

BEST SURVEYORS & VALUERS PVT LTD

Surveyors & Loss Assessors, Govt. Approved Valuers,
Technical & Financial Consultants

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Report No: BV/135/2014-15

Date: 08/10/2014.

**REPORT ON VALUATION OF PLOTS OF LAND WITH BUILDINGS, SHEDS, PLANT & MACHINERY
OF M/S. IAG COMPANY LIMITED. AT VILL: BHURKUNDA P.O.- BHADANINAGAR, P.S:- PATRATA
DIST: RAMGARH, JHARKHAND, PIN: 829105.**

I. GENERAL

1	Valuation Ordered by	As per the Letter No: SAMB/BR/3274, Dt: 07/03/2013, AGM, State Bank of India, Stressed Assets Management Branch, Kolkata and subsequent telephonic instruction.
2	Purpose for which the valuation is made	Assessment of Fair Market Value of the subject property meant for financial assistance from Bank.
3	Property Identified By	Mr. Nakul Prasad, our representative along with Mr. Pradeep Chatterjee (AGM SBI SAM) & Mr. Jha (C M Allahabad Bank Ranchi)
4	Date of Inspection	12/09/2014
5	Date of valuation	08/10/2014
6	List of documents produced for Perusal	<ul style="list-style-type: none">List of Land Details with plots.List of Building details Photocopy of B L R O Tax receipt Nos 1003848 & 1003849 of 24/11/2012.Machinery list.Photo copy of Previous Valuation Report of S P Goel Dated 05.05.2009.Photocopy of Parcha
7	Brief Description of the property	The Property is plots of Land with brick built A C roofed factory sheds & godowns, brick built RCC roofed Administrative Building, Staff Quarters Guest House, Banglows, Plant & Machinery. The factory was locked from last 4 years. The total plot is protected by brick build boundary wall with two nos. of Big iron gates. The total area of plot is 12673.5 Decimal or 126.73 acre. Details of land with dag no. & value is in Annex I. Details of Specification of the buildings/ structures are shown in Annex-II & Annex- III. Moreover, Plant and machinery i.e Water Pumps & motors, Ai Lehr with all accessories. Chilling Plant, Transformer, Pumps & motors etc are available. Details of plant and machinery along with value are in Annex- IV
3	Name, address & phone no of the owner (Details of share of each owner in case of joint ownership)	Present Owner: M/S. IAG COMPANY LIMITED , Office at Vill: Bhurkunda P.O.- Bhadaninagar, P.S:- Patrata, Dist: Ramgarh, Jharkhand, Pin: 829105.
3	Location of the property:	The plot is situated in the industrial area of Bhurkunda, Ramgarh, Jharkhand & opposite to Bhurkunda Railway Station.
	Street or Road, Pin Code:	Ramgarh Ranchi Road, Pin: 829105
	Door No:	Detail in Annexure- I,
	T S No/ Village/ P.S.	Vill: Bhurkunda
	Ward/taluka:	
	Mandal/District	Ramgarh

Postal Address of the Property	M/S. IAG COMPANY LIMITED , Vill: Bhurkunda, P.O.- Bhadaninagar, P.S- Patrata ,Dist. Ramgarh, Jharkhand, Pin: 829105.
City/ Town/ Area	Bhurkunda, Ramgarh
Residential	No.
Commercial	No.
Industrial	Yes.
Classification of the Area	
High/ Middle/ Poor	Poor
Urban/Semi-Urban/Rural	Rural
Coming under Corporation limit/Village Panchyat/ Municipality	Under Gram Panchyat
Boundaries of the property:	It is butted & bounded as under: (Physically). North: By nala then Shib temple & others plot. South: By Ramgarh- Ranch Main Road. East: By vill- Mahua Tola. West: By Railway track & private land
Marketability:	The plot is situated outside the industrial area of Vill Bhurkunda under P.S. Patrata Dist. Ramgarh, Jharkhand. All civic amenities like Road facilities, Bank, School, Colleges, Shops, Post Office, Nursing Home, and Market etc. are available within a radius of 2 kilometers distance from the property. Hence, the marketability of the property is good subject to demand.
Extent of site	Land: As per annex-I
Extent of site considered for valuation)	Building: As per annex-II Land: As per annex-I Building: As per annex-II
Method of valuation:	In order to determine the fair market value of the property, land & building method of valuation is adopted.
Rate	
Prevailing Market Rate of land	As the property is located in the, of Vill Bhurkunda, under P.S. Patrata, Dist Ramgarh, Jharkhand, the present value of land of that area as available by enquiry from the local Estate Agents is ranging from the Rs. 9,00,000/- to Rs 80,000/- per decimal (for road side) and Rs. 40,000/- to Rs. 30,00,000/- per decimal (for inside area), depending on the location frontage size & other civic facilities etc.
Guideline Rate obtained from Registrar office	Not Available.
Rate adopted for valuation	From the above information, the market rate for valuation of similar located land property to our opinion would be Average Rs.35,000/- per decimal for land considering the location, frontage & other facilities of the plot
Rate of building structure	As Per annex -II & III
Deduction/Depreciation	As Per annex -II & III

