



M/S: ELECON ENGINEERING CO. LTD.,

**(Survey No: 338/1, 338/2, 339/1, 339/2, 340/1, 340/2, 340/3, 341, 342, 343, 346/1, 347/1, 348/1, 348/2, 368, 369/1, 369/2, 369/3, 369/4, 370/P, 370/P, 371/1, 371/2A, 372/1, 372/2, 372/3, 372/4 & 372/5),
Cosolidated R S No: 338+339+372/5, 368/P1/P, 368/P2, At: Karamsad,
Survey No: 85/P, 85/P, 85/P, 86, 87/P, 87/P, 88, 100, 101, 102, 103/1, 103/2, 104, 105, 106/P, 106/P, 107, 108, 109/1, 109/1, 109/2 & 110, At:
Mogri, Nr. Madhuban Resort, GIDC V U Nagar, Anand - Sojitra Road,
At: Karamsad & Mogri, Ta: & Dist: Anand.**



Nihir Dave

B.E.(Civil), F.I.V. , A.M.I.E. , A.M.I.S.
Master of Valuation
Chartered Engineer, Registered Valuer.
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Valuation & Allied Services

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Branches - Ahmedabad | Nadiad | Vadodara | Surat.

To,
Assistant General Manager,
State Bank of India,
Commercial Clients Group Branch,
Navrangpura, Ahmedabad,

Date: 28/06/2023.

VALUATION REPORT

I	General	
1	Purpose for which the valuation is made	To Ascertain Present Market Value of Freehold interest in Land & Depreciated Replacement Cost of building there on.
	Under an instruction from the AGM & Support officer, State Bank of India, Commercial Clients Group Branch, Navrangpura, Ahmedabad, inspection address mentioned above has been carried out on dated: 23/06/2023 to 26/06/2023 to estimate market value of land and depreciated replacement cost of building there on for the Ascertain Present Market Value. We have received letter from the bank for the valuation letter of Engagement to valuer, Dated: 23/06/2023.	
2	a)	Date of inspection
	b)	Date on which the valuation is made
		26/06/2023.
		28/06/2023.
3	List of documents produced for perusal	
	1	Copy of Different registered sale deed
	2	Copy of Different rental agreement
	3	Copy of Mortgage Deed
4	Name of the Owner(s) and his / their address (es)	M/S: ELECON ENGINEERING CO. LTD., (Survey No: 338/1, 338/2, 339/1, 339/2, 340/1, 340/2, 340/3, 341, 342, 343, 346/1, 347/1, 348/1, 348/2, 368, 369/1, 369/2, 369/3, 369/4, 370/P, 370/P, 371/1, 371/2A, 372/1, 372/2, 372/3, 372/4 & 372/5), Cosolidated R S No: 338+339+372/5, 368/P1/P, 368/P2, At: Karamsad, Survey No: 85/P, 85/P, 85/P, 86, 87/P, 87/P, 88, 100, 101, 102, 103/1, 103/2, 104, 105, 106/P, 106/P, 107, 108, 109/1, 109/1, 109/2 & 110, At: Mogri, Nr. Madhuban Resort, GIDC V U Nagar, Anand - Sojitra Road, At: Karamsad & Mogri, Ta: & Dist: Anand.
	Details of share of each owner in case of joint ownership	Share & Ownership is as per Resolution of Company

Contact Person/Mobile No:		Mr: Bhaveshbhai	Mob No: 9925236909
5	Brief description of the property		Yes, Industrial Land & Buildings.
6	Location of property		
a)	Survey / TPS / FP No.	(Survey No: 338/1, 338/2, 339/1, 339/2, 340/1, 340/2, 340/3, 341, 342, 343, 346/1, 347/1, 348/1, 348/2, 368, 369/1, 369/2, 369/3, 369/4, 370/P, 370/P, 371/1, 371/2A, 372/1, 372/2, 372/3, 372/4 & 372/5), Cosolidated R S No: 338+339+372/5, 368/P1/P, 368/P2, At: Karamsad, Survey No: 85/P, 85/P, 85/P, 86, 87/P, 87/P, 88, 100, 101, 102, 103/1, 103/2, 104, 105, 106/P, 106/P, 107, 108, 109/1, 109/1, 109/2 & 110, At: Mogri, Nr. Madhuban Resort, GIDC V U Nagar, Anand - Sojitra Road, At: Karamsad & Mogri, Ta: & Dist: Anand.	
b)	Door No./Area	-	
c)	T.S. No. / Village	At: Karamsad & Mogri	
d)	Ward / Taluka	Ta. Anand	
e)	Mandal / District	Dist: Anand	
7	Postal address of the property		M/s. Elecon Engineering Co. Ltd. Anand - Sojitra Road, GIDC Industrial Estate, At: V U Nagar, Ta: & Dist: Anand -388121.
8	City / Town		At: Karamsad & Mogri
	Residential Area		N.A.
	Commercial Area		N.A.
	Industrial Area		Yes, Pure Industrial Area
9	Classification of the area		
i)	High / Middle / Poor	Middle Class area	
ii)	Urban / Semi Urban / Rural	Urban	
10	Coming under Corporation limit / Village Panchayat / Municipality		Karamsad Nagarpalika & Mogri Gram Panchayat V U Nagar GIDC limits.
11	Whether covered under any State / Central Govt. enactment's (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.		N.A.
12	In case it is an agricultural land, any conversion to house site plots is contemplated		N.A.

13	Boundaries of the property							
	R S No: 338, 339, 372/5 (Consolidated) & 368/P1/P (MHE Division)							
	As per Sale Deed					As per Site		
	East	R S No: 349, 367, 366, 368/P1/P				R S No: 349, 367, 366, 368/P1/P		
	West	R S No: 337 & 373				R S No: 337 & 373		
	North	Anand - Khambhat Railway Line				Anand - Khambhat Railway Line		
	South	Anand - Sojitra Road				Anand - Sojitra Road		
	R S No: 368/P2 (Gear Division)							
	As per Sale Deed					As per Site		
	East	R S No: 366/Part & 365				R S No: 366/Part & 365		
	West	R S No: 371 & 114 Part (Mogri)				R S No: 371 & 114 Part (Mogri)		
	North	Anand - Sojitra Road				Anand - Sojitra Road		
	South	R S No: 114/part & 115/1				R S No: 114/part & 115/1		
	R S No: 85, 86 & 88 + 100 to 110 (Gear Division)							
	As per Sale Deed					As per Site		
	East	By PB EGL				R S No: 124, 125/1+2, 126/1+2 & 128		
	West	By EIMCO ELECON				R S No: 112, 111/1+2, 114/Part, 84 & 83.		
	North	Anand - Sojitra Road				Access Road R S No: 114part & 116		
	South	Anoopam Mission				R S No: 82, 89, 93/3 & 98		
14.a	Dimensions of the site					As per Deed in Sq.Mtr		As per Actual in Sq.Mtr
			East-West			Not Applicable in Case of Different Size of Plot		
			North-South			Not Applicable in Case of Different Size of Plot		
						MHE DIVISION		GEAR DIVISION
14	Latitude					22.541290		22.538057
	Longitude					72.934014		72.934158
15	Extent of the site					In Sq.Feet		In Sq.Mtr
	Land Parcel of MHE Division Consolodated R S No: 338+339+372/5 paiki				:	889708.00		i.e 82655.89
	Land Parcel of Survey No: 368/P1/P & 368/P2 (Gear Division)				:	363723.96		i.e 33790.78
	Land Parcel of MHE & Gear Division - Consolidate (Survey No:85+86+87+88+100 to 110)				:	1043256.14		i.e 96920.86
	Total				:	2296688.10		i.e 213367.53
Annexure of Land area KARAMSAD								
	Sr. No.	Survey No.	Acre	Guntha		Acre to Sq. Mtr		Guntha to Sq. Mtr Total Sq. Mtrs
	1	338/2	1	13		4046.80		1315.21 5362.01
	2	339/2	1	2		4046.80		202.34 4249.14
	3	341	2	6		8093.60		607.02 8700.62
	4	340/1	0	16		0.00		1618.72 1618.72
	5	340/2	0	36		0.00		3642.12 3642.12
	6	338/1	1	10		4046.80		1011.70 5058.50
	7	339/1	0	39		0.00		3945.63 3945.63

	8	340/3	0	22	0.00	2225.74	2225.74
	9	346/1	0	29	0.00	2933.93	2933.93
	10	347/1	0	24	0.00	2428.08	2428.08
	11	348/1	0	22	0.00	2225.74	2225.74
	12	348/2	0	22	0.00	2225.74	2225.74
	13	369/1 + 3	1	13	4046.80	1315.21	5362.01
	14	369/2 + 4	1	2	4046.80	202.34	4249.14
	15	370/P	0	18	0.00	1821.06	1821.06
	16	370/P	0	32	0.00	3237.44	3237.44
	17	371/1	1	21	4046.80	2124.57	6171.37
	18	372/3 + 4	0	22.5	0.00	2276.33	2276.33
	19	372/5	0	5.5	0.00	556.44	556.44
	20	342	1	18	4046.80	1821.06	5867.86
	21	343	1	1	4046.80	101.17	4147.97
	22	372/1	0	26	0.00	2630.42	2630.42
	23	372/2	0	16	0.00	1618.72	1618.72
	24	371/2A	0	1	0.00	101.17	101.17
	25	368	8	14	32374.40	1416.38	33790.78
	PLOT AREA						116446.67

MOGRI

	Sr. No.	Survey No.	Acre	Guntha	Acre to Sq. Mtr	Guntha to Sq. Mtr	Total Sq.Mtrs
	1	102	1	20	4046.80	2023.4	6070.20
	2	104	1	14	4046.80	1416.38	5463.18
	3	105	1	3	4046.80	303.51	4350.31
	4	106/P	1	4	4046.80	404.68	4451.48
	5	106/P	1	4	4046.80	404.68	4451.48
	6	108	0	28	0.00	2832.76	2832.76
	7	109/1	1	6	4046.80	607.02	4653.82
	8	109/1	1	6	4046.80	607.02	4653.82
	9	109/2	0	19	0.00	1922.23	1922.23
	10	110	0	20	0.00	2023.4	2023.40
	11	87/P	0	36	0.00	3642.12	3642.12
	12	86	1	2	4046.80	202.34	4249.14
	13	87/P	0	37	0.00	3743.29	3743.29
	14	85/P	0	12	0.00	1214.04	1214.04
	15	85/P	0	12	0.00	1214.04	1214.04
	16	85/P	0	12	0.00	1214.04	1214.04
	17	88	2	8	8093.60	809.36	8902.96
	18	100	0	6	0.00	607.02	607.02
	19	101	1	7	4046.80	708.19	4754.99
	20	107	1	11	4046.80	1112.87	5159.67
	21	103/1	3	2	12140.40	202.34	12342.74
	22	103/2	2	9	8093.60	910.53	9004.13
				PLOT AREA		28125.26	96920.86
				TOTAL PLOT AREA			213367.53

16	Extent of the site considered for valuation	Extent of the site considered for valuation As per Para No:14.
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	As Belows.

c	Property Description	:	land admeasuring App.7600.00 Sq.Mtr located Survey No: 104, 105 & 106, At: Mogri				
	Licensor	:	M/s. Elecon Engineering Company Limited				
	Licensee	:	M/s. Power Build Limited				
	Lease Period	:	Lease Period is 8 months from 1st August 2022.				
	Monthly Rent	:	Rs. 5,70,630.00 per month.				
II	CHARACTERSTICS OF THE SITE						
1	Classification of locality			Pure Industrial locality			
2	Development of surrounding areas			Pure Industrial area			
3	Possibility of frequent flooding / submerging			N.A			
4	Feasibility to the Civic amenities like school, Hospital, Bus Stop, Market etc.	School		1	Km		
		Hospital		1	Km		
		Bus Stop		1	Km		
		Market		1	Km		
		Railway Station		1	Km		
5	Level of land with topographical conditions.			Solid - Sandy Loam type			
6	Shape of land			Regular in shape			
7	Type of use to which it can be put			Used as an Industrial Purpose			
8	Any usage restriction			Used as an Industrial Purpose			
9	Is plot in town planning approved layout?			Industrial Purpose. The land Parcels under consideration are covered under the draft development plan of the Anand and as per that plan, they fall under the industrial zone.			
10	Corner plot or intermittent plot?			Main Anand - Sojitra Road touch Plot			
11	Road facilities			Yes, Available			
12	Type of road available at present			Tar Road			
13	Width of road -is it below or more than 20 ft.			More than 20.00 Feet wide Road i.e Anand - Sojitra Road			
14	Is it a Land - Locked land?			No			
15	Water potentiality			Water Supply is available from Private Bore Well			
16	Underground sewerage system			No, Drainage is through Soak Pit			
17	Power supply is available in the site(Yes/No)			Yes, as per connected load			

