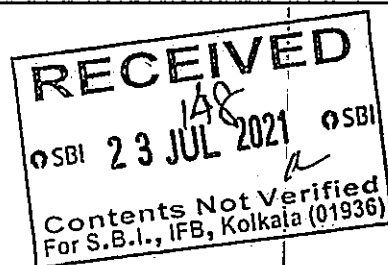




**RV ASSOCIATES**

**PANEL VALUERS FOR STATE BANK OF INDIA**



## **VALUATION REPORT**

**FILE NO / BRANCH:**

**STATE BANK OF INDIA, INDUSTRIAL  
FINANCE BRANCH, KOLKATA**

**NAME OF THE  
CUSTOMER:**

**M/s MAITHAN ALLOYS LIMITED**

**PROPERTY ADDRESS:**

**Plot Nos. 42, 42A, 43 and 43A, 44, 44A,  
S.No.59P, 77P, 78P, 79, 80P, 81P, 82P, 83,  
84,85, 86, 87, 88P, 89P, 90, 91P, 123P,  
135P,136P, 137P, 138, 139P, of Janguluru  
Village and 377 Part of Maduturu Village,  
Atchuthapuram Mandalam, Visakhapatnam**

**VALUER NAME & ADDRESS:**

**Er. I V R RAVI VARMA**

**B.E. (CIVIL), M.S. (U.K.), M.Sc. (Real Estate Valuation), A.I.V.**

**Registered Valuer Under IBBI (Regd. No. IBBI/RV/01/2018/10481)**

**Ph: 9666 9666 31 / 97000 24466**

**Registered Address: H.I.G. – 11,  
Madhavadhara VUDA Colony,  
Visakhapatnam – 530 018**

**Visakhapatnam Office: Flat No. 102,  
Sri Sai MudiliNivas, Besides Suzuki  
Showroom, Dondaparthy,  
Visakhapatnam – 530 016**

**State Bank Of India**  
**VALUTION REPORT (LAND AND BUILDING)**  
**DETAILED VALUATION REPORT ON IMMOVABLE PROPERTY**


**FILE NO.:**

**I General**

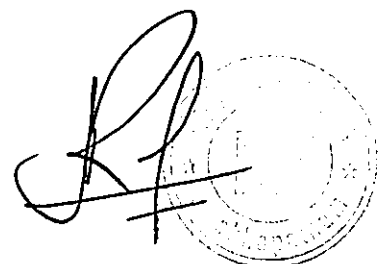
- |   |   |  |
|---|---|--|
| 1 | Purpose for which valuation is made   | STATE BANK OF INDIA, INDUSTRIAL<br>FINANCE BRANCH, KOLKATA   |
|   | a) Date of Inspection   | 06-07-2021   |
| 2 | b) Date as on which valuation is<br>made  | 11-07-2021   |
| 3 | List of documents produced for<br>perusal   | (i) Xerox Copy of Lease Deed Doc No.<br>2052/2017,<br>(ii) Xerox Copy of Lease Deed Doc No<br>2053/2017,<br>(iii) Xerox copy of Factory Layout Plan  |
| 4 | Name of the owner(s) and his / their<br>address (es) with Phone no. (details of<br>share of each owner in case of joint<br>ownership) | <b>M/S Maithan Alloys Limited</b><br>Plot No.9, Bose Road, Ideal Centre, 4 <sup>th</sup><br>Floor, Kolkata-700017  |
| 5 | Brief description of the property<br>(Including leasehold / freehold etc)   | Lease Hold Property Situated in APSEZ,<br>Janguluru Village, Atchutapuram Mandal,<br>Visakhapatnam Dist.   |
| 6 | Location of the property  |  |
|   | a. Plot No. Survey No.  | Plot Nos. 42, 42A, 43 and 43A, 44, 44A, ✓  |
|   | b. Door No.   | —  |
|   | c. T.S.No. Village  | S.No.59P, 77P, 78P, 79, 80P, 81P, 82P,<br>83, 84, 85, 86, 87, 88P, 89P, 90, 91P, 123P,<br>135P, 136P, 137P, 138, 139P, of Janguluru<br>Village and 377 Part of Maduturu Village  |
|   | d. Ward/Taluk   | —  |
|   | e. Mandal/District  | Atchutapuram Mandal<br>Plot Nos. 42, 42A, 43 and 43A, 44, 44A,<br>S.No.59P, 77P, 78P, 79, 80P, 81P, 82P, 83,<br>84, 85, 86, 87, 88P, 89P, 90, 91P, 123P,<br>135P, 136P, 137P, 138, 139P, of Janguluru<br>Village and 377 Part of Maduturu Village, |
| 7 | Postal Address of the property  |  |



		Atchuthapuram Mandalam, Visakhapatnam Dist, Pincode- 531011.	
	City/Town	No	
8	Residential Area	No	
	Commercial Area	No	
	Industrial Area	Yes	
9	Classification of Area		
	i) High/Middle/Poor	Middle	
	ii) Urban/Semi-urban/Rural	Rural	
10	Coming under corporation limit/Village panchayat/Municipality	Atchuthapuram, Grama Panchayath	
11	Whether covered under any state/Central enactments (Eg. Urban land ceiling act) or notified under agency area/scheduled area/cantonment area	<u>Special Economic Zone</u>	
12	In case it is an agricultural land, any conversion to House site plot is contemplated	NA	
	<b>Boundaries of the property/Plot</b>	<b>As per Document</b>	<b>As per Actual</b>
	North	30.0M Wide Road	30.0M Wide Road
13	South	45.0m Wide Road	45.0m Wide Road
	East	30.0m Wide Road	30.0m Wide Road
	West	45.0m Wide Road	45.0m Wide Road
14.1	<b>Dimensions of the site</b>	<b>(A) As per Document</b>	<b>(B) As per Actual</b>
	North	322 m	322 m
	South	322 m	322 m
	East	756 m	756 m
	West	756m	756m
14.2	Latitude, Longitude and Coordinates of the site	Latitude: 17.539117 (N) Longitude: 83.001786 (E)	
15	Extent Area of the site	As per sale deed: 20.15 + 40.00 = Acres 60.15 Cents	
16	Extent of site considered for valuation (least of 14 A & 14 B)	<b>40.00 Ac + 20.15 Ac = Acres 60.15 Cents</b>	
17	Whether occupied by the owner /	Lease Hold Premises from APSEZ, Govt. of	