20	Is it Owner occupied or tenanted?	Owner occupied
21	Year of Construction	25 to 57 years ago
22	No. Of floors & height of each floor	As per annex-II & III
23	Plinth Area - floor wise (in Sqft.)	As per annex-II & III
24	Condition of Building Excellent / Good / Normal / Poor	Normal & Poor
25.0	Specification of Construction	As per standard specification
	Foundation	Brick Build / RCC Column Footing
	Basement	Nil
	Super structure	Brick Work/ structural columns with RCC Roof/AC Sheet/ CGI Sheet
	Journey / Doors & Windows	Wooden doors/ Iron Doors
	R.C.C. Works	Yes
	Plastering	Cement plaster with lime wash
	Flooring	P C C/ Mosaic/ Marble flooring
	Finishing	Not as such
	Special finish as marble, Granite/Wooden	Not as such
26.0	Drainage	Open
27.0	Compound Wall	Yes
	Height	6' ft high in four sides
	Length	
	Type of Construction	
28.0	Electrical Installation	Yes
29.0	Type of Wiring	Open/concealed type.
30.0	Class of Fittings (e.g. superior/ordinary/poor)	Ordinary fittings are used
31.0	Lift facility	Not Available

II. CHARACTERISTICS OF THE SITE

1	Classification of locality	Industrial area.
2	Development of surrounding area	Developing rapidly
3	Feasibility of the civic amenities like school, hospital, bus stop, market etc.	Within a radius of 2 kilometers
4	Possibility of frequent flooding	No
5	Level of land with topographical conditions	Uneven Land
6	Shape of land	Irregular
7	Type of use to which it can be put	Industrial cum residential purposes
8	An usage restriction	Not known
9	Is the plot in Town Planning Approval layout	Not Known
0	Corner plot / Intermittent plot	Intermittent
1	Road facilities	Yes
2	Type of road available at present	Bituminous topped road
3	Width of Road Is it below 20 ft. or more than 20 ft.	above 40 ft
4	Is it a land locked plot	No
5	Water potentiality	Bore well
6	Underground sewerage system	Septic tank
7	Power supply is available in the site	Yes
8	Advantage of the site	Major Civic amenities are available within a radius of 2 kms & locality is developing rapidly with all civic facilities

19	Disadvantage of the site	No as such.
20	General Remarks, if any	The property is ideal for Industry and is fit for mortgage purposes subject to clearance by legal vetting.