18	Advantages of the site					
	1	Good location for N.A activities	Yes. For Industrial			
19	General remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc (distance from the sea coast/tidal level must be incorporated)		The Land Area and all planning and cutting road widening, Take over of property for public service purpose, submerging, attracting provision of coastal regulatory zone (CRZ) etc. have been done on basis of approved plan and norms of local authority.			
Annexure -A - MHE-Division						
Part -A (Valuation of land) MHE-Division						
1	Size of plot					
	North & South		Not Applicable in Case of Different Size of Plot			
	East & West		Not Applicable in Case of Different Size of Plot			
			In Sq.Feet		In Sq.Mtr	
2	Total extent of the plot		889708.00	i.e.	82655.89	
2.1	Plot Area Considered for Valuation (MHE -Division)		889708.00	i.e.	82655.89	
3	Prevailing market rate		Rs	350.00	to	425.00 per Sq.Feet
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		Refer Valuation Part			
5	Assessed / adopted rate of valuation		Rs. 400.00	per Sq.Feet		
6	Estimated value of land		Rs. 355,883,200.00			
Part -B (Valuation of Building)						
1	Technical details of the building					
	a)	Type of Building (Residential / Commercial / Industrial)	Industrial Buildings			
	b)	Type of construction (Load bearing / RCC / Steel Framed)	M.S. Frame & Load Bearing Wall Structure			
	c)	Year of construction	Refer attached sheets			
	d)	Number of floors and height of each floor including basement, if	Refer attached sheets			
	e)	Plinth area floor-wise	As Belows			

Sl. No:	Name of the Building	Built up Area		
	MHE Division	In Sq.Feet	i.e	In Sq.Mtr
1	Diesel Gen Set Room (MH 1) RCC	1148.30	i.e	106.68
	Diesel Gen Set Room (MH 1) AC Sheets	733.78	i.e	68.17
2	Oil Store	1083.93	i.e	100.70
3	Garage	2117.60	i.e	196.73
4	Bough Out Store (Old Training Centre)	2421.90	i.e	225.00
5	Part Store (Near C1)	3129.31	i.e	290.72
6	Toilet, Locker & Cement Godown (Near C1)	1388.56	i.e	129.00
7	Main Work Shop Sheds (C1 to C5)	75870.05	i.e	7048.50
8	Work Shop Shed (C6)	23347.65	i.e	2169.05
9	Packing & Dispatch Shed	13046.40	i.e	1212.04
10	Office Near Packing and Dispatch Shed	1539.25	i.e	143.00
11	Toilet Locker and Compressor & Office (Near	2116.74	i.e	196.65
12	Plate Yard for Painting Near C1 to C5)	10457.76	i.e	971.55
13	New Painting Shed (PEB)	15283.16	i.e	1419.84
14	Electric Substation	4897.62	i.e	455.00
15	Main Store Planning Building (Bogee Shop-1)	23800.00	i.e	2211.00
	Main Store Planning Building (Bogee Shop-2)	8654.26	i.e	804.00
16	Press Shed	9246.81	i.e	859.05
17	Shaft and Pipe Store	9881.35	i.e	918.00
18	Roller Shop	20026.42	i.e	1860.50
19	Compressor Room (Near Roller Shop)	593.42	i.e	55.13
20	Toilet Near Roller Shop	295.15	i.e	27.42
21	New Training Centre (Tool Room)	12275.27	i.e	1140.40
22	Steel Cutting Shed	10318.91	i.e	958.65
23	Fabrication Shed	10720.94	i.e	996.00
24	CSD Shed (C7)	7848.03	i.e	729.10
25	Store-1	4113.57	i.e	382.16
26	Store-2	3963.30	i.e	368.20
27	Steel Office (Near Store-2)	717.96	i.e	66.70
28	Plasma Cutting Shed (PEB)	10812.98	i.e	1004.55
29	HMBS H1 Shed	16093.36	i.e	1495.11
30	HMBS H2 Shed	28537.62	i.e	2651.21
31	HMBS H3 Shed	27695.77	i.e	2573.00
32	HMBS H4 Shed	16093.36	i.e	1495.11
33	HMBS H5 Shed	30236.61	i.e	2809.05
34	HMBS H6 Shed	52200.00	i.e	4849.50
35	HMBS H7 Shed	25706.00	i.e	2388.15
36	HMBS H8 Shed (PEB)	38395.19	i.e	3567.00
37	HMBS H9 Shed (PEB)	30972.55	i.e	2877.42
38	Office, Locker, Store Room, Toilets etc.	2250.75	i.e	209.10
39	QC office, Tool Store and HMBS office	2945.00	i.e	273.60
40	Electric Substation & Compressor Room	2590.68	i.e	240.68
41	D G Room	732.00	i.e	68.00

Office Area					
42	Gate Office -1		204.52	i.e	19.00
43	Gate Office -2		193.75	i.e	18.00
44	Elecon Administration Building		9257.00	i.e	860.00
45	EITL Building		10225.80	i.e	950.00
46	Celler Building (Basement + 5 Storey)		25403.00	i.e	2360.00
47	CMD's Office AC Plant Area		6071.00	i.e	564.00
48	Guest House and Canteen		11043.86	i.e	1026.00
49	Canteen & Club Building		14107.00	i.e	1310.60
50	Staff Dining Hall		1780.00	i.e	165.30
51	Composite Dispensary and Excise Building		6394.00	i.e	594.00
52	Technical Office Building Basement (G+5		82753.63	i.e	7688.00
53	Scrape Yard		3875.04	i.e	360.00
54	Miscellaneous Items			L.S	
:	Toilet Blocks			L.S	
:	RCC and Asphalt Roads			L.S	
:	Compound Walls			L.S	
:	Stack Yards			L.S	
:	Parking Sheds			L.S	
:	Water Tank and Pump Room			L.S	
:	LPG Cylinder Storage Shed			L.S	
:	STP Plat Office			L.S	
	f)	Condition of the building	Good & Stable		
	i)	Exterior - Excellent,	Good		
	ii)	Interior - Excellent	Good		
	g)	Date of issue and validity of layout	Industrial Purpose. The land Parcels under consideration are covered under the draft development plan of the Anand and as per that plan, they fall under the industrial zone.		
		approved map / plan			
	h)	Approved map / plan issuing	Industrial Purpose. The land Parcels under consideration are covered under the draft development plan of the Anand and as per that plan, they fall under the industrial zone.		
		authority			
	i)	Whether genuineness or authority	No, Comments		
		of approved map / plan is verified			
	j)	Any other comments by our	Industrial Purpose. The land Parcels under consideration are covered under the draft development plan of the Anand and as per that plan, they fall under the industrial zone.		
		empanelled valuers on authentic of			
		approved plan			
Specifications of construction (floor-wise) in respect of					
S.No	Description				
1	Foundation		Refer attached Sheets		
2	Basement		Refer attached Sheets		
3	Superstructure		Refer attached Sheets		
4	Jolnery / Doors & Windows (please furnish		Refer attached Sheets		
	details about size of frames, shutters, glazing,				
	fitting etc., and specify the species of timber)				
5	RCC Works		Refer attached Sheets		
6	Plastering		Refer attached Sheets		
7	Flooring, Skirting, dadoing		Refer attached Sheets		
8	Special finish as marble,wooden paneling, grills		-		
9	Roofing including weather proof course		Refer attached Sheets		
10	Drainage		Soak Pit		

1	Building Name			Diesel Gen Set Room
â	Structure			BB Masonry Load bearing wall structure with RCC Slabs.
â	Plaster			Smooth Plaster with Color Wash
â	Doors & Windows			M.S. Rolling Shutter & M.S. Grill Windows
â	Flooring			I.P.S.
â	Floor Height			4.9 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 25 Years & 10 Years Old
2	Building Name			Oil Store
â	Structure			BB Masonry Load bearing wall structure in brick masonry with A.C.Sheets Roofing
â	Plaster			Smooth Cement Plaster with White Wash
â	Doors & Windows			M.S. Doors and ventilators
â	Flooring			I.P.S.
â	Floor Height			0.5 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 16 Years Old
3	Building Name			Garrage
â	Structure			BB Masonry Load bearing wall structure in brick masonry with A.C.Sheets Roofing
â	Plaster			Smooth Cement Plaster with Color Wash
â	Flooring			I.P.S.
â	Floor Height			6.5 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 10 Years Old
4	Building Name			Bought out Store(Old Training Centre)
â	Structure			BB Masonry Load bearing wall structure in 230 mm thick brick masonry with G.I. sheet Roofing
â	Plaster			Smooth Cement Plaster with Colour & White Wash
â	Doors & Windows			Rolling Shutters finished with oil paint and Fully glazed M.S. Windows
â	Flooring			I.P.S.
â	Floor Height			4.5 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old
5	Building Name			Part Store(Near C1)
â	Structure			BB Masonry Load bearing wall structure in brick masonry with A.C.Sheets Roofing
â	Plaster			Smooth Cement Plaster with White Wash
â	Doors & Windows			M.S. Doors and Fully glazed M.S. Windows
â	Flooring			I.P.S.
â	Floor Height			4.30 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 10 Years Old

6	Building Name			Toilets, Locker and Cement Godown(near C1 Shed)
â	Structure			BB Masonry Load bearing wall structure in brick masonry with RCC Slabs.
â	Plaster			Smooth Plaster with double coat sand plastering and Color Wash
â	Doors & Windows			M.S. Doors & M.S. Rolling Shutters
â	Flooring			I.P.S.
â	Floor Height			3.00 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 40 Years Old
7	Building Name			Main Workshop Sheds(C1 to C5)
â	Structure			BB Masonry Load bearing wall structure with 400 mm brick masonry walls with G.I. sheets Roofing .
â	Plaster			Smooth Cement Plaster with white Wash
â	Doors & Windows			Rolling Shutter and Fully glazed M.S. Windows
â	Flooring			I.P.S.
â	Floor Height			13.00 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old
8	Building Name			Workshop Shed (C6)
â	Structure			BB Masonry Load bearing wall structure with 400 mm brick masonry walls with G.I. sheets Roofing .
â	Plaster			Smooth Cement Plaster with white Wash
â	Doors & Windows			Rolling Shutter and Fully glazed M.S. Windows
â	Flooring			I.P.S.
â	Floor Height			17.90 Mtr
â	Year of Construction			Some Portion in year 1975, Some portion is 25 Years Old
9	Building Name			Packing and Dispatch shed
â	Structure			BB Masonry Load bearing wall structure with 400 mm brick masonry walls with G.I. sheets Roofing .
â	Plaster			Smooth Cement Plaster with white Wash
â	Doors & Windows			Rolling Shutter and Fully glazed M.S. Windows
â	Flooring			I.P.S.
â	Floor Height			13.8 Mtr
â	Year of Construction			Some Portion in year 1975, Some portion is 25 Years Old
10	Building Name			Office near packing and Dispatch Shed
â	Structure			BB Masonry Load bearing wall structure with brick masonry walls with RCC Slab.
â	Plaster			Smooth Plaster with double coat sand plastering and Color Wash
â	Doors & Windows			Rolling Shutter and Fully glazed M.S. Windows
â	Flooring			I.P.S.
â	Floor Height			3.5 Mtr
â	Year of Construction			Some Portion in year 1975, Some portion is 40 Years Old

11	Building Name			Toilets, Locker, Compressor Room and Office (Near C6 Shed)
â	Structure			BB Masonry Load bearing wall structure with brick masonry walls with RCC Slab.
â	Plaster			Smooth Plaster with double coat sand plastering and Color Wash
â	Doors & Windows			Rolling Shutter/ M.S. Doors and Fully glazed M.S. Windows and Fully glazed aluminium frame sliding windows
â	Flooring			I.P.S./ Ceramic tiles / Kota Stone
â	Floor Height			3.85 Mtr
â	Year of Construction			Some Portion in year 1975, Some portion is 40 Years Old
12	Building Name			Plate Yard for Painting(In Front of C1 to C6 Sheds)
â	Structure			Steel structure with lean to roof trusses and angle stanchions with G.I. Sheets Roofing .
â	Flooring			I.P.S
â	Floor Height			9 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 40 Years Old
13	Building Name			New Painting Shed(PEB)
â	Structure			Steel structure with lean to roof trusses and angle stanchions with G.I. sheets Roofing .
â	Flooring			I.P.S
â	Floor Height			9.40 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old
14	Building Name			Electric Sub Station
â	Structure			BB Masonry Load bearing wall structure with RCC Slab.
â	Plaster			Smooth Cement Plaster with White Wash
â	Doors & Windows			Rolling Shutter/ M.S. Doors finished with oil paint and Fully glazed M.S. Windows .
â	Flooring			I.P.S
â	Floor Height			4.00 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 45 Years Old
15	Building Name			Main Store and Planning Building
â	Structure			RCCFrame structure with RCC Slab.
â	Plaster			Smooth Cement Plaster with White Wash
â	Doors & Windows			M.S. Doors finished with oil paint and M.S. Windows.
â	Flooring			I.P.S
â	Floor Height			8.70 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 45 Years Old