	tenant? If occupied by tenant, since how long? Rent received per month.	Andhra Pradesh
II		
1	Classification of the locality	Industrial
2	Development of surrounding area	Special Economic Zone
3	Possibility of frequent flooding / submerging	NA
4	Feasibility to the Civic amenities like school, Hospital, Bus Stop market etc	5.0 Km
5	Level of land with topographical Conditions	Good
6	Shape of the Land	Regular
7	Type of use to which it can be put	Industrial Land
8	Any usage restriction	No
9	Is plot in town planning approved layout?	APSEZ
10	Corner plot or intermittent plot?	Corner
11	Road facilities	Available
12	Type of road available at present	BT Road
13	Width of road-Is it below 20 feet or More than 20 feet	30 m and 45 m Feet wide BT Roads
14	Is it a land – Locked land?	No
15	Water potentiality	Available
16	Underground sewerage system	Available
17	Power supply is available in the site	Available
	Advantages of the site	
18	1. Property is in Developed Locality	Yes
	2. Property is in Apt Area for Usage	Yes
	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc.	
19	(Distance from sea-coast / tidal level must be incorporated)	NA



### PART-A (VALUATION OF LAND)

S.No	PARTICULARS	
1	Size of Plot	As per sale deed: 20.15 + 40.00 = Acres 60.15 Cents
	North & South	322 m
	East & West	756 m
2	Total extent of plot/site	40.00 Ac + 20.15 Ac = Acres 60.15 Cents
3	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	Rs. 98,00,000/- to Rs. 1,00,00,000/- Per Acre
4	Guideline rate obtained from the Register's Office (as evidence thereof to be enclosed)	Rs. 2,200/- Per Sq.Yd.
5	Assessed /adopted rate of valuation	Rs. 98,00,000/- per Acre
6	Estimated value of Land	<u>Rs. 58,94,70,000/-</u>

### PART-B (VALUATION OF BUILDING)

1	Technical Details of the building	
	a) Type of Building (Residential / Commercial/ Industrial)	Industrial
	b) Type of construction (Load bearing / RCC /Steel Framed)	RCC & ACC Sheds with Trussed Roofs
	c) Year of Construction	2010 ✓
	Expected life of the building	60 Yrs ✓
	d) Number of floors & height of each floor including basement, if any	Pls refer Annexure Page No.
	e) Plinth area floor-wise	— /
	f) Condition of the building	Good
	i. Exterior — Excellent, Good, Normal, Poor	Good
	ii. Inferior - Excellent, Good, Normal, Poor	Good
	g) Date of issue and validity of layout of approved map / plan	—
	h) Approved map / plan issuing authority	IALA of APIIC
	i) Whether genuineness or authenticity of approved map / plan is verified	No

j) Any other comments by our  
empanelled valuers on authentic of  
approved plan

NA

**SPECIFICATIONS OF CONSTRUCTION(FLOOR-WISE) IN RESPECT OF**

S.No		Ground Floor	Other Floors
1	Foundation	CC and RCC	Cc and RCC
2	Basement	RCC	RCC
3	Superstructure	Brick Masonary in CM/ ISMC Sections	Brick Masonary in CM/ ISMC Sections
4	Joinery/Door & Windows (please furnish details about size of frames, shutters glazing, fitting etc., and specify the species of timber)	Brick Masonary in CM/ ISMC Sections	Brick Masonary in CM/ ISMC Sections
5	R.C.C. Works	Roofing etc	Yes
6	plastering	Yes	Yes
7	Flooring, skirting, dadoing	Roofing etc	Roofing etc
8	Special finish as marble, granite, wooden paneling grills.	No	No
9	Roofing including weather proof course	GI Sheet Roofing	GI Sheet Roofing
10	Drainage	Open	
2	COMPOUND WALL		
	a) Height	8 ft in some Areas and 5ft	
	b) Length	2155 mts	
	c) Type of Constructing	RCC	
3	ELECTRICAL INSTALLATION		
	a) Type of wiring	Normal	
	b) Class of fittings (superior / ordinary / poor)	Ordinary	
	c) Number of light points	NA	
	d) Fan Points	NA	
	e) Spare Plug Points	NA	
	f) Any other fixtures	NA	
4	PLUMBING INSTALLATION		
	a) No. of water closets and their type	NA	
	b) No. of wash basins	NA	

c) No. of urinals	NA
d) No. of bath tubs	NA
e) Water meters, taps etc.	NA
f) Any others fixtures	NA

#### DETAILS OF VALUATION

Sl. No.	Particulars of item	Plinth area in sft	Roof ht, in feet	Age of Building in years	Estimated replacement rate of construction in Rs.	Replacement cost in Rs.	Depreciation in Rs.	Net value after depreciation in Rs.
1.	Structure Details are provided in Annexure in Pg.No. 12 -13							Rs. 25,47,37,336/-
	Total Building Cost:							Rs. 25,47,37,336/-

#### PART-C(Extra items)

1	Portico	--
2	Ornamental front door	--
3	Sit out/verandah with steel grill	--
4	Overhead water tank	--
5	Extra steel/Collapsible gates	--
Total		--

