,253.50
3	Pattern Shop	PEB structure	Sq.mts	3,600.00	2007	2020	13	30	17	298.45	253.68	208.92
4	Admin Block	RCC	Sq.mts	287.50	2007	2020	13	45	32	29.79	25.32	20.85
5	Security room	RCC	Sq.mts	25.00	2007	2020	13	45	32	2.59	2.20	1.81
6	Weigh Bridge	RCC	Sq.mts	144.00	2007	2020	13	45	32	14.92	12.68	10.44
7	Learning Centre	Roof Sheet	Sq.mts	200.00	2007	2020	13	30	17	15.37	13.07	10.76
8	Sub-station-1	RCC	Sq.mts	600.00	2007	2020	13	45	32	62.16	52.84	43.51
9	Sub-station-2	RCC	Sq.mts	455.00	2007	2020	13	45	32	47.14	40.07	33.00
10	Pump Room	RCC	Sq.mts	167.76	2007	2020	13	45	32	17.38	14.77	12.17
11	Metering room	RCC	Sq.mts	147.41	2007	2020	13	45	32	19.64	16.69	13.74
12	Road	RCC	Mts	3,200.00	2007	2020	13	45	32	41.44	35.22	29.01
13	UG Sump	RCC	Sq.mts	360.00	2007	2020	13	45	32	18.65	15.85	13.05
14	Cable trench	RCC	Sq.mts	988.00	2007	2020	13	45	32	61.41	52.20	42.99
15	over head tank	RCC	Sq.mts	110.92	2007	2020	13	45	32	11.49	9.77	8.04
16	Canteen	PEB structure	Sq.mts	733.20	2007	2020	13	30	17	43.83	37.26	30.68
17	Toilet Building	RCC/PEB Structure	Sq.mts	280.08	2007	2020	13	30	17	21.53	18.30	15.07
18	Septic Tank	RCC	Sq.mts	68.86	2007	2020	13	45	32	3.57	3.03	2.50
19	STP	RCC	Mts	231.00	2007	2020	13	45	32	23.93	20.34	16.75
20	Drainage	RCC	Mts	6,600.00	2012	2020	8	15	7	291.72	247.96	204.20
21	Compound wall	Half Brick wall	Mts	72.90	2012	2020	8	30	22	6.48	5.51	4.53
22	Fencing	GI	Mts	982.66	2012	2020	8	30	22	40.33	34.28	28.23
23	Hazardous shed	MS Sheet	Sq.mts	398.80	2016	2020	4	30	26	23.86	20.28	16.70
Total				81,415.59						6,215.99	5,283.59	4,351.19

Thus, the Market Value of the buildings and civil structures of **SE Forge Limited** located on Plot No. 1, Special Economic Zone, Village Kittampalayam, Taluka Sulur, District Coimbatore, Tamil Nadu as on date of valuation, using **Cost Approach of Valuation** is worked out to **INR 62.16 Crore**.