16	Building Name			Press Shed
â	Structure			BB Masonry Load bearing wall structure with 400 mm brick masonry walls with G.I. sheets Roofing .
â	Plaster			Smooth Lime Plaster with White Wash
â	Doors & Windows			Rolling Shutter and Fully glazed M.S. Windows .
â	Flooring			I.P.S
â	Floor Height			13.00 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old
17	Building Name			Shaft and Pipe Store
â	Structure			BB Masonry Load bearing wall structure with 400 mm brick masonry walls with G.I. sheets Roofing .
â	Plaster			Smooth Lime Plaster with White Wash
â	Doors & Windows			M.S. Doors finished with oil paint and Fully glazed M.S. Windows .
â	Flooring			I.P.S
â	Floor Height			9.90 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old
18	Building Name			Roller Shop
â	Structure			BB Masonry Load bearing wall structure with 400 mm brick masonry walls with G.I. sheets Roofing .
â	Plaster			Smooth Lime Plaster with White Wash
â	Doors & Windows			Rolling Shutters and Fully glazed M.S. Windows.
â	Flooring			I.P.S
â	Floor Height			9.20 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old
19	Building Name			Compressor Room near Roller Shop
â	Structure			BB Masonry Load bearing wall structure with G.I. sheets Roofing .
â	Plaster			Smooth Lime Plaster with White Wash
â	Doors & Windows			Rolling Shutters and Fully glazed M.S. Windows .
â	Flooring			I.P.S
â	Floor Height			9.20 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old
20	Building Name			Toilet near Roller Shop
â	Structure			BB Masonry Load bearing wall structure with Sanitary
â	Plaster			Smooth Lime Plaster with White Wash
â	Doors & Windows			Rolling Shutters and Fully glazed M.S. Windows.
â	Flooring			I.P.S
â	Floor Height			9.20 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old

21	Building Name			New Training Centre(Tool Room)
â	Structure			RCCFrame Structure with RCCbeams, Columns and Slabs.
â	Plaster			Smooth Lime Plaster with Colour & White Wash
â	Doors & Windows			Wooden Panel and Fully glazed Aluminium section and
				Fully glazed M.S. Windows .
â	Flooring			Kota Stone
â	Floor Height			9.00 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old
22	Building Name			Steel Cutting Shed
â	Structure			Steel Structure with Steel trusses and angle Stachions with
â	Plaster			Brick Masonary walls for half height and finished with
				plastering and white wash
â	Doors & Windows			Wooden Panel and Fully glazed Aluminium section and
				Fully glazed M.S. Windows.
â	Flooring			I.P.S.
â	Floor Height			9.00 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old
23	Building Name			Fabrication Shed
â	Structure			Steel Structure with Steel trusses and angle Stachions with G.I. Roofing
â	Plaster			Brick Masonary walls and finished with plastering and white wash
â	Flooring			I.P.S.
â	Floor Height			13.30 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old
24	Building Name			C S D Shed
â	Structure			Steel Structure with Steel trusses and angle Stachions with G.I. Roofing
â	Plaster			Common with Fabrication shop and Store
â	Flooring			I.P.S.
â	Floor Height			8.30 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old
25	Building Name			Store-1
â	Structure			Steel Structure with Steel trusses and angle Stachions with
				230mm thick brick masonry with A.C.Sheets Roofing
â	Plaster			Brick Masonary walls and finished with plastering and white wash
â	Doors & Windows			Rolling Shutters
â	Flooring			I.P.S.
â	Floor Height			8.50 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old

26	Building Name			Store-2
â	Structure			Steel Structure with Steel trusses and angle Stachions with 230mm thick brick masonry with A.C.Sheets Roofing
â	Plaster			Brick Masonary walls and finished with plastering and white wash
â	Doors & Windows			M.S. Rolling Shutters & Windows
â	Flooring			I.P.S.
â	Floor Height			8.50 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old
27	Building Name			Steel office (Near Store -2)
â	Structure			BB Masonry Load bearing wall structure with RCC Slab.
â	Plaster			Brick Masonary walls with plastering and white wash
â	Doors & Windows			Partly glazed and partly wooden frame doors & Fully glazed wooden frame windows
â	Flooring			I.P.S.
â	Floor Height			3.20 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old
28	Building Name			Plasma cutting shed(PEB)
â	Structure			Pre Engineered steel portal building with G.I. sheets along with transparent sheets on steel channel sections are provided for Roofing
â	Doors & Windows			Fully glazed aluminium frame Sliding windows
â	Flooring			I.P.S.
â	Floor Height			13.90 Mtr
â	Year of Construction			Some Portion in year 2010, Some portion is 20 Years Old
29	Building Name			H M B S- H1 Shed
â	Structure			Steel structure with lean to roof trusses and angle stanchions with 230mm thick brick masonry walls with G.I. sheets Roofing .
â	Plaster			Brick Masonary walls with plastering and white wash
â	Flooring			I.P.S.
â	Floor Height			8.50 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old
30	Building Name			H M B S- H2 Shed
â	Structure			Steel structure with lean to roof trusses and angle stanchions with G.I. sheets Roofing .
â	Flooring			I.P.S.
â	Floor Height			13.50 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old
31	Building Name			H M B S- H3 Shed
â	Structure			Steel structure with lean to roof trusses and angle stanchions with G.I. sheets Roofing .
â	Flooring			I.P.S.
â	Floor Height			9.40 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old

32	Building Name			H M B S- H4 Shed
â	Structure			Steel structure with lean to roof trusses and angle stanchions with G.I. sheets Roofing .
â	Flooring			I.P.S.
â	Floor Height			15.60 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old
33	Building Name			H M B S- H5 Shed
â	Structure			Steel structure with lean to roof trusses and angle stanchions with G.I. sheets Roofing .
â	Flooring			I.P.S.
â	Floor Height			13.40 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old
34	Building Name			H M B S- H6 Shed
â	Structure			Steel structure with lean to roof trusses and angle stanchions with G.I. sheets Roofing .
â	Flooring			I.P.S.
â	Floor Height			21.20 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old
35	Building Name			H M B S- H7 Shed
â	Structure			Steel structure with lean to roof trusses and angle stanchions with A.C.Sheets Roofing .
â	Flooring			I.P.S.
â	Floor Height			21.00 Mtr
â	Year of Construction			Some Portion in year 1970, Some portion is 20 Years Old
36	Building Name			H M B S- H8 Shed
â	Structure			Pre Engineered steel portal building with G.I. sheets along with transparent sheets on steel channel sections are provided for Roofing
â	Doors & Windows			Fully glazed aluminium frame Sliding windows
â	Flooring			I.P.S.
â	Floor Height			20.80 Mtr
â	Year of Construction			Some Portion in year 2010, Some portion is 45 Years Old
37	Building Name			H M B S- H9 Shed
â	Structure			Pre Engineered steel portal building with G.I. sheets along with transparent sheets on steel channel sections are provided for Roofing
â	Plaster			Brick Masonary walls with plastering and white wash
â	Doors & Windows			Fully glazed aluminium frame Sliding windows
â	Flooring			I.P.S.
â	Floor Height			20.80 Mtr
â	Year of Construction			Some Portion in year 2010, Some portion is 45 Years Old

38	Building Name		Toilet, Lockers, Store Room, Office etc. near H-8 Shed
â	Structure		BB Masonary load bearing wall structure with RCC Slab
â	Plaster		Cement Plastering and colour wash
â	Doors & Windows		Wooden & M.S. Doors
â	Flooring		I.P.S.
â	Floor Height		3.00 Mtr
â	Year of Construction		Some Portion in year 2010, Some portion is 45 Years Old
39	Building Name		Q.C.Office, Tool Store and HMBS Office
â	Structure		BB Masonary load bearing wall structure with RCC Slab
â	Plaster		Cement Plastering and colour wash
â	Doors & Windows		Fully glazed M.S. Windows
â	Flooring		I.P.S.
â	Floor Height		3.00 Mtr
â	Year of Construction		Some Portion in year 2010, Some portion is 48 Years Old
40	Building Name		Electric Sub- station an Compressor (Behind HMBS Sheds)
â	Structure		BB Masonary load bearing wall structure with RCC Slab
â	Plaster		Cement Plastering and colour wash
â	Doors & Windows		M.S. Doors and rolling shuttersand Fully glazed M.S.
â	Flooring		I.P.S.
â	Floor Height		5.00 Mtr
â	Year of Construction		Some Portion in year 1970, Some portion is 20 Years Old
41	Building Name		D.G.Room (Behind HMBS Sheds)
â	Structure		BB Masonary load bearing wall structure with RCC Slab
â	Plaster		Cement Plastering and colour wash
â	Doors & Windows		M.S. Doors and rolling shuttersand Fully glazed M.S.
â	Flooring		I.P.S.
â	Floor Height		5.00 Mtr
â	Year of Construction		Some Portion in year 1970, Some portion is 20 Years Old
42	Building Name		Gate office-1
â	Structure		BB Masonary load bearing wall structure with Conical RCC
â	Plaster		Cement Plastering and colour wash
â	Doors & Windows		Partly glazed aluminium section doors and Fully glazed aluminium section windows.
â	Flooring		Kota Stone
â	Floor Height		3.00 Mtr
â	Year of Construction		Some Portion in year 1970, Some portion is 20 Years Old
43	Building Name		Gate office-2
â	Structure		BB Masonary load bearing wall structure with Conical RCC
â	Plaster		Cement Plastering and colour wash
â	Doors & Windows		Fully glazed M.S. Doors & windows.
â	Flooring		Kota Stone
â	Floor Height		3.00 Mtr
â	Year of Construction		Some Portion in year 1970, Some portion is 20 Years Old

44	Building Name		Elecon Administration building
â	Structure		RCC frame structure with brick masonry walls with RCC Slab
â	Plaster		smooth and sand faced plastering and colour wash
â	Doors & Windows		Fully glazed/ wooden panel doors and Fully glazed
			aluminium section windows.
â	Flooring		Granite/ Ceramic
â	Floor Height		3.00 Mtr
â	Year of Construction		Some Portion in year 1970, Some portion is 30 Years Old
45	Building Name		E.I.T.L. Building
â	Structure		RCC frame structure with brick masonry walls with RCC Slab
â	Plaster		smooth and sand faced plastering and colour wash
â	Doors & Windows		Fully glazed/ wooden panel doors and Fully glazed steel/
			aluminium section windows.
â	Flooring		Mosaic tile/ Ceramic tile/ Kota Stone
â	Floor Height		3.00 Mtr
â	Year of Construction		Some Portion in year 1970, Some portion is 30 Years Old
46	Building Name		Cellar Building
â	Structure		RCC frame structure with brick masonry walls with RCC Slab
â	Plaster		smooth and sand faced plastering and colour wash
â	Doors & Windows		Fully glazed/ wooden panel doors and Fully glazed steel/
			aluminium section windows.
â	Flooring		Granite/ Kota Stone
â	Floor Height		3.60 Mtr
â	Year of Construction		Some Portion in year 1970, Some portion is 30 Years Old
47	Building Name		CMD Office and A.C. Plant Area
â	Structure		RCC frame structure with brick masonry walls with RCC Slab
â	Plaster		smooth and sand faced plastering and colour wash
â	Doors & Windows		Fully glazed/ wooden panel doors and aluminium section
â	Flooring		Granite/ Kota Stone
â	Floor Height		3.00 Mtr
â	Year of Construction		Some Portion in year 1970, Some portion is 30 Years Old
48	Building Name		Guest House and Canteen
â	Structure		RCC frame structure with brick masonry walls with RCC Slab
â	Plaster		smooth and sand faced plastering and colour wash
â	Doors & Windows		Fully glazed/ wooden panel doors and aluminium section
â	Flooring		Granite/ Marble
â	Floor Height		3.00 Mtr
â	Year of Construction		Some Portion in year 1970, Some portion is 30 Years Old

49	Building Name		Canteen and club Building
â	Structure		RCC frame structure with brick masonry walls with RCC Slab
â	Plaster		smooth plastering and colour wash
â	Doors & Windows		Partly glazed aluminium section/ panel doors and Fully glazed steel/ aluminium section windows.
â	Flooring		Mosaic tile/ Kota Stone
â	Floor Height		3.80 Mtr
â	Year of Construction		Some Portion in year 1970, Some portion is 30 Years Old
50	Building Name		Staff Dining Hall
â	Structure		RCC frame structure with brick masonry walls with G.I. sheet Roofing on steel angle purlins
â	Plaster		Smooth Cement plastering and white wash
â	Doors & Windows		Partly glazed wooden panel doors and Fully glazed M.S.
â	Flooring		Kota Stone
â	Floor Height		3.00 Mtr
â	Year of Construction		Some Portion in year 1970, Some portion is 25 Years Old
51	Building Name		Composite, Dispensary and Excise Building
â	Structure		RCC frame structure with brick masonry walls with RCC Slab.
â	Plaster		smooth and sand faced plastering and Colour wash
â	Doors & Windows		Fully glazed /wooden panel/aluminium section doors and Fully glazed M.S. Windows .
â	Flooring		Mosaic tile/ Kota Stone
â	Floor Height		3.00 Mtr
â	Year of Construction		Some Portion in year 1970, Some portion is 30 Years Old
52	Building Name		Technical office Building
â	Structure		RCC frame structure with brick masonry walls with RCC Slab.
â	Plaster		smooth plastering
â	Doors & Windows		Partly glazed wooden panel doors and Fully glazed M.S.
â	Flooring		Ceramic tile
â	Floor Height		3.00 Mtr
â	Year of Construction		Some Portion in year 1980, Some portion is 30 Years Old
53	Building Name		Scarp Yard
â	Structure		Steel Structure made of square pipes and angles with G.I. Sheets
â	Plaster		Smooth plastering
â	Doors & Windows		Front side is open
â	Flooring		Ceramic tile
â	Floor Height		5.00 Mtr
â	Year of Construction		Some Portion in year 1970, Some portion is 30 Years Old