#### PART-D(Amenities)

1	Wardrobes	--
2	Glazed tiles	--
3	Extra sink and bath tub	--
4	Marble/ Ceramic Tile flooring	--
5	Interior decorations	--
6	Architectural elevation works & Boundary Wall	--
7	Panelling works	--
8	Aluminum Works	--
9	Aluminum hand rails	--
10	False ceiling	--
Total		Rs. 0/-



**PART-E(Miscellaneous)**

1	Separate toilet room	--
2	Separate lumber room	--
3	Separate water tank/sump	--
4	Trees, gardening	--
Total		--

**PART-F(Services)**

1	Water supply arrangements	--
2	Drainage arrangements	--
3	Compound wall & Bore Well	--
4	C.B. deposits, fitting etc.	--
5	Pavement	--
Total		--

**TOTAL ABSTRACT OF THE ENTIRE PROPERTY**

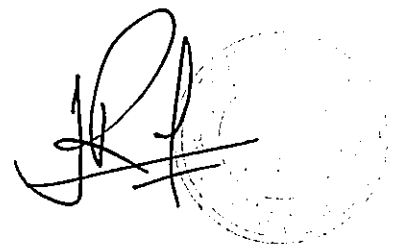
Part-A	Land	Rs. 58,94,70,000/-
Part-B	Building	Rs. 25,47,37,336/-
Part-C	Extra items	--
Part-D	Amenities	--
Part-E	Miscellaneous	--
Part-F	Services	--

**Total Fair Market Value: Rs. 84,42,07,336/-**

**Realisable Value: Rs. 75,97,86,602/- or Say Rs. 75,98,00,000/-**

**APPROACH TO VALUATION**

1. Nature of the land is taken into the consideration while fixing the value
2. Distance of the land from all the civic amenities are taken into consideration
3. The existing market rates are taken into consideration while fixing the value
4. We do not have any direct or indirect interest on the property valued or the persons connected
5. We have personally inspected the above property on, photos are attached.
6. The information or facts submitted are true to the best of my knowledge

A handwritten signature in black ink is written over a circular official stamp. The signature is stylized and appears to be 'J.R.'. The stamp is a circular seal with some text around the perimeter, though it is not clearly legible.




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. 75,98,00,000/- (Rupees Seventy-Five Crores Ninety-Eight Lakhs Only)**.

**Remarks: -**

1. The subjected property is well running industrial unit. The material manufactured is Ferro Manganese and Silico Manganese which are used for steel production and strengthening during steel manufacturing. The Plant exports all of its production to countries in Middle East, South East Asia, Latin & Europe.
2. The premises of Acres 60.15 Cents are leased from APSEZ for a period of 33 years with a provision to be perpetual lease for a period of 99 years. Hence, Land and Building Valuation has been adopted as valuation through lease hold method will not be suitable for this unit as the rent paid is very less to the SEZ. This is due to initial deposit of Rs. 40.00 Lakhs per Acre to the SEZ by the company.