III VALUATION OF PLANT AND MACHINERIES

I	Methodology of Valuation of plant & Machineries	For the purposes of determining the current value of Plant & Machinery, we have physically verified all items of machinery and also assessed the physical condition of each individual machine to the extent possible. The management had provided a list of plant & machineries mentioning the description, quantity, location, original cost, year of installation, and name of supplier/ make. During physical verification, detailed information was collected by us regarding make, model, type of maintenance, major renovation, if any, and presents conditions of the machines. Assessment is also made in respect of residual life of each machine.
2.2	Basis of Revaluation: -	<p>For the purposes of revaluation, we have considered the prevailing market price of machineries of equivalent specifications wherever available, to which relevant amount have been added representing incidence of Sales Tax, Freight, handling & installation charges, Custom Duty etc. wherever applicable.</p> <p>In case of machines for which recent prices were not readily available, a process of escalation as per RBI indices for has arrived at the current prices indigenous.</p> <p>Estimated economic residual life in years has been assessed for each machine during physical verification. The current residual replacement, value of each machine is then determined by using the ratio of expected future life to the total life of the machine.</p>
2.3	Brief Description of Plant	<p>As stated earlier, the unit is a Glass manufacturing unit. The machineries installed as grouped and shown in the annexure - IV.</p> <p>Besides the main plant, the following service/ facilities are available, which are grouped as miscellaneous assets are as under:</p> <ul style="list-style-type: none"> g) Air Compressor with all Accessories h) Water Pumps & motors i) Air Cooling Unit j) Coal gas producing plant k) Gas tank furnace. l) Lehr with all accessories.
2.4	Condition of Machineries	<p>This plant was closed 5 & Half years ago & the machinery are laying idle very old lacking maintenance. However the machinery can be revived for restarting the plant.</p> <p>Since most of the machinery are very old, they have got very low market acceptability. The present manufacturing process of the plant is also mostly obsolete and labour intensive.</p>

DETAILS OF VALUATION OF LAND & BUILDING AND PLANT & MACHINERY

Description	Quantity	Rate (Rs.)	Value (Rs.)	Depreciation (Rs.)	Fair Market Value (Rs. in Lakhs)
Land	As per annex-I	As per annex-I	As per annex-I	N A	5322.87
Factory Sheds, Buildings & Boundary wall	As per annex-II	As per annex-II	As per annex-II	As per annex-II	755.20
Residential Buildings	As per annex-III	As per annex-III	As per annex-III	As per annex-III	630.12
Plant & Machinery	As per annex-IV	As per annex-IV	As per annex-IV	As per annex-IV	2669.25
Total				N.A	9377.44 Lakhs or 93.77 Crores

- FAIR MARKET VALUE: Rs. 93.77 CRORES (RUPEES NINETY THREE CRORE SEVENTY SEVEN LAKHS ONLY).
- DISTRESSED SALE/FORCED SALE/REALIZABLE VALUE: Rs. 70.32 CRORES (RUPEES SEVENTY CRORES THIRTY TWO LAKHS ONLY) BEING 75% OF FAIR MARKET VALUE.

Certified that:-

- The information and other details about are true to the best of our knowledge and belief.
- We have no direct or indirect interest in the property valued.
- We have not convicted of any offence and sentenced to a term of imprisonment for a period of and
- We have not been found guilty of misconduct in our professional capacity.
- Value varies with date & purpose.
- The Legal aspects were not considered in this valuation.

III. VALUATION CERTIFICATE

As a result of our appraisal and analysis, it is our considered opinion that the present market value of the above property in the prevailing conditions with aforesaid specifications works out to be Rs. 93.77 Crores (Rupees Ninety Three Crore Seventy Seven Lakhs Only).

This report is issued without prejudice.

WITNESSED BY
VALUERS PVT. LTD.