54	Building Name			Miscellaneous Items
				LPG Cylinder Storage Shed
â	Structure			Load bearing brick masonry wall strucure
â	Plaster			cement plastering and white wash
â	Flooring			IPS
â	Floor Height			2.95 Mtr
â	Year of Construction			Some Portion in year 2015-16, Some portion is 53 Years Old
	Building Name			STP Office
â	Structure			Load bearing brick masonry wall strucure
â	Plaster			cement plastering and white wash
â	Doors & Windows			Aluminium framed doors & windows
â	Flooring			Tiles
â	Floor Height			3.00 Mtr
â	Year of Construction			Some Portion in year 2015-16, Some portion is 60 Years Old
2.	Compound Wall			Yes, available
	Height/Length			-
	Type of construction			BB Masonry load bearing wall structure
3	Electrical installation			
	Type of wiring			Open/Concealed
	Class of fittings (superior / ordinary / poor)			Superior/Ordinary
	Number of light points			As per Needed
	Fan points			As per Needed
	Spare plug points			As per Needed
	Any other item			N.A
4	Plumbing installation			
	No. of water closets and their type			As per needed
	No. of wash basins			As per needed
	No. of urinals			As per needed
	No. of bath tubs			As per needed
	Water meter, taps, etc.			As per needed
	Any other fixtures			N.A
Details of valuation of Building				
Si No.	Building Name	Built up Area in Sq. Feet	Depriaciated Repl. Cost per Sq.Feet	Net Value after depreciate on Rs.
MHE Division				
1	Diesel Gen Set Room (MH 1) RCC	1148.30	Rs. 325.00	Rs. 373,197.50
	Diesel Gen Set Room (MH 1) AC Sheets	733.78	Rs. 200.00	Rs. 146,756.00
2	Oil Store	1083.93	Rs. 950.00	Rs. 1,029,733.50
3	Garage	2117.60	Rs. 140.00	Rs. 296,464.00
4	Bough Out Store (Old Training Centre)	2421.90	Rs. 325.00	Rs. 787,117.50
5	Part Store (Near C1)	3129.31	Rs. 185.00	Rs. 578,922.35
6	Toilet, Locker & Cement Godown (Near C1)	1388.56	Rs. 375.00	Rs. 520,710.00
7	Main Work Shop Sheds (C1 to C5)	75870.05	Rs. 510.00	Rs. 38,693,725.50
8	Work Shop Shed (C6)	23347.65	Rs. 510.00	Rs. 11,907,301.50
9	Packing & Dispatch Shed	13046.40	Rs. 510.00	Rs. 6,653,664.00

10	Office Near Packing and Dispatch Shed	1539.25	Rs. 300.00	Rs. 461,775.00
11	Toilet Locker and Compressor & Office (Near C6)	2116.74	Rs. 275.00	Rs. 582,103.50
12	Plate Yard for Painting Near C1 to C5)	10457.76	Rs. 100.00	Rs. 1,045,776.00
13	New Painting Shed (PEB)	15283.16	Rs. 0.00	Rs. 0.00
14	Electric Substation	4897.62	Rs. 375.00	Rs. 1,836,607.50
15	Main Store Planning Building (Bogee Shop-1)	23800.00	Rs. 650.00	Rs. 15,470,000.00
	Main Store Planning Building (Bogee Shop-2)	8654.26	Rs. 500.00	Rs. 4,327,130.00
16	Press Shed	9246.81	Rs. 500.00	Rs. 4,623,405.00
17	Shaft and Pipe Store	9881.35	Rs. 425.00	Rs. 4,199,573.75
18	Roller Shop	20026.42	Rs. 440.00	Rs. 8,811,624.80
19	Compressor Room (Near Roller Shop)	593.42	Rs. 235.00	Rs. 139,453.70
20	Toilet Near Roller Shop	295.15	Rs. 225.00	Rs. 66,408.75
21	New Training Centre (Tool Room)	12275.27	Rs. 500.00	Rs. 6,137,635.00
22	Steel Cutting Shed	10318.91	Rs. 440.00	Rs. 4,540,320.40
23	Fabrication Shed	10720.94	Rs. 440.00	Rs. 4,717,213.60
24	CSD Shed (C7)	7848.03	Rs. 425.00	Rs. 3,335,412.75
25	Store-1	4113.57	Rs. 400.00	Rs. 1,645,428.00
26	Store-2	3963.30	Rs. 400.00	Rs. 1,585,320.00
27	Steel Office (Near Store-2)	717.96	Rs. 275.00	Rs. 197,439.00
28	Plasma Cutting Shed (PEB)	10812.98	Rs. 825.00	Rs. 8,920,708.50
29	HMBS H1 Shed	16093.36	Rs. 375.00	Rs. 6,035,010.00
30	HMBS H2 Shed	28537.62	Rs. 420.00	Rs. 11,985,800.40
31	HMBS H3 Shed	27695.77	Rs. 375.00	Rs. 10,385,913.75
32	HMBS H4 Shed	16093.36	Rs. 475.00	Rs. 7,644,346.00
33	HMBS H5 Shed	30236.61	Rs. 420.00	Rs. 12,699,376.20
34	HMBS H6 Shed	52200.00	Rs. 275.00	Rs. 14,355,000.00
35	HMBS H7 Shed	25706.00	Rs. 280.00	Rs. 7,197,680.00
36	HMBS H8 Shed (PEB)	38395.19	Rs. 1,100.00	Rs. 42,234,709.00
37	HMBS H9 Shed (PEB)	30972.55	Rs. 1,100.00	Rs. 34,069,805.00
38	Office, Locker, Store Room, Toilets etc.	2250.75	Rs. 280.00	Rs. 630,210.00
39	QC office, Tool Store and HMBS office	2945.00	Rs. 280.00	Rs. 824,600.00
40	Electric Substation & Compressor Room	2590.68	Rs. 325.00	Rs. 841,971.00
41	D G Room	732.00	Rs. 325.00	Rs. 237,900.00
Office Area				
42	Gate Office -1	204.52	Rs. 450.00	Rs. 92,034.00
43	Gate Office -2	193.75	Rs. 450.00	Rs. 87,187.50
44	Elecon Administration Building	9257.00	Rs. 500.00	Rs. 4,628,500.00
45	EITL Building	10225.80	Rs. 500.00	Rs. 5,112,900.00
46	Celler Building (Basement + 5 Storey)	25403.00	Rs. 500.00	Rs. 12,701,500.00
47	CMD's Office AC Plant Area	6071.00	Rs. 500.00	Rs. 3,035,500.00
48	Guest House and Canteen	11043.86	Rs. 500.00	Rs. 5,521,930.00
49	Canteen & Club Building	14107.00	Rs. 500.00	Rs. 7,053,500.00
50	Staff Dining Hall	1780.00	Rs. 375.00	Rs. 667,500.00
51	Composite Dispensary and Excise Building	6394.00	Rs. 500.00	Rs. 3,197,000.00
52	Technical Office Building Basement (G+5 Storey)	82753.63	Rs. 650.00	Rs. 53,789,859.50
53	Scrape Yard	3875.04	Rs. 185.00	Rs. 716,882.40
Total Value of Building is				Rs. 379,377,541.85

Part - C (Extra Items)			(Amount in Rs.)
1	Portico		Rs. 0.00
2	Ornamental front door		Rs. 0.00
3	Sit out / Verandah with steel grills		Rs. 0.00
4	Overhead water tank		Rs. 0.00
5	Extra steel / collapsible gates		Rs. 0.00
	Total		Rs. 0.00
Part - D (Amenities)			(Amount in Rs.)
1	Immovable Furniture		Rs. 0.00
2	Glazed tiles		Rs. 0.00
3	Extra sinks and bath tub		Rs. 0.00
4	Marble / ceramic tiles flooring		Rs. 0.00
5	Interior decorations		Rs. 0.00
6	Architectural elevation works		Rs. 0.00
7	Paneling works		Rs. 0.00
8	Aluminum works		Rs. 0.00
9	Aluminum hand rails		Rs. 0.00
10	False ceiling		Rs. 0.00
	Total		Rs. 0.00
Part - E (Miscellaneous)			(Amount in Rs.)
1	Toilet Blocks		Rs. 300,000.00
2	RCC and Asphalt Roads		Rs. 20,000,000.00
3	Compound Walls		Rs. 1,800,000.00
4	Stack Yards		Rs. 1,260,000.00
5	Parking Sheds		Rs. 50,000.00
6	Water Tank and Pump Room		Rs. 2,000,000.00
7	LPG Cylinder Storage Shed		Rs. 250,000.00
8	STP Plat Office		Rs. 350,000.00
	Total		Rs. 26,010,000.00
Part - F (Services)			(Amount in Rs.)
1	Water supply arrangements		Rs. 0.00
2	Drainage arrangements		Rs. 0.00
3	Compound wall		Rs. 0.00
4	C. B. deposits, fittings etc.		Rs. 0.00
5	Pavement		Rs. 0.00
	Total		Rs. 0.00

Annexure -B - Gear Division

Part -A (Valuation of land) Gear Division

1	Size of plot				
	North & South		Not Applicable in Case of Different Size of Plot		
	East & West		Not Applicable in Case of Different Size of Plot		
			In Sq.Feet		In Sq.Mtr
2	Total extent of the plot		1406980.10	i.e.	130711.64
2.1	Plot Area Considered for Valuation		1406980.10	i.e.	130711.64
	Gear Division				
3	Prevailing market rate		Rs	350.00	to 425.00 per Sq.Feet
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)		Refer Valuation Part		
5	Assessed / adopted rate of valuation		Rs. 400.00 per Sq.Feet		
6	Estimated value of land		Rs. 562,792,040.00		

Part -B (Valuation of Building)

1	Technical details of the building	Refer attached sheets
a)	Type of Building (Residential / Commercial / Industrial)	Industrial Buildings
b)	Type of construction (Load bearing / RCC / Steel Framed)	Refer attached sheets
c)	Year of construction	Refer attached sheets
d)	Number of floors and height of each floor including basement, if	Refer attached sheets
e)	Plinth area floor-wise	As Belows
Sl. No:	Name of the Building	Built up Area
	Gear Division	In Sq.Feet i.e In Sq.Mtr
1	Coupling Shed (Lean to Roof)	2937.50 i.e 272.90
2	Washing Shed (Finished Gear Case Store)	5700.00 i.e 529.50
3	Kardex-1 Room	689.00 i.e 64.00
4	Packing Shed (RCC Roof)	17680.00 i.e 1642.60
5	Store Shed	14287.06 i.e 1327.30
6	Excise, Weigh Bridge Office	707.00 i.e 65.70
7	Cutting, Round Bar Receiving Zone, Raw Material Gear	63432.25 i.e 5893.00
8	Helical A & D Testing Zone with Finished Gear case store	13603.01 i.e 1263.75
9	Shed Near Helical A & D Testing	4615.60 i.e 428.80
10	Lean to Roof Shed and Passage (RCC)	2970.86 i.e 276.00
11	Helical -B Gear Case Machining and Spiral Bevel Zones	31516.99 i.e 2928.00
12	Helical -C Internals and Gear Machining Zone	34789.25 i.e 3232.00
13	Helical -B & C Assembly	37889.28 i.e 3520.00
14	Painting Shed (Lean to Roof)	7156.98 i.e 664.90
15	Training Centre, Toilet Block, Offices Etc.	4171.05 i.e 387.50
16	Heat Treatment Shed	26453.61 i.e 2457.60
17	Wind Mill Shed	86777.22 i.e 8061.80

18	Electrical Panel Room		3323.92	i.e	308.80
19	DG Room -1		1301.00	i.e	120.90
20	DG Room -2 & Air Compressor Room		3270.00	i.e	303.80
21	Gas Engine Room		2900.00	i.e	269.50
22	Oil Storage Shed		2118.00	i.e	196.80
23	Profile Grinding Zone (GF)		13364.58	i.e	1241.60
24	Main Office Gear 1st, 2nd & 3rd Floor		28169.39	i.e	2617.00
25	Gear Main Office (Reception, Conference Hall &		11076.16	i.e	1029.00
26	Room at Terracde Level (Gear office)		5436.00	i.e	505.00
27	Time & Gate Office (3-Nos)		1507.00	i.e	140.00
28	BMC Workshop		41836.50	i.e	3886.70
	Reception & Office Area		22453.00	i.e	2086.00
30	Electrical Panel Room		3730.00	i.e	346.57
31	Electrical Office & Dining Room		1725.68	i.e	160.32
Gear Division					
:	Minor Buildings, Roads, Compound Wall, A.C. Maintains & Toilets (Gear Division)				
:	A.C. Maintains & Toilets		2938.50	i.e	273.00
:	Bearing Store, Mechanical Maintenance etc		4725.40	i.e	439.00
:	Air Compressor Room & Toilet		3885.80	i.e	361.00
:	Toilets		485.00	i.e	45.00
:	Office & Conference Room		560.00	i.e	52.20
:	Q.C. Department etc		3230.00	i.e	300.00
:	Security Office (BMC)		125.00	i.e	11.70
:	LPG Storage Shed		322.00	i.e	29.92
:	Parking Sheds			L.S	
:	Roads			L.S	
:	Compound Wall			L.S	
:	Storage of HT Spare		1517.72	L.S	141.00
f)	Condition of the building		Good & Stable		
i)	Exterior - Excellent,		Good		
ii)	Interior - Excellent		Good		
g)	Date of issue and validity of layout approved map / plan		Industrial Purpose. The land Parcels under consideration are covered under the draft development plan of the Anand and as per that plan, they fall under the industrial zone.		
h)	Approved map / plan issuing authority		Industrial Purpose. The land Parcels under consideration are covered under the draft development plan of the Anand and as per that plan, they fall under the industrial zone.		
i)	Whether genuineness or authority of approved map / plan is verified		No, Comments		
j)	Any other comments by our empanelled valuers on authentic of approved plan		Industrial Purpose. The land Parcels under consideration are covered under the draft development plan of the Anand and as per that plan, they fall under the industrial zone.		