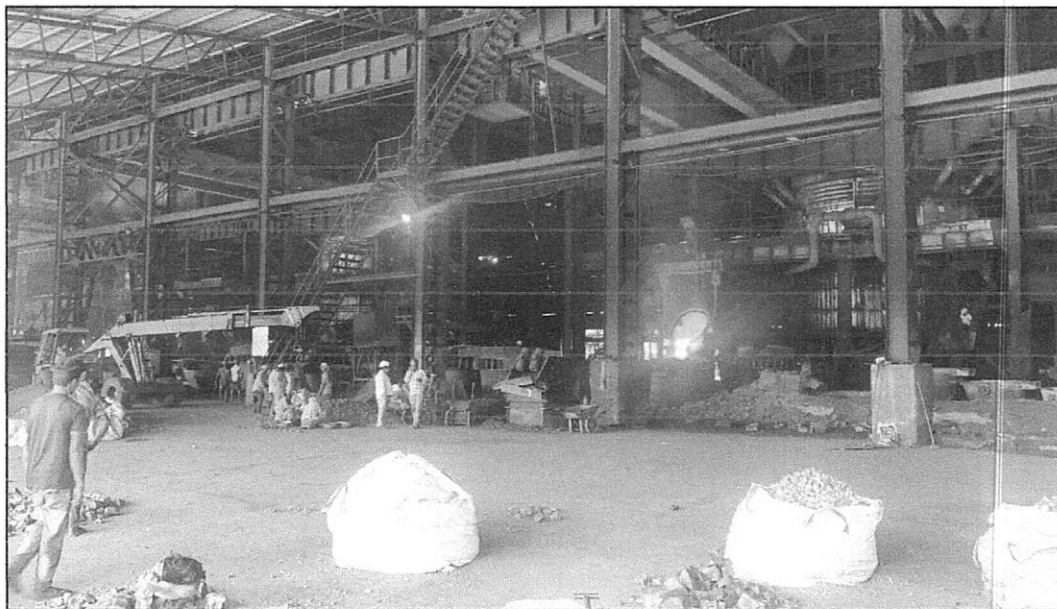
Place: Visakhapatnam

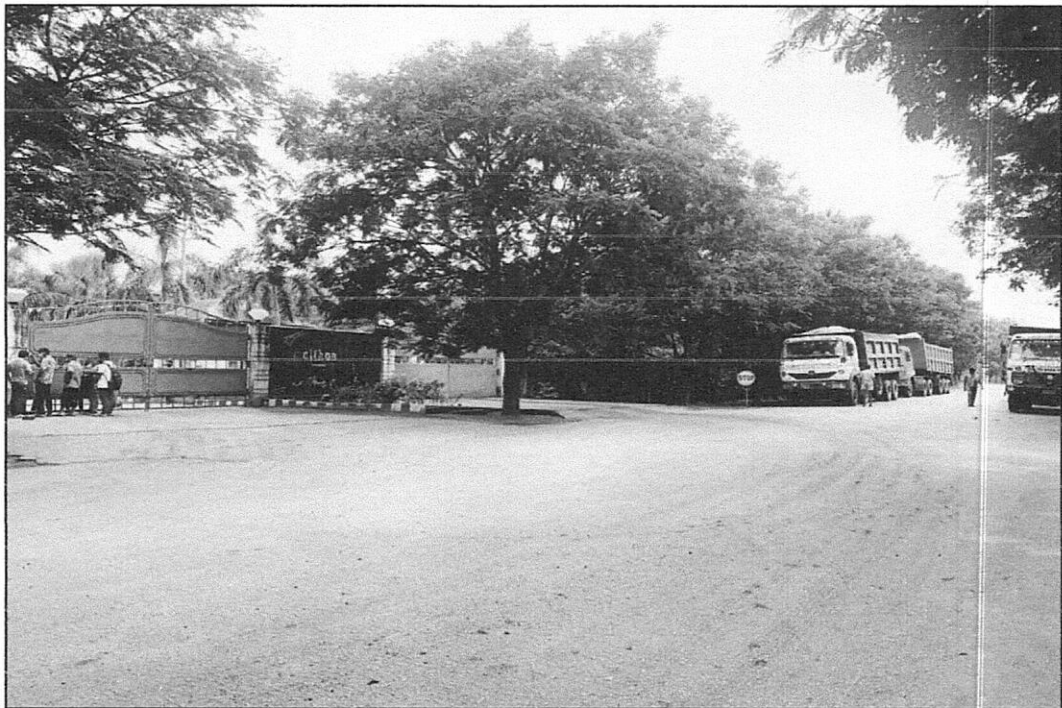
Date: 11-07-2021

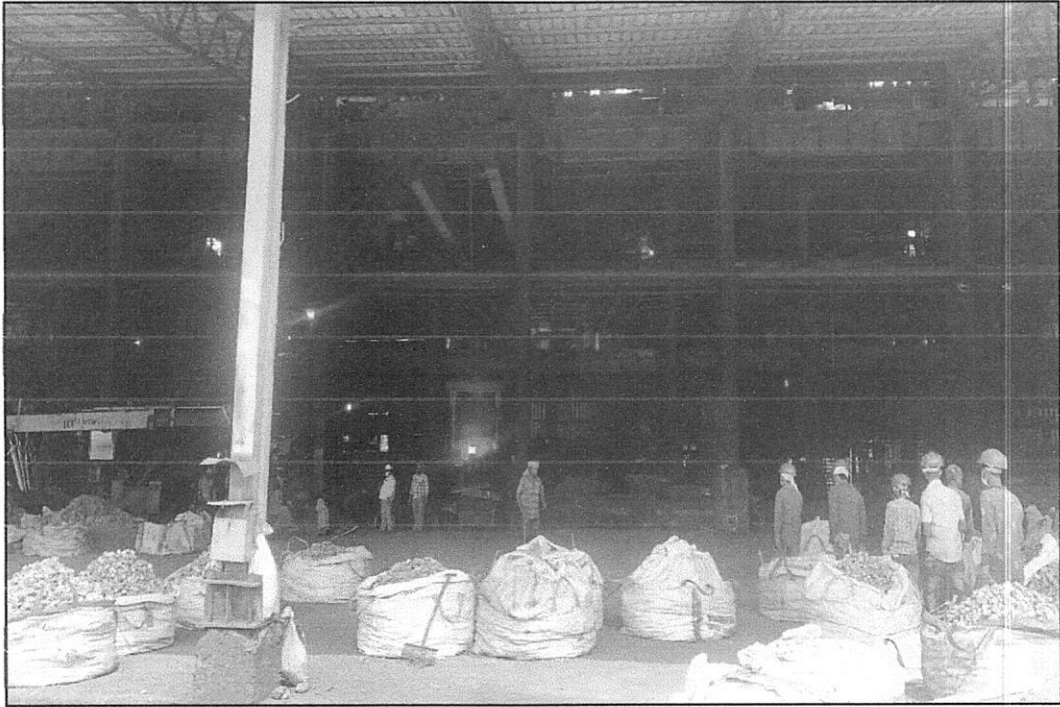
  
Signature

(Name and Official seal of the Approved Valuer)  
INDUKURI VENKATA RANGA RAVI VARMA  
Registered Valuer (L&B) - IBBI  
REGD. NO. IBBI/RV/01/2018/10481