DATE: 08/10/2014

PLACE: Salt Lake

(N K Dutta)
Director

(S.S. Mitra)
BE(Elec), MIE, FIV(Ind) Chartered Engineer
Consultant

Land Details of Valuation of M/s IAG Glass

Annex- I

Sl No.	Deed No/Date or Registration	Details of IP	Owned by	Area (Decimal)	Rate (Av) per decimal	Value
1	478/13.10.72	Portion of Plot No.591, 593, 594, 607, 608, 197, 189, 198, 190, 191, 0909, 21, 22, 23, Taouzi No.-28, Vill-Sudi, Pargana-Chaingara, PS-Ramgarh (erstwhile Hazaribagh).	IAG Co. Ltd.	378	42000	15876000
2	1170/18.07.63	Plot No.338, (Portion of 331,332,333,334,335,337,375,377), 299, 298,307,300,286,287,305,318,343,342,340, (Portion of 339, 346, 345, 345,344) 349,355, 354, 294, 320, 692, 687, Taouzi No.-28, Vill-Lapanga, Pargana-Plani, PS-Ramgarh Revenue Thana Ramgarh, Ramgarh (erstwhile Hazaribagh).	"	1679	42000	70518000
3	1171/18.07.63	Plot No. 11,13,14,20,23,25, (Portion of Plot No.22,24,26)41, (Portion pf Plot No. 40),42, Taouzi No.-28, Vill-Ladi, Pargana-Plani, PS-Ramgarh Revenue Thana No.53,Dist.Ramgarh (erstwhile Hazaribagh).	"	1513	42000	63546000
4	7355/17.11.72	Plot No. 43, Vill- Ladi, Taouzi No.-28, Vill-Lapanga, Pargana-Plani, PS-Ramgarh Revenue Thana Ramgarh, Ramgarh (erstwhile Hazaribagh).	"	70	42000	2940000
5	7356/15.12.72	Plot No. 50,51,52,53,61, Part of 64, 24,25,31,32,33,34,35,39,276, Part of 36, Part of 18, Part of 41, Part of 276, 26,20, 24, 27, 17, 23, 25, Part of 30, Part of 29, Part of 28, Part of 33, Part of 7, Part of 19, Part of 31, Part of 32, Taouzi No.-28, Vill-Lapanga & Matkama, Pargana-Chaingarha, PS-Ramgarh Revenue Thana No. 56,49, Dist.-Ramgarh (erstwhile Hazaribagh).	"	2454	42000	103068000
6	15473/03.11.76	Plot No. 360, Taouzi No.-28, Vill-Lapanga, Pargana-Plani, PS-Ramgarh Revenue Thana No. 56, Dist. Ramgarh (erstwhile Hazaribagh).	"	16	42000	672000

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14/5/22

7	13565/22.07.76	Portion of Plot No. 31/1, 19/1, 19/2, 19/3, 31/4, 31/5,, 31/6, 31/1, 30/2,30/3, 30/4, 32/1, 30/5, 30/6, 30/7, 32/2, Taouzi No.-28, Vill-Matkuma, Pargana-Chaingahra, PS-Ramgarh (erstwhile Hazaribagh).	"	31	42000	1302000
8	4448/13.08.65	Portion of Plot No. 15, Khata No. 27, Taouzi No.-28, Vill-Matkuma, Pargana-Palani, PS-Ramgarh Revenue Thana No.49, Dist. Ramgarh (erstwhile Hazaribagh).	"	100	42000	4200000
9	4449/13.08.65	Portion of Plot No. 15, Khata No. 27, Taouzi No.-28, Vill-Matkuma, Pargana-Palani, PS-Ramgarh Revenue Thana No.49, Dist. Ramgarh (erstwhile Hazaribagh).	"	50	42000	2100000
10	645/16.02.62	Portion of Plot No. 26, Khata No. 29, Taouzi No.-28, Vill-Lapanga, Pargana-Palani, PS-Ramgarh Revenue Thana No.56, Dist. Ramgarh (erstwhile Hazaribagh).	"	93	42000	3906000
11	644/16.02.62	Portion of Plot No. 28, Khata No. 35, Taouzi No.-28, Vill-Lapanga, Pargana-Palani, PS-Ramgarh Revenue Thana No.56, Dist. Ramgarh (erstwhile Hazaribagh).	"	117	42000	4914000
12	1425/27.03.62	Portion of Plot No. 30, Khata No. 23, Taouzi No.-28, Vill-Lapanga, Pargana-Palani, PS-Ramgarh Revenue Thana No.56, Dist. Ramgarh (erstwhile Hazaribagh).	"	145	42000	6090000
13	646/16.02.62	Portion of Plot No. 30, Khata No. 23, Taouzi No.-28, Vill-Lapanga, Pargana-Palani, PS-Ramgarh Revenue Thana No.56, Dist. Ramgarh (erstwhile Hazaribagh).	"	145	42000	6090000
14	4040/27.12.60	Plot No. 19/550, Plot No. 19/551, Khata No. 44, Taouzi-28, Vill-Ladi, Pargana-Palani, PS-Ramgarh Revenue Thana No.53, Dist. Ramgarh (erstwhile Hazaribagh).	"	40	42000	1680000
15	4039/27.12.60	Plot No. 16, 18, Khata No. 18, Taouzi No.-28, Vill-Ladi, Pargana-Palani, PS-Ramgarh Revenue Thana No.53, Dist. Ramgarh (erstwhile Hazaribagh).	"	78	42000	3276000
16	3335/09.09.60	Portion of Plot No. 22, Khata No. 26, Taouzi No.-28, Vill-Ladi, Pargana-Palani, PS-Ramgarh Revenue Thana No.53, Dist. Ramgarh (erstwhile Hazaribagh).	"	65	42000	2730000
17	3333/09.09.60	Portion of Plot No. 17-17, Plot No. 21, Khata No. 18, Taouzi No.-28, Vill-Ladi, Pargana-Palani, PS-Ramgarh Revenue Thana No.53, Dist. Ramgarh (erstwhile Hazaribagh).	"	127.5	42000	5355000