Specifications of construction (floor-wise) in respect of				
S.No.	Description			
1	Foundation			Refer attached Sheets
2	Basement			Refer attached Sheets
3	Superstructure			Refer attached Sheets
4	Jolnery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)			Refer attached Sheets
5	RCC Works			Refer attached Sheets
6	Plastering			Refer attached Sheets
7	Flooring, Skirting, dadoing			Refer attached Sheets
8	Special finish as marble, granite, wooden paneling, grills etc.			-
9	Roofing including weather proof course			Refer attached Sheets
10	Drainage			Soak Pit
1	Building Name			Coupling Shed
â	Structure			RCC Frame Structure with 230 mm thick B.B. Masonary with steel trusses with G.I. Sheets Roofing
â	Plaster			Smooth and sand faced plastering with white wash
â	Doors & Windows			Rolling shutters finished with oil paints and fully glazed steel
â	Flooring			IPS
â	Floor Height			7.80 mtr
â	Year of Construction			App. 30 Years Old
2	Building Name			Washing shed (finished Gear case Store)
â	Structure			RCC Frame Structure with 230 mm thick B.B. Masonary with steel trusses with G.I. Sheets Roofing
â	Plaster			Smooth and sand faced plastering with white wash
â	Doors & Windows			Rolling shutters finished with oil paints and fully glazed steel
â	Flooring			IPS
â	Floor Height			7.80 mtr
â	Year of Construction			App. 30 Years Old
3	Building Name			Kardex-1 Room
â	Structure			RCC Frame Structure with 230 mm thick B.B. Masonary with steel trusses with G.I. Sheets Roofing
â	Plaster			Smooth and sand faced plastering with white wash
â	Doors & Windows			Rolling shutters finished with oil paints and fully glazed steel
â	Flooring			IPS
â	Floor Height			10.15 mtr
â	Year of Construction			App. 30 Years Old
4	Building Name			Packing Shed
â	Structure			Load bearing wall structure with RCC slabs
â	Plaster			Smooth plastering and white wash
â	Doors & Windows			M.S. Doors finished with oil paints and fullyglazed steel wind
â	Flooring			IPS
â	Floor Height			10.00 mtr
â	Year of Construction			App. 40 Years old

5	Building Name			Store Shed
â	Structure			230 mm thick B.B. Masonary walls with G.I. Sheets Roofing.
â	Plaster			B.B. Masonary walls with plastering and white wash
â	Flooring			IPS
â	Floor Height			12.00 mtr
â	Year of Construction			App. 30 Years old
6	Building Name			Excise and weighbridge office
â	Structure			Load bearing wall structure with RCC slabs
â	Plaster			B.B. Masonary walls with plastering and white wash
â	Doors & Windows			partly glazed and partly paneled aluminium section doors and fully aluminium section windows.
â	Flooring			IPS
â	Floor Height			3.00 mtr
â	Year of Construction			App. 30 Years old
7	Building Name			Cutting, Round bar Receiving Zone, Raw Material Gear C
â	Structure			400 mm thick B.B. Masonary gable walls with G.I. Sheets Roofing.
â	Plaster			B.B. Masonary walls with plastering and white wash
â	Doors & Windows			Wooden doors & Winows
â	Flooring			IPS
â	Floor Height			17.55 mtr
â	Year of Construction			App. 40 Years old
8	Building Name			Helical A & D Testing Zone with Finished Gear Case Stor
â	Structure			400 mm thick B.B. Masonary gable walls with G.I. Sheets Roofing.
â	Plaster			B.B. Masonary walls with plastering and white wash
â	Flooring			IPS
â	Floor Height			13.00 mtr
â	Year of Construction			App. 20 Years old
9	Building Name			Shed near Helical A & D Testing Zone
â	Structure			trusses with 400 mm thick B.B. Masonary gable walls with a.c. sheets Roofing.
â	Plaster			B.B. Masonary walls with plastering and white wash
â	Doors & Windows			Fully Glazed steel windows
â	Flooring			IPS
â	Floor Height			12.00 mtr
â	Year of Construction			App. 20 Years old
10	Building Name			Lean to Roof Shed and Passage (RCC)
â	Structure			Load Bearing wall structure with angle trusses with 400 mm thick B.B. Masonary with a.c. sheets Roofing
â	Plaster			B.B. Masonary walls with plastering and white wash
â	Flooring			IPS
â	Floor Height			6.25 mtr
â	Year of Construction			App. 20 Years old

11	Building Name			Helical B Gear Case Machine and Spiral Bevel Zone
â	Structure			M.S. Frame Structure with steel trusses and steel stanchions with G.I. Sheets Roofing
â	Plaster			B.B. Masonary walls with plastering and white wash
â	Doors & Windows			M.S. Doors & Windows
â	Flooring			IPS
â	Floor Height			12.00 mtr
â	Year of Construction			App. 20 Years old
12	Building Name			Helical C Internal and Gear Machining Zone
â	Structure			M.S. Frame Structure with steel trusses and steel stanchions with G.I. Sheets Roofing
â	Plaster			B.B. Masonary walls with plastering and white wash
â	Doors & Windows			M.S. Doors & Windows
â	Flooring			IPS
â	Floor Height			12.00 mtr
â	Year of Construction			App. 20 Years old
13	Building Name			Helical B and C Assembly Zone
â	Structure			M.S. Frame Structure with steel trusses and steel stanchions with G.I. Sheets Roofing
â	Plaster			B.B. Masonary walls with plastering and white wash
â	Doors & Windows			M.S. Doors & Windows
â	Flooring			IPS
â	Floor Height			12.00 mtr
â	Year of Construction			App. 20 Years old
14	Building Name			Painting Shed
â	Structure			Composite structure with G.I.Sheets roofing supported
â	Plaster			B.B. Masonary walls with plastering and white wash
â	Doors & Windows			Fully glazed aluminium section windows.
â	Flooring			IPS
â	Floor Height			9.5
â	Year of Construction			App. 45 Years old
15	Building Name			Training Centre, Toilet Block and Offices
â	Structure			RCC Frame d structure with RCC Slabs
â	Plaster			B.B. Masonary walls with plastering and white wash
â	Doors & Windows			Fully glazed doors and fully glazed aluminium section
â	Flooring			Granite Stone/ Ceramic tiles
â	Floor Height			3.00 mtr
â	Year of Construction			App. 45 Years old
16	Building Name			Heat Treatment Shed
â	Structure			M.S. Frame Structure with steel trusses and steel stanchions with a.c. sheets Roofing
â	Plaster			B.B. Masonary walls with plastering and white wash
â	Doors & Windows			M.S. Doors finished with oil paints and fully glazed
â	Flooring			IPS
â	Floor Height			14.00 mtr
â	Year of Construction			App. 20 Years old

17	Building Name			Wind Mill Shed
â	Structure			Pre Engineered steel portal building with G.I. Sheets along with transparent sheets on steel channel sections are provided for Roofing
â	Plaster			B.B. Masonary walls with plastering and white wash
â	Flooring			IPS
â	Floor Height			16.20 mtr
â	Year of Construction			App. 40 Years old
18	Building Name			Electrical Panel Room
â	Structure			Load bearing wall structure with RCC Slabs Roofing
â	Plaster			Smooth and sand faced plastering and white wash
â	Doors & Windows			Rolling shutter and collapsible gates finished with oil paints and fully glazed steel windows
â	Flooring			IPS
â	Floor Height			4.50 mtr
â	Year of Construction			App. 40 Years old
19	Building Name			D.G. Set Room-1
â	Structure			Load bearing wall structure with RCC Slabs Roofing
â	Plaster			Smooth and sand faced plastering and white wash
â	Doors & Windows			Rolling shutter finished with oil paints and fully glazed steel
â	Flooring			IPS
â	Floor Height			4.80 mtr
â	Year of Construction			App. 40 Years old
20	Building Name			D.G. Set Room-2 and Air Compressor Room
â	Structure			Load bearing wall structure with RCC Slabs Roofing
â	Plaster			Smooth and sand faced plastering and white wash
â	Doors & Windows			Rolling shutter finished with oil paints and fully glazed steel
â	Flooring			IPS
â	Floor Height			4.80 mtr
â	Year of Construction			App. 40 Years old
21	Building Name			Gas Engine Room
â	Structure			Load bearing wall structure with RCC Slabs Roofing
â	Plaster			Smooth and sand faced plastering and white wash
â	Doors & Windows			Rolling shutter finished with oil paints and fully glazed steel
â	Flooring			IPS
â	Floor Height			8.00 mtr
â	Year of Construction			App. 40 Years old
22	Building Name			Oil Storage Shed
â	Structure			M.S. Frame Structure with square pipes at angle purlines with G.I. Sheets.
â	Flooring			IPS
â	Floor Height			6.30 mtr
â	Year of Construction			App. 40 Years old

23	Building Name		Profile Grining Zone (Ground Floor only)
â	Structure		RCC Frame d structure with RCC Slabs
â	Plaster		B.B. Masonary walls with plastering and colour wash
â	Doors & Windows		Rolling shutters and fully glazed alumnium section windows
â	Flooring		IPS
â	Floor Height		6.10 mtr
â	Year of Construction		App. 45 Years old
24	Building Name		Gear Main Office (First & Second Floor)
â	Structure		RCC Frame d structure with RCC Slabs
â	Plaster		B.B. Masonary walls with plastering and colour wash
â	Doors & Windows		Fully glazed doors and fully glazed alumnium section
â	Flooring		Ceramic tiles/ Vitrified tiles/ Granite Stone / Kota Stone
â	Floor Height		3.65 mtr
â	Year of Construction		App. 45 Years old
25	Building Name		Gear Main Office (Reception, Conference Hall and Office- three Storey)
â	Structure		RCC Frame d structure with RCC Slabs
â	Plaster		B.B. Masonary walls with plastering and colour wash
â	Doors & Windows		Fully glazed doors and fully glazed alumnium section
â	Flooring		Ceramic tiles/ Vitrified tiles/ Granite Stone / Kota Stone
â	Floor Height		3.00 mtr
â	Year of Construction		App. 45 Years old
26	Building Name		Room at Terrace Level (Gear Office)
â	Structure		RCC Frame d structure with RCC Slabs
â	Plaster		B.B. Masonary walls with plastering
â	Floor Height		3.00 mtr
â	Year of Construction		App. 45 Years old
27	Building Name		Time and Gate Office
â	Structure		RCC Frame structure with RCC Slabs
â	Plaster		B.B. Masonary with plastering and colour wash
â	Doors & Windows		collapsible gates and glass paneled doors and fully glazed alumnium section windows
â	Flooring		Kota Stone and Granite Stone
â	Floor Height		0.45 mtr
â	Year of Construction		App. 60 Years old
28	Building Name		EIMCO Building and Canteen
â	Structure		RCC Frame Structure with RCC Slabs
â	Plaster		B.B. Masonary with plastering and colour wash
â	Doors & Windows		Glass paneles doors and fully glazed steel/ aluminium section windows
â	Flooring		Kota Stone/ Marble Stone / Ceramic tile
â	Floor Height		4.25 mtr
â	Year of Construction		App. 45 Years old

29	Building Name		BMC Workshop
â	Structure		M.S. Frame Structure with steel pipe trusses supported on steel stanchions with G.I. Sheets Roofing
â	Doors & Windows		Fully glazed doors and fully glazed aluminium section
â	Flooring		Granite Stone
â	Floor Height		10.00 mtr
â	Year of Construction		App. 60 Years old

2.	Compound Wall	Yes, available
	Height/Length	-
	Type of construction	BB Masonry load bearing wall structure

3	Electrical installation	
	Type of wiring	Open/Concealed
	Class of fittings (superior / ordinary / poor)	Superior/Ordinary
	Number of light points	As per Needed
	Fan points	As per Needed
	Spare plug points	As per Needed
	Any other item	N.A

4	Plumbing installation	
	No. of water closets and their type	As per needed
	No. of wash basins	As per needed
	No. of urinals	As per needed
	No. of bath tubs	As per needed
	Water meter, taps, etc.	As per needed
	Any other fixtures	N.A