**PHOTOGRAPHS OF THE PROPERTY**







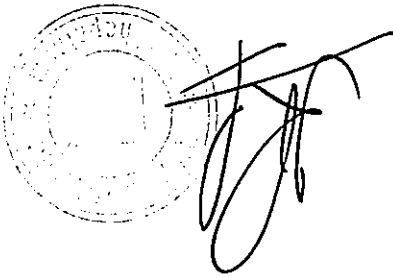


Sl. No.	Structure Details	RCC	Shed	Total BUA in Sqmts.	Total BUA in Sqft.	Depreciated Rate (in Sft)	Total Rate
1	Coke Shed No. 1	-	2325	2325	25026.30	900	2,25,23,670
2	Coke Shed No. 2	-	2325	2325	25026.30	900	2,25,23,670
3	Rest Rooms GF	136.11	-	136.11	1465.09	750	10,98,816
		22.4	-	22.4	241.11	750	1,80,835
		22.4	-	22.4	241.11	750	1,80,835
	Rest Rooms FF	138.11	-	138.11	1486.62	750	11,14,962
		22.6	-	22.6	243.27	750	1,82,450
		22.6	-	22.6	243.27	750	1,82,450
	Rest Rooms SF	138.11	-	138.11	1486.62	750	11,14,962
		22	-	22	236.81	750	1,77,606
		22	-	22	236.81	750	1,77,606
4	Occupational Health Center GF	172.5	-	172.5	1856.79	750	13,92,593
		26.8	-	26.8	288.48	750	2,16,356
		26.8	-	26.8	288.48	750	2,16,356
	Occupational Health Center FF	172.8	-	172.8	1860.02	750	13,95,014
		26.8	-	26.8	288.48	750	2,16,356
		26.8	-	26.8	288.48	750	2,16,356
5	Canteen	-	84	84	904.18	650	5,87,714
6	Admin & Store	-	390.4	390.4	4202.27	650	27,31,473
	Toilets	-	20.54	20.54	221.09	650	1,43,710
7	Car Shed	-	93	93	1001.05	650	6,50,684
8	Time Office	-	34.65	34.65	372.97	650	2,42,432
9	Cycle Shed	-	202.3	202.3	2177.56	650	14,15,412
10	Weigh Bridge Room (70T Cap.)	12.25	-	12.25	131.86	800	1,05,487
11	Weigh Bridge Room (80T Cap.)	21.42	-	21.42	230.56	800	1,84,452
12	Site Office	-	639.6	639.6	6884.65	900	61,96,189
	Toilets	-	25.92	25.92	279.00	900	2,51,103
13	Store Sheds	-	637	637	6856.67	900	61,71,001
14	Casting Shed	-	245.22	245.22	2639.55	900	23,75,593
15	Canteen	-	164.82	164.82	1774.12	800	14,19,298
16	Electric Control Room	184.28	-	184.28	1983.59	800	15,86,872
17	Main Factory	-	-	-	-	-	-
	Finished Product Bay	-	3158.4	3158.4	33997.02	900	3,05,97,316

ANNEXURE

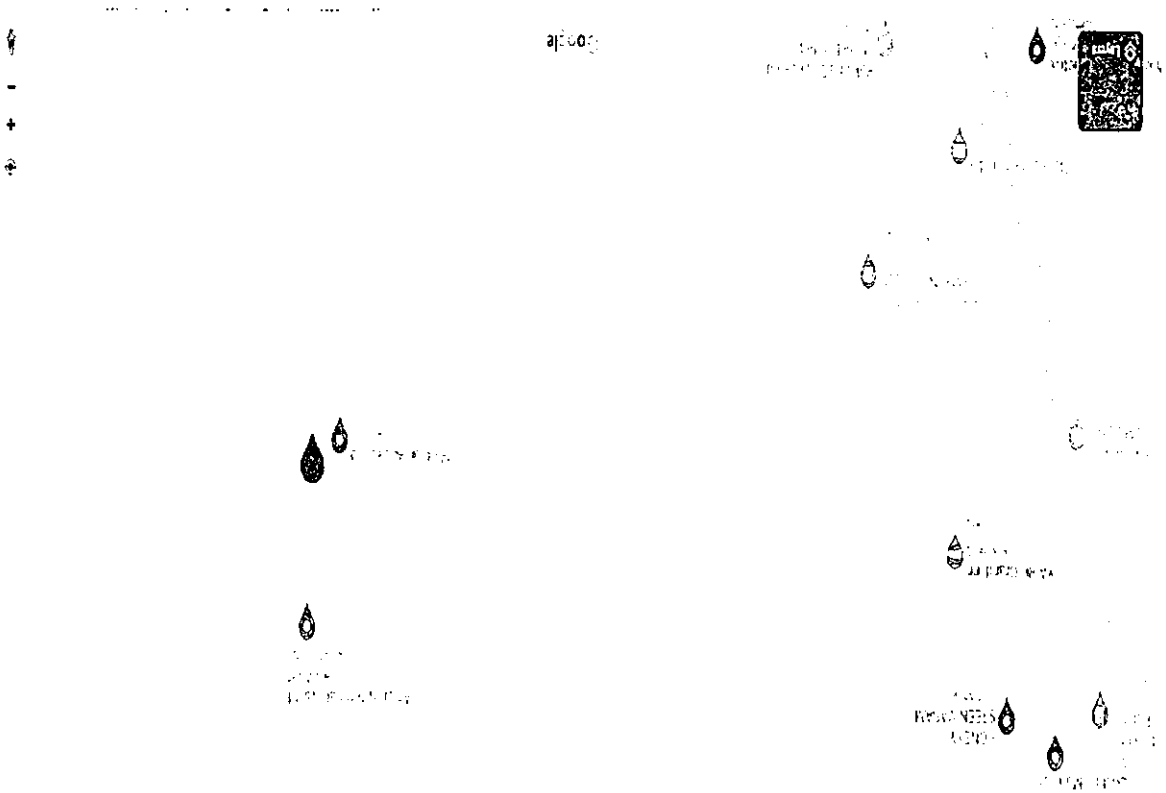
Crane Bay	-	3192.75	3192.75	34366.76	900	3,09,30,085
Furnace Area (0.00 Lev.)	-	2655.72	2655.72	28586.17	900	2,57,27,553
Furnace Area (7.425 Lev.) - 1&2	-	1328.04	1328.04	14295.02	900	1,28,65,520
Furnace Area (12.10 Lev.) - 1&2	1328.04	-	1328.04	14295.02	900	1,28,65,520
Furnace Area (7.42 Lev.) - 3&4	1328.04	-	1328.04	14295.02	900	1,28,65,520
Furnace Area (12.10 Lev.) - 3&4	1328.04	-	1328.04	14295.02	900	1,28,65,520
Furnace Area (20.00 Lev.) - 1&2	1328.04	-	1328.04	14295.02	900	1,28,65,520
Furnace Area (25.70 Lev.) - 1&2	-	198.9	198.9	2140.96	900	19,26,864
Furnace Area (20.00 Lev.) - 3&4	1328.04	-	1328.04	14295.02	900	1,28,65,520
Furnace Area (25.70 Lev.) - 3&4	-	198.9	198.9	2140.96	900	19,26,864
Pump House - 1	174.85	-	174.85	1882.09	800	15,05,668
Day Bin Complex	-	281.26	281.26	3027.48	800	24,21,986
LT Room - 1	204	-	204	2195.86	800	17,56,685
LT Room - 2	204	-	204	2195.86	800	17,56,685
Pump House - 2	174.85	-	174.85	1882.09	800	15,05,668
Toilets	-	45.24	45.24	486.96	650	3,16,526
<b>TOTAL</b>			26861.34	289135.46		<b>₹ 25,47,37,336</b>