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18	3334/09.09.60	Portion of Plot No. 17, Plot No. 21, Khata No. 18, Tauzi No.-28, Vill-Ladi, Pargana-Planj, PS-Ramgarh Revenue Thana No.53, Dist.Ramgarh (erstwhile Hazaribagh).	"	127.5	42000	5355000
19	8721/28.1159	Plot No. 292, Khata No. 2, Tauzi No.28, Vill-Lapanga, Pargana-Palaji, PS-Ramgarh Revenue Thana No.56, Dist. Ramgarh (erstwhile Hazaribagh).	"	93	42000	3906000
20	1694/03.05.57	Part I Mouza Lapanga, Ramgarh Portion of Plot No. 354, 355, Khata No. 05, Tauzi No.28, Vill-Lapanga, Pargana-Palaji, PS-Ramgarh Revenue Thana No.56, Dist. Ramgarh (erstwhile Hazaribagh).	"	96	42000	4032000
21						
22		Part II				
23		Portion of Plot No. 340, 342,343, Khata No. 22, Tauzi No.28, Vill-Lapanga, Pargana-Palaji, PS-Ramgarh Revenue Thana No.56, Dist. Ramgarh (erstwhile Hazaribagh).	"	83	42000	3486000
24						
25		Part III				
26		Portion of Plot No. 320, 338, 687, 692, 332, Khata No. 35, Tauzi No. 28, Vill-Lapanga, Pargana-Palaji, PS-Ramgarh Revenue Thana No.56, Dist. Ramgarh (erstwhile Hazaribagh).	"	213	42000	8946000
27						
28		Part IV				
29		Portion of Plot No. 320, 338, 687, 692, 332, Khata No. 35, Tauzi No. 28, Vill-Lapanga, Pargana-Palaji, PS-Ramgarh Revenue Thana No.56, Dist. Ramgarh (erstwhile Hazaribagh).	"	531	42000	22302000
30						
31						
32		IV				

Portion Of Plot No. 209, 290, 291, 319, 303, 322, 329, 312, 313, 341, 316, 317, 315, 314, 304, 321, 295, 297, 289, 296, 302, 292, 337, 330, 347, 348, 344, 345, 346, 339, 358, 359, 336, 357, 360, 356, 361, 357/1, 357/2, Plot No. 689, 690, Tauzi No. 28, Vill-Lapanga, Pargana-Palani, PS-Ramgarh Revenue Thana No.56, Dist. Ramgarh (erstwhile Hazaribagh).	"	3227.5	42000	135555000
VI Plot No. 706, Khata No. 47, Tauzi No. 28, Vill-Lapanga, Pargana-Palani, PS-Ramgarh Revenue Thana No.56, Dist. Ramgarh (erstwhile Hazaribagh).	"	370	42000	15540000
VII Plot No. 337, 330, 331, 333, 334, 335, 375, 377, 339, 346, 345, 344, 688, 299, 298, 301, 301, 300, 278, 286, 287, 288, 305, 318, 349, Tauzi No. 28, Vill-Lapanga, Pargana-Palani, PS-Ramgarh Revenue Thana No.56, Dist. Ramgarh (erstwhile Hazaribagh).	"	831	42000	34902000
Total		12673.5		532287000

for 5/2

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Details of Factory Shed , Buildings, Boundary Wall.

