

The said plot has been demarcated with boundary wall. The site development at the said plot of land includes the compound wall and fencing, the gate, etc.

We understand that the said land parcel is not mortgaged to State Bank of India and hence was out of our valuation scope.

Valuation of Building Structures

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

					Value in INR Lakh	
Sr. No	Building Name	Floor to Floor Height in Mt.	Floor wise Built up Area (Sq. mtr.)	Year of Construction	Residual Life	Market Value (INR in Lakhs)
1	Forgeshop Shed	22.6 (18+2.1+2.5)	10,898.72	2008	17	837.68
2	Forgeshop Office Gr Floor	4.00	252.48	2008	32	23.54
3	Forgeshop Office 1st Floor	4.00	252.48	2008	32	23.54
4	Hydraulic Room + LT Panel Room	4.00	643.82	2008	32	60.03
5	SMS Panel Room (Above Hydraulic Room)	4.00	304.00	2008	32	28.34
6	Machineshop Shed	17.2(12.6+2.1+2.5)	19,116.00	2008	17	1,387.63
7	Machineshop Office Gr Floor	3.66	505.43	2008	32	44.51
8	Machineshop Office 1st Floor	3.75	428.69	2008	32	37.75
9	Compressor Room + LT Panel	3.75	462.00	2008	17	33.54
10	Sub Station	4.80	1,433.70	2008	17	104.07
11	Canteen / Cloak Room Gr. Floor	4.05	693.02	2009	33	66.36
12	Canteen / Cloak Room First Floor	4.05	365.22	2009	33	34.97
13	Pump House	4.00	390.85	2008	17	25.03
14	Security Cabin	4.65	85.73	2008	32	6.66
15	Metlab	4.05	300.00	2008	17	23.06
16	Main Store	4.05	300.00	2008	17	19.22
17	Lub Oil storate yard, Hazardous Matl.,Barrell yard	6.5 (4+2.5)	600.00	2008	17	38.43
18	Admin Building Gr Floor	4.05	1,281.80	2008	32	119.52
19	Admin Building 1st Floor	4.05	1,281.80	2008	32	110.98
20	Secury cabin gate 2	4.05	23.00	2008	32	1.55
21	Hazardous Storage Area	4.05	527.79	2008	17	29.30
Under ground construction						
22	Pump House Sump (Below Floor Level)	3(Depth)	700.00	2008	17	38.86
23	ETP sludge tank	3.5 (Depth)	20.25	2008	17	1.12
24	ETP Equalisation tank	2.9 (Depth)	13.34	2008	17	0.69
25	ETP Aeration tank	3.6 (Depth)	18.00	2008	17	1.00
Total Build up Area			40,898.11			
Open Areas						

Sr. No	Building Name	Floor to Floor Height in Mt.	Floor wise Built up Area (Sq. mtr.)	Year of Construction	Residual Life	Market Value (INR in Lakhs)
1	RM Yard		2,776.88	2008	2	3.97
2	Open Area surrounding Admin building		543.20	2008	2	0.62
3	Canteen surrounding Area		328.01	2009	3	0.48
4	Surrounding Area Met. Lab. & Store		243.79	2008	2	0.28
5	Weigh bridge		215.11	2008	17	8.53
6	Weigh bridge Open Area		308.43	2008	2	0.35
7	Generator Area		199.36	2008	2	0.23
8	ETP		625.00	2008	17	49.56
9	Open Area and Bund Covered Area behind Hazardous and ETP.		4,888.28	2008	2	8.39
10	STP & Open space between ETP and STP		755.00	2008	17	53.88
11	Scrap Yard		1,474.28	2008	2	2.11
12	LPG		2,700.00	2008	17	21.41
13	Surrounding Area of LPG		294.00	2008	2	0.42
14	Garden Area Surrounding shop sheds I		8,461.01	2009	3	12.32
15	Garden Area Surrounding shop sheds II		5,604.98	2009	3	8.16
16	Garden Area occupied by bamboo trees		3,313.05	2009	3	4.82
17	Water Tank & WTP		700.00	2008	2	22.02
	Total Open Area		33,430.37			
	Roads					
1	Roads (M/c shop both side)	200mm RCC, 100 mm PCC, 225 mm Thick wbm	4,782.60	2009	3	21.76
2	Roads (M/c shop & Forge shop back side)	200mm RCC, 100 mm PCC, 225 mm Thick wbm	3,368.12	2009	3	15.32
3	Roads (M/c shop & Forge shop front side)	200mm RCC, 100 mm PCC, 225 mm Thick wbm	7,477.50	2009	3	34.02
4	Roads (beside Forge shop)	200mm RCC, 100 mm PCC, 225 mm Thick wbm	489.81	2009	3	2.23
5	Roads (Front & Back side canteen)	200mm RCC, 100 mm PCC, 225 mm Thick wbm	926.26	2009	3	4.21
6	Roads (from RM yard to Lub oil Yard- Straight Dist.)	200mm RCC, 100 mm PCC, 225 mm Thick wbm	361.49	2009	3	1.64
7	Roads (Security Main Gate)	200mm RCC, 100 mm PCC, 225 mm Thick wbm	2,045.62	2009	3	9.31
	Total					3,383.44

Thus, the Market Value of the buildings and civil structures of **SE Forge Limited** located on Plot no. 1, HighTech Engineering SEZ, opposite Sumandeep Hospitals, Near Gujarat Public School, Waghodia Road, Village – Piparia, Taluka – Waghodia, District – Vadodara, as on date of valuation using **Cost Approach of Valuation**, works out to be **INR 33.83 crore**.