/



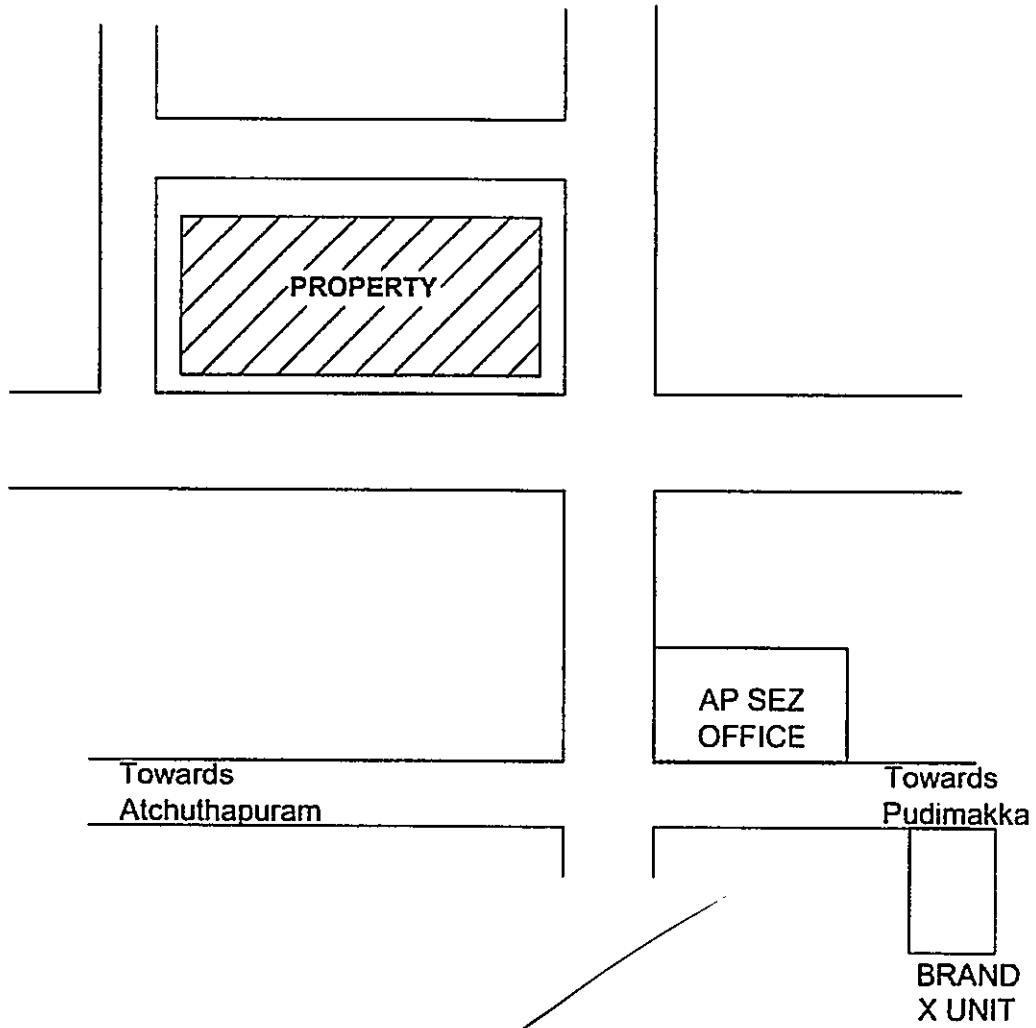
Latitudes: 17°32'20.4"N, Longitudes: 83°00'05.6"E

Google Co-Ordinates: 17.539117, 83.001786



Google Map

## ROUTE MAP



*[Handwritten signature]*

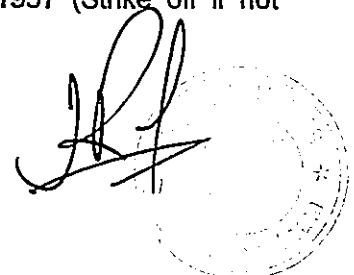
*[Circular official stamp]*



**Format of Undertaking to be Submitted by Individuals / Proprietor / partners / directors**  
**DECLARATION- CUM- UNDERTAKING**

I, I V R Ravi Varma son of I Jagannadha Raju Do hereby solemnly affirm and state that

- a. I am a citizen of India
- b. I will not undertake valuation of my 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 11-07-2021 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. I have personally inspected the property on 06-07-2021. 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 depanelment.
- g. I have not been removed/dismissed from service/employment earlier, I have not been convicted of any offence and sentence 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 (Appeal) 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. My PAN Card number/Service Tax number as applicable is ACCPI3138F.
- 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 I 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 ability.
- r. I have read the International Valuation Standards (IVS) and the report submitted to the bank for the respective asset is in 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)

A handwritten signature in black ink is written over a circular official stamp. The stamp contains text in a circular border, which is partially obscured by the signature. The signature appears to be 'Ravi Varma'.

- u. I am Valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, If not applicable).
- v. My CIBIL Score and credit worthness 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.