Annex-II

SI No.	Name of Buliding	Decription	Plinth Area of buliding (M2)	Year of Construtio n	Rate Rs/M2	Current Cost (Rs.)	Depriciation (Rs.)	Fair Market value(Rs in Lacs)
1	Batch House	25' brick wall AC roof	2462	56-57	9520	23438240	18750592	4687648
2	Sand Screening Plant	25' brick wall AC roof	100	56-57	9520	952000	761600	190400
3	Sand Godown	25' brick wall AC roof	2120	56-57	10500	22260000	17808000	4452000
4	Dolomite Godown	25' brick wall AC roof	30	56-57	10500	315000	252000	63000
5	Cullet Shed	25' brick wall AC roof	200	56-57	9520	1904000	1523200	380800
6	Engineering Store	25' brick wall AC roof	190	50-57	7980	1516200	1212960	303240
7	Boiler House	Steet structure	360	56-57	9520	3427200	2741760	685440
8	Gas Producer	Steet structure	300	56-57	9520	2856000	2234800	571200
9	Power House No.1	25' brick wall AC roof	332	56-57	9520	3160640	2528512	632128
10	Engineering workshop	Brick wall AC roof 12' high	584	56-57	9520	5559680	4447744	1111936
11	Centring Shed	Brick wall AC roof 12' high	120	56-57	7980	957600	766080	191520
12	Debi Clay Shed	Brick wall AC roof 12' high	150	56-57 ¹	7980	1197000	957600	239400
13	Debi room	Brick wall RCC roofed 12' high	750	56-57	7980	5985000	4788000	1197000
14	Engineering Godown	Brick wall RCC roofed 12' high	220	56-57	7980	1755600	1404480	351120
15	Engineering Repairing Shed	Brick wall AC roof 12' high	60	56-57	7980	478800	383040	95760
16	Sheet Glass factory Buliding	Brick wall ,Iron AC sheet 30' high	10000	56-57	10500	105000000	84000000	21000000
17	Water filter Shed	AC shed	42	56-57	7980	335160	268128	67032
18	Frosting shed	12' high AC shed	84	56-57	7980	670320	536256	134064
19	Motor Garage	10' high CGI shed	110	56-57	7980	877800	702240	175560

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0	Refractory Shed No.1	16' high Brick wall AC shed	860	86-87	9520	8187200	6549760	1637440
1	Refractory Shed No.2	16' high Brick wall AC shed	400	86-87	9520	3808000	3046400	761600
2	Wooden Box Shed	18' high Brick wall AC shed	770	86-87	7980	6144600	4915680	1228920
3	H.S.D Pump room	Brick wall RCC roofed 10' high	24	56-57	7980	191520	153216	38304
4	General store	20' high Brick wall AC shed	600	56-57	7980	4788000	3830400	957600
5	Hardware Stores	10' high Brick wall RCC roofed	27	56-57	7980	215460	172368	43092
6	Cash office	10' high Brick wall RCC roofed	50	86-87	7980	399000	319200	79800
7	Administrative building (Double Storey)	Brick wall RCC roofed 12' high	1080	86-87	9520	10281600	8225280	2056320
8	Canteen	18' high Brick wall AC roofed	450	56-57	7980	3591000	2872800	718200
9	Cement Godown	Brick wall RCC roofed	160	86-87	7980	1276800	1021440	255360
10	Box Making Shop	20' high Brick wall AC roofed	2275	56-57	9520	21658000	17326400	4331600
11	Laboratory	12' high Brick wall AC roofed	240	86-87	7980	1915200	1532160	383040
12	Coal Shed	Iron column /AC shed	260	86-87	7980	2074800	1659840	414960
13	Engineering office	Brick wall AC roofed	185	86-87	7980	1476300	1181040	295260
14	Water House office	Brick wall AC roofed	140	86-87	7980	1117200	893760	223440
15	Power House No:-2	25' high Brick wall AC roofed	420	86-87	7980	3351600	2681280	670320
16	Compressor Room	25' high Brick wall AC roofed	345	86-87	7980	2753100	2202480	550620
17	Sheet/Figured Glass Fy	30' high brick wall,RCC/Ac roofed	11400	86-87	7980	90972000	72777600	18194400