Details of valuation of Building of Gear Division

Sl. No:	Building Name	Built up Area in Sq. Feet	Depriaciated Repl. Cost per Sq.Feet	Net Value after depreciate on Rs.
GEAR Division				
1	Coupling Shed (Lean to Roof)	2937.50	Rs. 280.00	Rs. 822,500.00
2	Washing Shed (Finished Gear Case Store)	5700.00	Rs. 275.00	Rs. 1,567,500.00
3	Kardex-1 Room	689.00	Rs. 560.00	Rs. 385,840.00
4	Packing Shed (RCC Roof)	17680.00	Rs. 600.00	Rs. 10,608,000.00
5	Store Shed	14287.06	Rs. 420.00	Rs. 6,000,565.20
6	Excise, Weigh Bridge Office	707.00	Rs. 275.00	Rs. 194,425.00
7	Cutting, Round Bar Receiving Zone, Raw Material Gear	63432.25	Rs. 275.00	Rs. 17,443,868.75
8	Helical A & D Testing Zone with Finished Gear case store	13603.01	Rs. 425.00	Rs. 5,781,279.25
9	Shed Near Helical A & D Testing	4615.60	Rs. 375.00	Rs. 1,730,850.00
10	Lean to Roof Shed and Passage (RCC)	2970.86	Rs. 265.00	Rs. 787,277.90
11	Helical -B Gear Case Machining and Spiral Bevel Zones	31516.99	Rs. 400.00	Rs. 12,606,796.00
12	Helical -C Internals and Gear Machining Zone	34789.25	Rs. 400.00	Rs. 13,915,700.00
13	Helical -B & C Assembly	37889.28	Rs. 400.00	Rs. 15,155,712.00
14	Painting Shed (Lean to Roof)	7156.98	Rs. 375.00	Rs. 2,683,867.50
15	Training Centre, Toilet Block, Offices Etc.	4171.05	Rs. 475.00	Rs. 1,981,248.75
16	Heat Treatment Shed	26453.61	Rs. 325.00	Rs. 8,597,423.25

17	Wind Mill Shed	86777.22	Rs. 500.00	Rs. 43,388,610.00
18	Electrical Panel Room	3323.92	Rs. 600.00	Rs. 1,994,352.00
19	DG Room -1	1301.00	Rs. 440.00	Rs. 572,440.00
20	DG Room -2 & Air Compressor Room	3270.00	Rs. 600.00	Rs. 1,962,000.00
21	Gas Engine Room	2900.00	Rs. 450.00	Rs. 1,305,000.00
22	Oil Storage Shed	2118.00	Rs. 200.00	Rs. 423,600.00
23	Profile Grinding Zone (GF)	13364.58	Rs. 575.00	Rs. 7,684,633.50
24	Main Office Gear 1st, 2nd & 3rd Floor	28169.39	Rs. 500.00	Rs. 14,084,695.00
25	Gear Main Office (Reception, Conference Hall &	11076.16	Rs. 550.00	Rs. 6,091,888.00
26	Room at Terracde Level (Gear office)	5436.00	Rs. 475.00	Rs. 2,582,100.00
27	Time & Gate Office (3-Nos)	1507.00	Rs. 500.00	Rs. 753,500.00
28	BMC Workshop	41836.50	Rs. 1,200.00	Rs. 50,203,800.00
	Reception & Office Area	22453.00	Rs. 1,200.00	Rs. 26,943,600.00
29	Electrical Panel Room	3730.00	Rs. 550.00	Rs. 2,051,500.00
30	Electrical Office & Dining Room	1725.68	Rs. 675.00	Rs. 1,164,834.00
Gear Division				
:	Minor Buildings, Roads, Compound Wall, A.C. Maintains & Toilets (Gear Division)			
:	A.C. Maintains & Toilets	2938.50	Rs. 275.00	Rs. 808,087.50
:	Bearing Store, Mechanical Maintenance etc	4725.40	Rs. 175.00	Rs. 826,945.00
:	Air Compressor Room & Toilet	3885.80	Rs. 200.00	Rs. 777,160.00
:	Toilets	485.00	Rs. 200.00	Rs. 97,000.00
:	Office & Conference Room	560.00	Rs. 250.00	Rs. 140,000.00
:	Q.C. Department	3230.00	Rs. 235.00	Rs. 759,050.00
:	Security Office (BMC)	125.00	Rs. 425.00	Rs. 53,125.00
:	LPG Storage Shed	322.00	Rs. 750.00	Rs. 241,500.00
:	Storage of HT Spares	1517.72	Rs. 190.00	Rs. 288,366.80
Total Value of Building is				Rs. 265,460,640.40
Part - C (Extra Items)		(Amount in Rs.)		
1	Portico		Rs. 0.00	
2	Ornamental front door		Rs. 0.00	
3	Sit out / Verandah with steel grills		Rs. 0.00	
4	Overhead water tank		Rs. 0.00	
5	Extra steel / collapsible gates		Rs. 0.00	
	Total		Rs. 0.00	
Part - D (Amenities)		(Amount in Rs.)		
1	Immovable Furniture		Rs. 0.00	
2	Glazed tiles		Rs. 0.00	
3	Extra sinks and bath tub		Rs. 0.00	
4	Marble / ceramic tiles flooring		Rs. 0.00	
5	Interior decorations		Rs. 0.00	
6	Architectural elevation works		Rs. 0.00	
7	Paneling works		Rs. 0.00	
8	Aluminum works		Rs. 0.00	
9	Aluminum hand rails		Rs. 0.00	
10	False ceiling		Rs. 0.00	
	Total		Rs. 0.00	

Part - E (Miscellaneous)			(Amount in Rs.)		
1	Parking Sheds				Rs. 250,000.00
2	Separate lumber room				Rs. 0.00
3	Separate water tank / sump				Rs. 0.00
4	Trees, gardening				Rs. 0.00
	Total				Rs. 250,000.00
Part - F (Services)			(Amount in Rs.)		
1	Water supply arrangements				Rs. 0.00
2	Drainage arrangements				Rs. 0.00
3	Compound wall				Rs. 3,000,000.00
4	C. B. deposits, fittings etc.				Rs. 0.00
5	Pavement/Roads				Rs. 17,500,000.00
	Total				Rs. 20,500,000.00
TOTAL ABSTRACT OF THE ENTIRE PROPERTY					
Sl. No:		MHE Division (As per Annexure-A)		Gear Division- (As per Annexure-B)	Total Present Market Value of the Property (As per Annexure-A+B)
A	Land	Rs. 355,883,200.00		Rs. 562,792,040.00	= Rs. 918,675,240.00
B	Building	Rs. 379,377,541.85		Rs. 265,460,640.40	= Rs. 644,838,182.25
C	Extra items	Rs. 0.00		Rs. 0.00	= Rs. 0.00
D	Amenities	Rs. 0.00		Rs. 0.00	= Rs. 0.00
E	Miscellaneous	Rs. 26,010,000.00		Rs. 250,000.00	= Rs. 26,260,000.00
F	Services	Rs. 0.00		Rs. 20,500,000.00	= Rs. 20,500,000.00
	Total	Rs. 761,270,741.85		Rs. 849,002,680.40	= Rs. 1,610,273,422.25
	Say				= Rs. 1,610,273,000.00

JUSTIFICATION OF VALUATION RATE

a	To arrive at Value of the Property and justification the Jantry/Registered sales instances rates with the prevailing market rate and their difference following Justification needs to be deliberated.
b	Price is accurate cost which may have direct or indirect control from the Government body competition and/or from the market dynamics.
c	Prevailing market rates / value is the estimated price tag based on the prevailing market condition, which may not have direct or indirect control from the Governing body and/or competition from the market dynamics but both have common influencing factor of price variation based on the liquidity /cash flow, demand and supply.
d	Janty or the Registered sale Deed Amount from the office registrar is s statement of guideline rates (i.e. Market rates as per state government) for immovable properties (i.e. land & building), published by state Government for the purpose of calculation of Registration Fees & stamp Duty to be paid or stamp to be used/affixed at the time of execution and/or registration of a deed or a document executed between parties and intended for sale and/or transfer of one or more sach properties from the respective value zones.
e	Guideline rate provided in central Government notification is only for purpose of levelled of stamp duty by state Government & the same was last revised in April 2023 (w.e.f. 18/04/2023). Simultaneously the property prices are increase day by day & on other side jantri value is fixed. This is one of the reason of difference between jantri value & market value
f	The Common practice is to execute sale deed at or around the guideline rate prescribed in the Stamp-duty reckoner. These are highly undervalued and not reflective of the actual market rate and therefore not relied upon because the guideline value is merely prescribed for the determination of the stamp duty and not indicative of the real market rates. Sale Deed is made on carpet/built up area for flat /shop/offices. Actual transaction in real market is done on basis of super built up area with loading up to 40 to 50%. In guideline rates, there are also no consideration about campuses amenities & facilities which provided by developers in luxurious project.
g	Guideline rates are also not unreasonable because uniform rates are prescribed for properties irrespective of their individual characteristic {interior location or on the main roads with commercial potential, size whether small or large, dimension-whether less or more frontage, other aspects}
As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is Rs. 1610273000.00 The Jantry value is Rs. 2592845895.930 of the above property and the distress value is Rs.1207704750.00	
As a result of my appraisal and analysis it is my considered opinion that the Realizable value of the above property in the prevailing condition with aforesaid specifications is Rs. 1368732050.00 Only	

Annexure - C						
Different Value of the Property						
1	Present Market Value	PMV	=	Rs. 1,610,273,000.00		
2	Realizable Value	85% on PMV	=	Rs. 1,368,732,050.00		
3	Distress Sale Value	75% on PMV	=	Rs. 1,207,704,750.00		
4	The Value of Land & building as per Stamp duty Department (Exclusively meant for stamp duty Purpose) Basis of Valuation as per Mumbai Stamp Duty Act 1958 Section 32/C, (Does not represent the market value)				Rs. 2,592,845,895.93	
				=		
Total Jantri Value of the Property						
Value of Land						
	R.S. No:	Area in Sq. Mtr		Rate Per Sq. Mtr		Total Jantri Value
...a	338+339+372/5	82655.89	X	Rs. 3,250.00	=	Rs. 268,631,642.50
...b	368/P/1/P &368/P2	33790.78	X	Rs. 3,000.00	=	Rs. 101,372,340.00
...c	85+86+87+88+100 to 110	96920.86	X	Rs. 16,013.00	=	Rs. 1,551,993,731.18
Value of Building						
...d	Building of MHE Divison	Depriciated Replacement Cost		=	Rs. 405,387,541.85	
...e	Building of Survey No:368/P			=	Rs. 0.00	
...f	Building of Gear Division			=	Rs. 265,460,640.40	
Total Jantri Value (a+b+c+d+e+f) is Rs.				=	Rs. 2,592,845,895.93	
NIHIR DAVE CHARTERED ENGINEER: AM- 086900 GOVT.REGISTERED VALUER No: CAT-42/04-05						
				Signature of approved Valuer		

The undersigned has inspected the property detailed in the Valuation Report dated 28/06/2023. We are satisfied that the fair and reasonable market value of the property is Rs. 1610273000.00.

Signature of the Branch Manager

Name of the Branch Manager with Official Seal

Annexure -D

Instance of Sale /Auction Sale

1	Seller	:	M/s. Sarthak Industries Latd			
	Buyer	:	M/s. Radhe Shyam Developers			
	Property Zone	:	Residential Zone			
	Location of Property	:	R.S. No:349, 350, 353			
	Land Admeasuring	:	11027.53	Sq.Mtr		
	Sale Consideration	:	Rs. 10,000,000.00			
	Sale Deed No	:	1119			
	Dated:	:	23/04/2010.			
Rate per Sq.Mtr	:	Rs. 906.82	Per Sq.Mtr			
2	Seller	:	Official Liquidator of M/s. Shree Vallabbh Glass Works Ltd.			
	Buyer	:	M/s. Radhe Shyam Developers			
	Property Zone	:	Residential Zone			
	Location of Property	:	R.S. No:350/1+2, 361/1/a	358/1+2, 361/1/a	Total Land	
	Land Admeasuring	:	13354.47	Sq.Mtr	56150	Sq.Mtr 69504.47 Sq.Mtr
	Sale Consideration	:	Rs. 134,785,662.00			
	Sale Deed No	:	4409			
	Dated:	:	23/04/2010.			
	Rate per Sq.Mtr	:	Rs. 1,939.24	Per Sq.Mtr		
3	Seller	:	Official Liquidator of M/s. Shree Vallabbh Glass Works Ltd.			
	Buyer	:	M/s. M. One Infrastructure Pvt. Ltd.			
	Property Zone	:	Industrial Zone			
	Location of Property	:	R.S. No:360/4, 364/1+2+2+4			
	Land Admeasuring	:	55542.33	Sq.Mtr		
	Sale Consideration	:	Rs. 111,000,000.00			
	Sale Deed No	:	2835			
	Dated:	:	28/03/2008.			
	Rate per Sq.Mtr	:	Rs. 1,998.48	Per Sq.Mtr		
4	Seller	:	Official Liquidator of M/s. Shree Vallabbh Glass Works Ltd.			
	Buyer	:	M/s. Elecon Engineering Co. Ltd			
	Property Zone	:	Industrial Zone			
	Location of Property	:	R.S. No:114 of Mogri & 371/2 of Karamsad			
	Land Admeasuring	:	40470.00	Sq.Mtr		
	Sale Consideration	:	Rs. 70,000,000.00			
	Sale Deed No	:	8619			
	Dated:	:	10/12/2008.			
	Rate per Sq.Mtr	:	Rs. 1,729.68	Per Sq.Mtr		
5	Seller	:	Official Liquidator of M/s. Shree Vallabbh Glass Works Ltd.			
	Buyer	:	M/s. Elecon Engineering Co. Ltd			
	Property Zone	:	Industrial Zone			
	Location of Property	:	R.S. No:368 of Karamsad			
	Land Admeasuring	:	33790.78	Sq.Mtr		
	Sale Consideration	:	Rs. 69,100,000.00			
	Sale Deed No	:	3104			
	Dated:	:	31/03/2008.			
	Rate per Sq.Mtr	:	Rs. 2,044.94	Per Sq.Mtr		

6	Seller	:	Mr. Vinodbhai Ravjibhai Patel
	Buyer	:	M/s. EMTICI Engineering Limited
	Property Zone		Industrial Zone
	Location of Property	:	R.S. No:146 of Mogri
	Land Admeasuring	:	11036.00 Sq.Mtr
	Sale Consideration	:	Rs. 40,005,500.00
	Sale Deed No	:	4111
	Dated:	:	16/04/2010.
	Rate per Sq.Mtr	:	Rs. 3,625.00 Per Sq.Mtr

7	Seller	:	Mr. Vinodbhai Ravjibhai Patel
	Buyer	:	M/s. EMTICI Engineering Limited
	Property Zone		Industrial Zone
	Location of Property	:	R.S. No:146 of Mogri
	Land Admeasuring	:	1331.00 Sq.Mtr
	Sale Consideration	:	Rs. 4,602,500.00
	Sale Deed No	:	2457
	Dated:	:	10/04/2009.
	Rate per Sq.Mtr	:	Rs. 3,457.93 Per Sq.Mtr

Instance of Sale /Auction Sale

Source:99 Acres.Com

6/20/2020

Commercial / Institutional land for sale in Saw Mill Gidc Anand - 3315 Sq. Yard.