SL. No.	Particulars	Valuer comment
1	Background information of the asset being valued.	Collected
2	Purpose of valuation and appointing authority	Bank Loan Purpose
3	Identity of the valuer and any other experts involved in the valuation.	Provided
4	Disclosure of valuer interest or conflict, if any.	Yes
5	Date of appointment, valuation date and date of report.	Visit Date: 06-07-2021 Valuation Date: 11-07-2021
6	Inspections and / or investigation used or relied upon,	Market Information
7	Nature and sources of the information used or relied upon	Market Analysis
8	Procedures adopted in carrying out the valuation and valuation standards followed,	Fair Market Value through Market Research & Analysis
9	Restrictions on use of the report, if any	Only for Bank Loan Purpose
10	Major factors that were taken into account during the valuation,	Property Condition as on date of visit.
11	Major factors that were not taken into account during the valuation,	Any other adverse conditions at the time and date of visit.
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 premises of Acres 60.15 Cents are leased from APSEZ for a period of 33 years with a provision to be perpetual lease for a period of 99 years. Hence, Land and Building Valuation has been adopted as valuation through lease hold method will not be suitable for this unit as the rent paid is very less to the SEZ

Date:11-07-2021  
Place:VISAKHAPATNAM

  
Signature



**MODEL CODE OF CONDUCT FOR  
VALUERS**

**Integrity and Fairness**

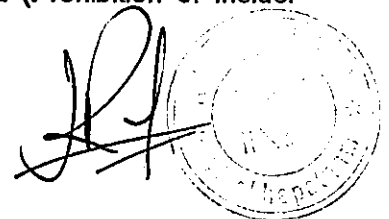
1. A valuer shall in the conduct of his/its business follow high standard of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward and forthright in all professional relationships.
3. A valuer Shall Endeavour to ensure that he/it provides true and adequate information and shall not mispresent 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 kept 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 instructions 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 others valuers.

**Independence and Disclosure of Interest**

- 12 A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion or undue of any party, whether directly connected to the valuation assignment or not.
- 13 A valuer shall not take up an assignment if he/its relatives or associates is not independent in terms of associations to the company.
- 14 A valuer shall maintain complete independence in his/its 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/it first becomes aware of the possibility of his/its association with the valuation and in accordance with the securities and exchanges 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 others party any confidential information about the subject company, which has come to his/its 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/it 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/its decisions and actions.

22. A valuer shall appear, co-operate and be available for inspections and investigation carried out by the authority, any person authorized by the authority. The registered valuers organization with which he/it is registered or any others 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 organization with which he/it is 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 purpose 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 be offer gifts or hospitality or a financial or any others advantage to a public servant or any other person with a view to obtain or retain work for himself/itself or to obtain or certain an advantage in the conduct of profession for himself/itself.

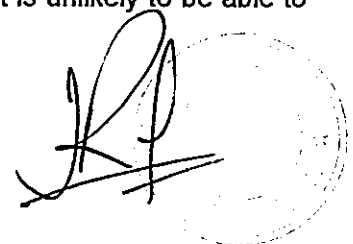
#### **Remuneration and costs.**

27. A valuer shall provide services for remuneration which is changed 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.

A handwritten signature in black ink is written over a circular stamp. The signature appears to be 'R. P.' or similar. The stamp is faint and circular, with some illegible text inside.

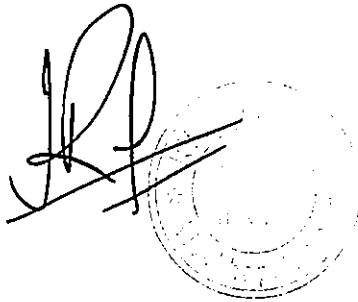
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

**Miscellaneous**

31. A valuer 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:

A handwritten signature in black ink is written over a circular official stamp. The signature is stylized and appears to be 'R V'. The stamp is circular with some text around the perimeter, though it is not clearly legible.

Name of the Valuer: R V ASSOCIATES (PROP.: I V R RAVI VARMA)

Address of the Valuer: HIG-11, MADHAVADHARA VUDA COLONY, VISAKHAPATNAM – 530 018

Date: 11-07-2021

Place: VISAKHAPATNAM

# A.P.I.I.C. Industrial Area Local Authority

## APSEZ - Atchutapuram, Visakhapatnam District.

(Under Sec. 147 of AP P.R. Act, 1994 as per G.O. Ms. No.351, P.R & R.D.  
(Panchayats-IV) Department dated 23-9-2002)

### HOUSE TAX - DEMAND NOTICE

Assessment No. 109/APSEZ/ATP/09

Dt. 12-06-2020

Door No. ....

1. Name of the Company: M/s. Mathan Alloys Ltd.,

Plot No. 42, 42A, 43 & 43A

Location : APSEZ, Atchutapuram, Visakhapatnam District.

Year of Assessment : 2020-2021	
Arrears up to the year (2019- 2020)	Rs. 20,46,734 = 0
Current Demand for the year (2020- 2021.)	Rs. 18,91,861 = 0
(Hike of 5% on the existing House Tax of Rs. 18,01,772 = 0 (17,53,510 + 48,262 = 0) as per G.O. Ms. No. 98, dt. 14-03-2002).	Rs. 39,38,595 = 0
Rs. 18,91,861 = 0	Payment made Rs. 20,46,734 = 0
(In words Rupees Eighteen lacs Ninety one thousand Eight hundred and Sixty One	Receipt No. 440 dt. 18-05-2020. Deduct amount
Only)	

Please take notice that an amount of Rs. 18,91,861 = 0 (Rupees Eighteen lacs Ninety one thousand Eight hundred and Sixty One Only) is due from you towards payment of Property/House tax in respect of the property mentioned above, which is payable within one month from the date of receipt of the notice, failing which penalty will be imposed as per the rules in force. Please note that the payments made through Cheques/Demand Draft should be drawn in favour of 'APIIC - IALA', APSEZ, Atchutapuram, payable at Visakhapatnam.)