Get personalized property suggestions on a single tap

Property added to your shortlist

REAL ESTATE CATEGORY

Buy

Property Type | Type Location or Project/Society or Keyword

SEARCH

NEW: Home Loans Dashboard Menu

RERA STATUS: NOT AVAILABLE | Website: <https://gujrera.gujarat.gov.in/>

Overview | Owner Details

PROPERTY (0)

Photos not shared by advertiser

Request Photos

Plot area 2800 Sq.m.

U J.B Crore @ 13,571 per sq.m. View Price Details

Address: Anand Gidc, Saw Mill Gidc, Anand

Property Age

Transaction Type: Resale

Property Code: K45073527

www.99acres.com/K45073527

About Property

Address: Saw Mill Gidc, Saw Mill Gidc, Anand, Gujarat

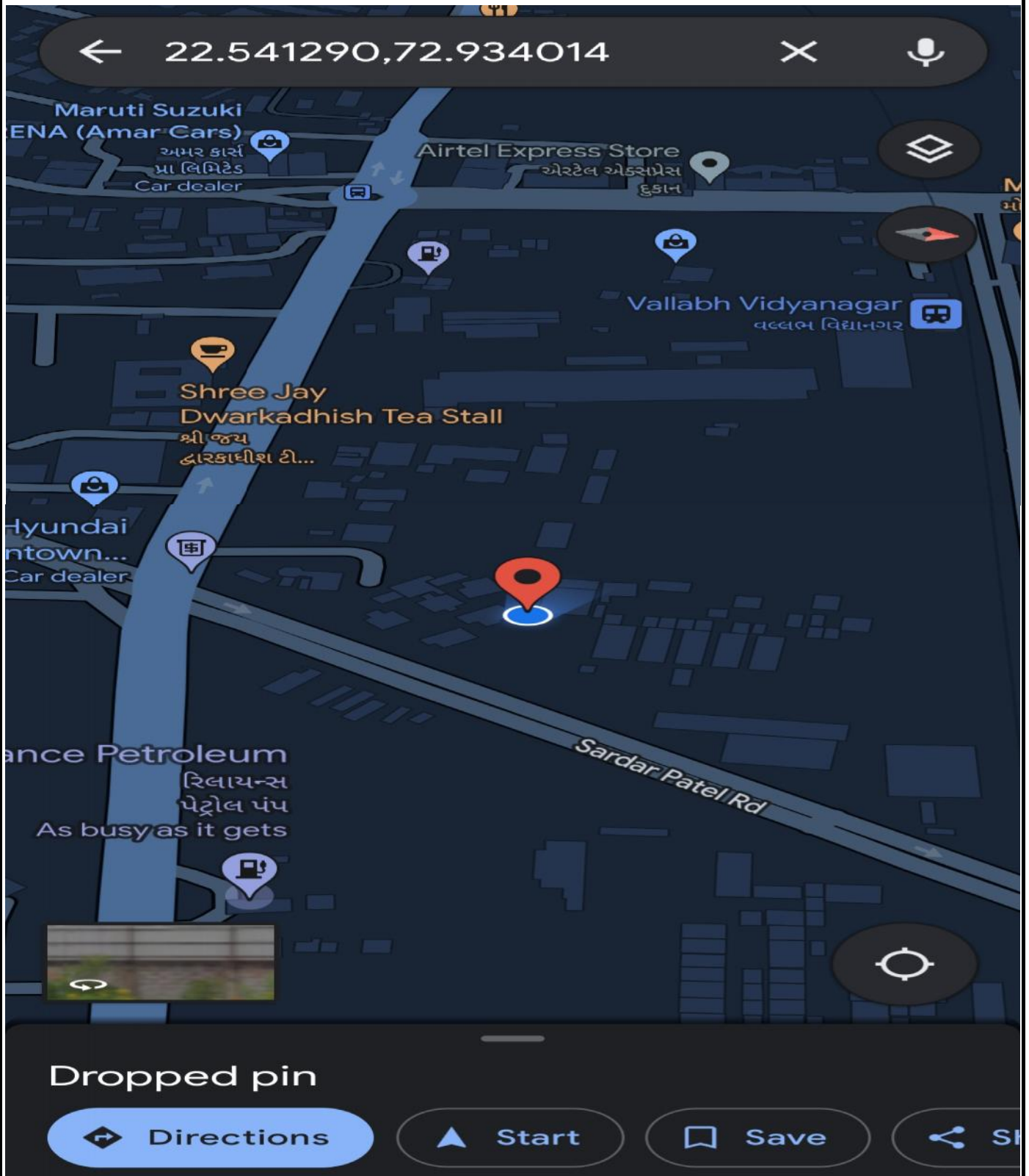
<https://www.99acres.com/commercial-land-for-sale-in-anand-gidc-30139-sq-yard-sp1d-K45073527>

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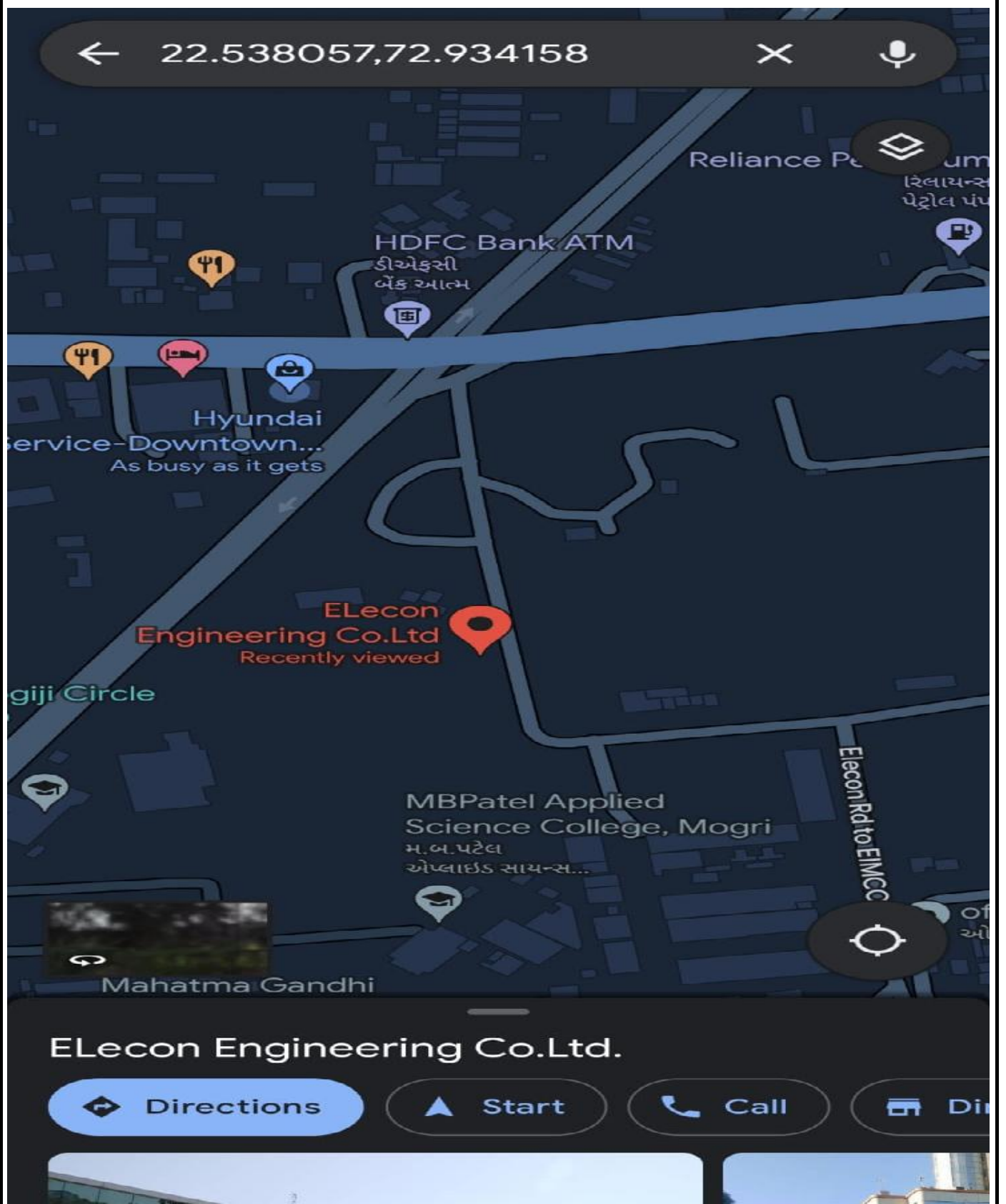
GEAR DIVISION

Annexure -E

Google Map-MHE DIVISION



Latitude	:	22.541290	Longitude	:	72.934014
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Latitude	:	22.538057	Longitude	:	72.934158
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Annexure -F

Jantri Value (Guideline Rate Per Sq.Mtr)

Karamsad



View Jantri Rate

District	ANAND	Taluka	ANAND						
Village	KARAMSAD								
Type	Survey								
Survey No. / Extension	338								
<div>Show Jantri</div>									
TP No	વેલ્યુએશન	Survey	Extension	ખુલ્લા પ્લોટનો ભાવ	રહેણાંક ફ્લેટ એપાર્ટમેન્ટ	ઓફિસ કુકાન	ખુલ્લા પ્લોટનો ભાવ ઓન ઓન	ખેતી પીયત	ખેતી બીન પીયત
0	R/O/7/C	338		3600	5250	7250 8750	3250	325	275

Karamsad

સુપ્રિટેન્ડન્ટ ઓફ સ્ટેમ્પ્સ , ગાંધીનગર , ગુજરાત રાજ્ય
Superintendent of Stamps, Gandhinagar, Gujarat State
Government of Gujarat

Jantri Rate Market Value

View Jantri Rate

District	ANAND	Taluka	ANAND
Village	KARAMSAD		
Type	Survey		
Survey No. / Extension	368		

Show Jantri

TP No	વેલ્યુએશન	Survey	Extension	ખુલ્લા પ્લોટનો ભાવ	રહેણાંક ફ્લેટ એપાર્ટમેન્ટ	ઓફિસ હુકાન	ખુલ્લા પ્લોટનો ભાવ	ખેતી પીયત	ખેતી બીન પીયત
0	R/0/7	368		3600	6750	9500 9000	3000	325	250

[Home](#) | [Jantri](#) | [Contact Us](#)

NIC Designed by National Informatics Centre



View Jantri Rate

District	ANAND ▼	Taluka	ANAND ▼
Village	MOGARI ▼		
Type	Rural ▼		
Survey No. / Extension	85 ▼		

Show Jantri

Category	Rural	Extension	રહેણાંક	વાણિજ્ય	ઔદ્યોગિક	ખનિજ	બીન પીયત	ખેતી પીયત	Unculti	Agri Minrel
3GEN	85		5895	11093	16013	0	0	879	0	0

DECLARATION- CUM- UNDERTAKING

I, **MR. NIHIRBABU BALVANTRAY DAVE** do hereby solemnly affirm and state that :

- a. I am a citizen of India
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- c. The information furnished in my valuation report dated **28-06-2023** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. My Site Engineer has personally inspected the property on **23-06-2023 to 26-06-2023**. The work is not sub contracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such empanelment.
- f. I have not been removed/dismissed from service/employment earlier
- g. I have not been convicted of any offence and sentenced to a term of imprisonment
- h. I have not been found guilty of misconduct in professional capacity i. I have not been declared to be unsound mind
- j. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- k. I am not an undischarged insolvent
- l. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- m. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- n. PAN Card number number as applicable is **ACKPD3731F**,
Service Tax number as applicable is **24ACKPD3731F2Z1**.
- o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer

- p. I have not concealed or suppressed any material information, facts and records and f have made a complete and full disclosure q. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability
- r. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards' as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
- s. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V-A signed copy of same to be taken and kept along with this declaration)
- t. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- y. Further, I hereby provide the following information.

Sr. No.	Particulars	Valuer Comment
1.	background information of the asset being valued	M/S: ELECON ENGINEERING CO. LTD., (Survey No: 338/1, 338/2, 339/1, 339/2, 340/1, 340/2, 340/3, 341, 342, 343, 346/1, 347/1, 348/1, 348/2, 368, 369/1, 369/2, 369/3, 369/4, 370/P, 370/P, 371/1, 371/2A, 372/1, 372/2, 372/3, 372/4 & 372/5), Cosolidated R S No: 338+339+372/5, 368/P1/P, 368/P2, At: Karamsad, Survey No: 85/P, 85/P, 85/P, 86, 87/P, 87/P, 88, 100, 101, 102, 103/1, 103/2, 104, 105, 106/P, 106/P, 107, 108, 109/1, 109/1, 109/2 & 110,

		At: Mogri, Nr. Madhuban Resort, GIDC V U Nagar, Anand - Sojitra Road, At: Karamsad & Mogri, Ta: & Dist: Anand.
2.	purpose of valuation and appointing authority	State Bank of India, Commercial Clients Group Branch, Navrangpura, Ahmedabad,
3.	identity of the valuer and any other experts involved in the valuation;	Nihir B. Dave
4.	disclosure of valuer interest or conflict, if any;	None
5.	date of appointment, valuation date and date of report;	Appointment date : 23-06-2023 to 26-06-2023 Valuation date : 28-06-2023
6.	inspections and/or investigations undertaken;	Yes
7.	nature and sources of the information used or relied upon;	Legal documents as listed in valuation report
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Market Approach
9.	restrictions on use of the report, if any;	State Bank of India, Commercial Clients Group Branch, Navrangpura, Ahmedabad.
10.	major factors that were taken into account during the valuation;	Market Survey and information as obtained from legal documents
11.	major factors that were not taken into account during the valuation;	N.A.
12.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	The report is for the purpose as described, it shall not be used for any other purpose. Jantry value is not indicative of true market value.

Date : 28-06-2023

Place : AHMEDABAD

(Annexure-V)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services. Professional Competence and Due Care
6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/her professional dealings by ensuring that his/her decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/she or any of his/her relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/her professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/she first becomes aware of the possibility of his/her association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years. Confidentiality
20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/her knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A valuer shall ensure that he/she maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/her decisions and actions.

22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he is fit registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself / itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

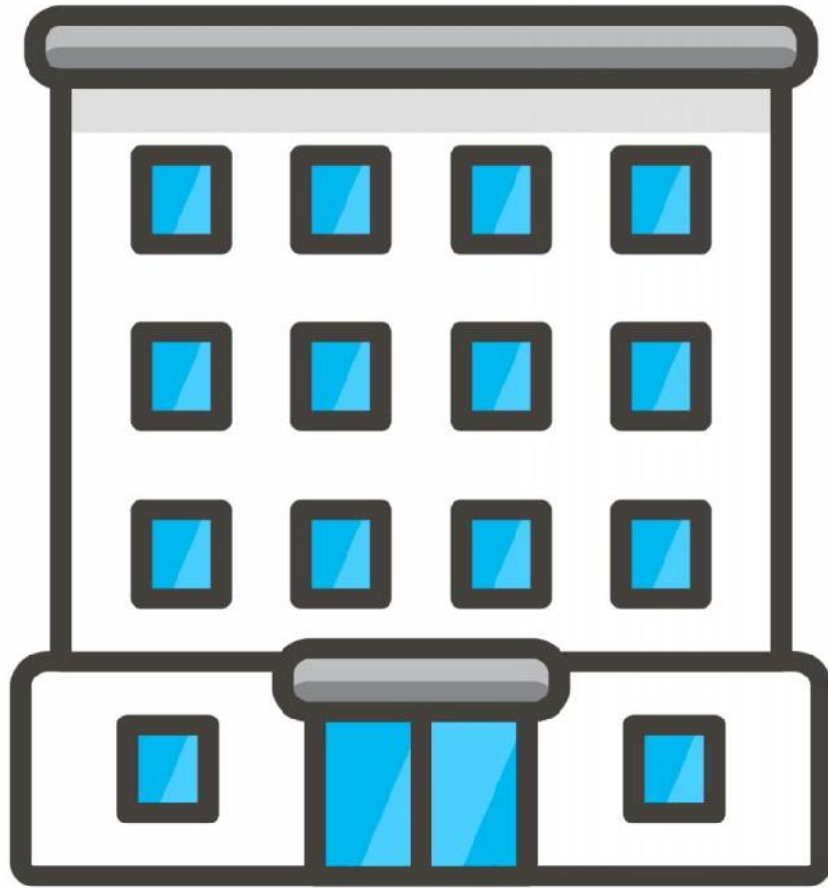
Signature of the valuer :

Name of the Valuer : MR. NIHIRBABU BALVANTRAY DAVE

**Address of the valuer : Nihir Dave & Associates,
K-T/302, Krishna Emerald,
Opp. Vaibhav Tower, Anand – V.V. Nagar Road,
Anand -388001
Ph.No:02692 355474
Mobile: 98250-83577**

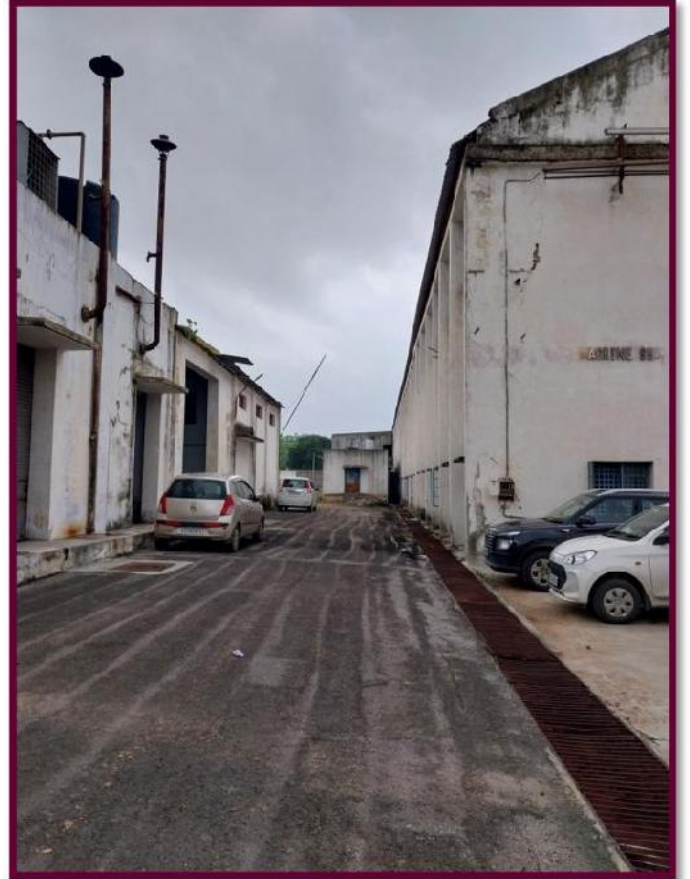
Date : 28-06-2023

Place : AHMEDABAD



MHE

DIVISION





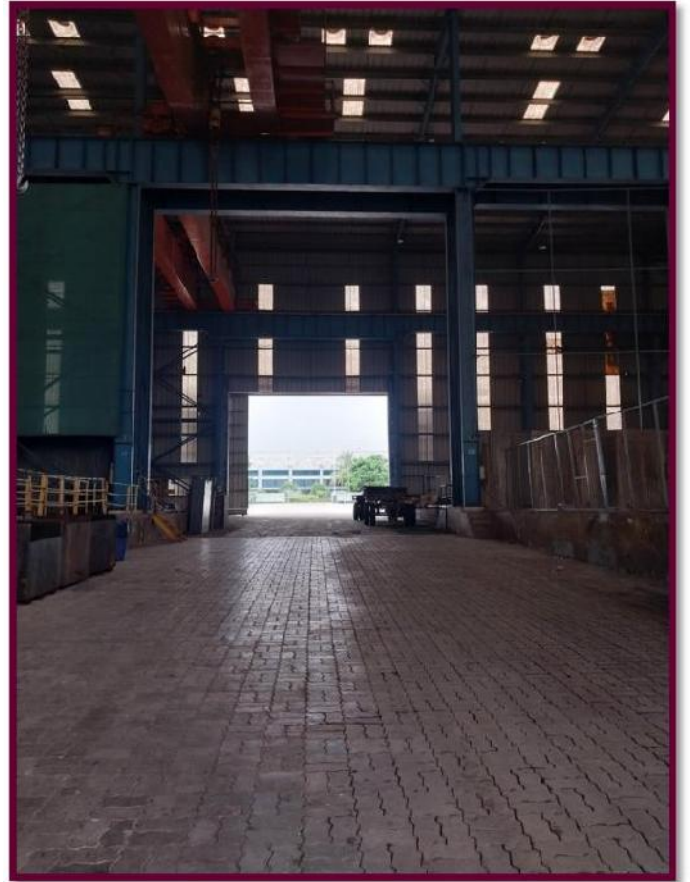




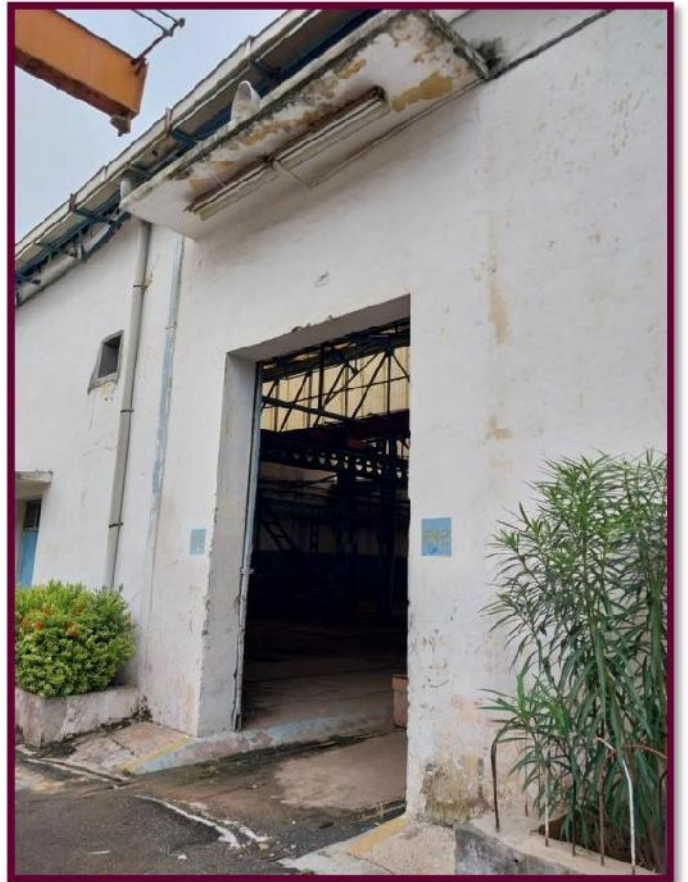


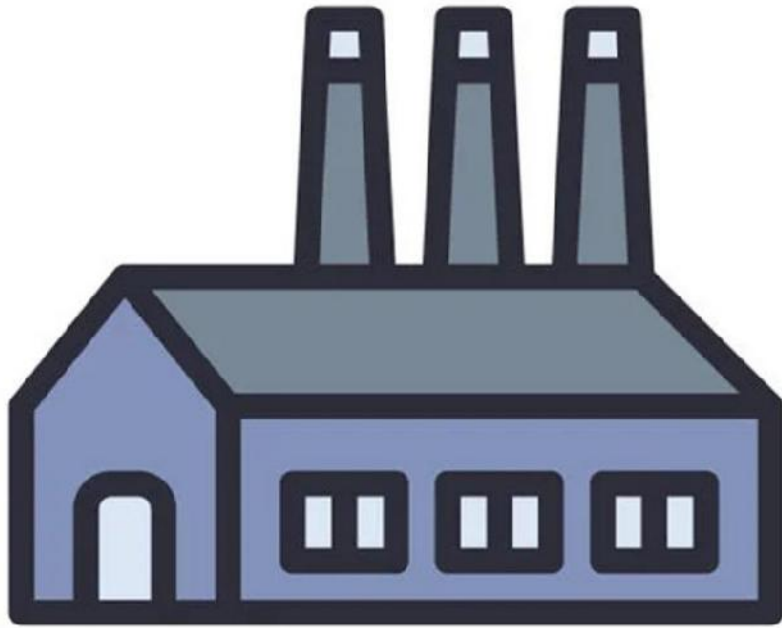












GEAR

DIVISION