### RTGS DETAILS

To:

M/s. Mathan Alloys Ltd.,

Plot No. 42, 42A, 43 & 43A

APSEZ, Atchutapuram.

Acknowledgement with designation & Firm stamp.

APIIC-IALA (Revenue)  
APSEZ, ATCHUTAPURAM

A/c No. 107411100000168

IFSC Code : ANDR00091074

ANDHRA BANK  
Muralinagar Branch  
VISAKHAPATNAM-7,

M. S. L. S.  
Executive Officer.  
Dy. Zonal Manager (E) &  
Executive Officer  
APIIC-IALA  
APSEZ, ATCHUTAPURAM



APPROVED VICE PROCEEDINGS No. 04/IALA/APSEZ/  
ATP/07A/2009 Dt. 24.12.10.

*S. Suman*  
DY. ZONAL MANAGER (AM) &  
EXECUTIVE OFFICER  
APIC - IALA  
APSEZ, ATCHUTAPURAM  
24.12.10

# INDEX

ALL DIMENSIONS ARE IN METRES

SCALE 1:800

161869.48  
SITE AREA 1,61,869.00 SQ.M (40.0 ACRES)  
TOTAL PLINTH AREA 12,421.33 SQ.M.  
OPEN AREA 149,458.67 SQ.M.  
COVERAGE 7.67 %  
F.A.R 1:0.43

1: POLLUTION CONTROL EQUIPMENT -

(4 X 2800 HP) = 1120.00 HP.  
POLLUTION CONTROL EQUIPMENT 8

SITE PLAN & TOPO PLAN OF  
M/S. ANJANEY ALLOYS LIMITED,  
IN PLOT NOS. 42, 42A, & 43, 43A,  
AT A.P. SPECIAL ECONOMIC ZONE,  
ATCHUTAPURAM, VISAKHAPATNAM DT.

ANJANEY ALLOYS LTD  
*Suman*  
Authorized Signatory

APPLICANT

*S. Rajeswar*  
S RAJESWARI,  
Licenced Surveyor No. 1807-10  
SESHU PLANNERS  
# 1-23, Main Road, Bay Junction  
VISAKHAPATNAM-530 027

15







# EASTERN POWER DISTRIBUTION COMPANY OF ANDHRA PRADESH LIMITED

HT Bill for the month of : 05/2021

Dated : 05-06-2021

GST No. 37AAACE9876B12H

Payable on or before 19-Jun-2021 VSP981  
Contracted MD (KVA/HP) 55000 M/S MATTHAN ALLOYS LIMITED  
Specified Voltage(KV) 132 PLOT NO.42&43  
Actual Voltage(KV)(Comm Fdr) 132 APSEZ,ATCHUTAPURAM  
Category IIIC ENERGY INTENSIVE INDUSTRIES-HT

(DISC.DT : 04-Jul-2021) , MC Date : , MF Date : , MRT Date :

Changes	KWH	KVAH	KVA	PF	LF%
Reading On (1)(C)	01/06/2021 1032231.4000	1036403.7000	25.2220		
Reading On	01/05/2021 1017128.6000	1021264.4000			
Difference	15102.80	15139.30			
Multiplying Factor	2000	2000	2000		
Total Consumption	30205600	30278600	50444.0000	1.00	73
Monthly Min Consumption		2750000	55000.00		
Main Consumption	30278600.00	Colony 0	L&F	Seggregated	0(0.00%)
Demand Charges Normal Rate	Rs 0.00	For	55000.0000	KVA	0.00
Demand Charges Penal Rate (100 %)	Rs 0.00x2	For	0.00	KVA	0.00
Energy Charges Rate(All Units)	Rs 4.95	For	30278600	KVAH	149879070.00
Excess Energy Charges Rate	Rs	For	0	KVAH	0.00
Electricity Duty Charges	Rs 0.06	For	30278600	KVAH	1816716.00
Colony Charges Rates	Rs	For		KVAH	
L&F Charges Rate	Rs	For		KVAH	
Energy Charges Include Fuel Cost Adj	Ps	For		KVAH	
Fuel Surcharge Adjustment (,) (,)	Ps	For		KWH	0.00
			TODCharges		0.00
			TODIncentive(-)		0.00

Supplier Name	KWH Share	KVA Share	TOD	INCENTIVE	% Wheeling
					Sub Total 151695786.00
					Customer Charges 2813.00
					Wheeling Charges 0.00
					Transmission Charges 0.00
					RKVAH Surcharge HYDEL 0.00
					RKVAH Surcharge WIND 0.00
					OPEN ACCESS CROSS SUBSIDY 0.00
					ACD SURCHARGE 0.00
					Late Payment Charges 0.00
					Interest On ED 0.00
					Penal Interest 0.00
					Transformer Hire Charges 0.00
					Difference Voltage Charges 0.00
					Load Factor Incentive (-) 0.00
					Total 151698599.00
					TCS 151699.00
					TCS S/F 0.00
					25% Rebate Application 0.00
					Ferro Incentive (-) 0.00
					PooledCost Adj (-) 0.00
					NetIcdAmt(Icd-Tds)(0.00-0.00) (-) 0.00
					Other Credit Adj 0.00
					Loss (or) Gain 0.00
					Net Bill Amount 151850298.00
					(Previous Years)Arrears before 31-Mar-2021 0.00
					(Current Years)Arrears after 01-Apr-2021 -12433.00
					Net Payable Rs151837865.00

(Rs Fifteen Crores Eighteen Lakhs Thirty Seven Thousand Eight Hundred and Sixty Five only )

NOTE:- U/s 206C(1H) of IT Act, TCS at applicable rates will be collected on payments exceeds Rs.50 Lakhs during the year and remitted to IT Dept. For further details please contact SAO/Operation circle.

Checked  
found ok  
12/6/2021  
Senior Accounts Officer  
Operation Circle, APEPDCL  
VISAKHAPATNAM