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3	Bonded store room(W.H.)	25' high Brick wall AC roofed	3136	56-57	9520	29854720	23883776	5970944
3	Pump House No.1	10' high Brick wall RCC roofed	25	86-87	7980	199500	159600	39900
3	Pump House No.2	10' high Brick wall RCC roofed	25	86-87	7980	199500	159600	39900
1	Boundary Wall	7feet high 10" thick brick built boundary wall		56-57	L.S.			100000
Sub Total			41086			377101340	301681072	75520268

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Details of Residential Building

Annex- III

Sl No.	Type of Quarters Name of Building	Description	Nos.	Area(in Sqft) Each building	Total Area (in Sqft)	Year of Construction	Rate Rs/Sqft	Current Cost (Rs.)	Depreciation (Rs.)	Fair Market Value(Rs.)
1	A Type	Single storied RCC brick built	2	1566	3132	58-60	900	2818800	2114100	704700
2	B Type	Single storied RCC brick built	11	1321	14531	58-60	900	13077900	9808425	3269475
3	B2 Type	Single storied RCC brick built	4	1001	4004	86-87	900	3603600	2702700	900900
4	B3 Type	Two storied RCC brick built	8	1008	8064	56-57	900	7257600	5443200	1814400
5	C2 Type	Single storied RCC roofed	12	1068	12816	58-60	900	11534400	8650800	2883600
6	C2 Type	Single storied RCC roofed	6	972	5832	58-60	900	5248800	3936600	1312200
7	D Type	Single storied RCC	20	600	12000	58-60	900	10800000	8100000	2700000
8	D2 Type	Two storied RCC brick built	4	540	2160	86-87	900	1944000	1458000	486000
9	E Type	Two storied RCC brick built	48	746	35808	58-60	900	32227200	24170400	8056800
10	F Type	Brick wall AC roofed structure	16	361	5776	58-60	700	4043200	3032400	1010800
11	G Type	Brick wall AC roofed structure	17	456	7752	58-60	700	5426400	4069800	1356600
12	H Type	Single storied ,Brick wall RCC roofed	176	437	76912	58-60	900	69220800	51915600	17305200
13	H1 Type	Two storied ,Brick wall RCC roofed	96	504	48384	58-60	900	43545600	32659200	10886400

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Details of Residential Building

Annex- III

Sl No.	Type of Quarters Name of Building	Description	Nos.	Area(in Sqft) Each building	Total Area (in Sqft)	Year of Construction	Rate Rs/Sqft	Current Cost (Rs.)	Depreciation (Rs.)	Fair Market value(Rs)
1	A Type	Single storied RCC brick built	2	1566	3132	58-60	900	2818800	2114100	704700
2	B Type	Single storied RCC brick built	11	1321	14531	58-60	900	13077900	9808425	3269475
3	B2 Type	Single storied RCC brick built	4	1001	4004	86-87	900	3603600	2702700	900900
4	B3 Type	Two storied RCC brick built	8	1008	8064	56-57	900	7257600	5443200	1814400
5	C2 Type	Single storied RCC roofed	12	1068	12816	58-60	900	11534400	8650800	2883600
6	C2 Type	Single storied RCC roofed	6	972	5832	58-60	900	5248800	3936600	1312200
7	D Type	Single storied RCC	20	600	12000	58-60	900	10800000	8100000	2700000
8	D2 Type	Two storied RCC brick built	4	540	2160	86-87	900	1944000	1458000	486000
9	E Type	Two storied RCC brick built	48	746	35808	58-60	900	32227200	24170400	8056800
10	F Type	Brick wall AC roofed structure	16	361	5776	58-60	700	4043200	3032400	1010800
11	G Type	Brick wall AC roofed structure	17	456	7752	58-60	700	5426400	4069800	1356600
12	H Type	Single storied , Brick wall RCC roofed	176	437	76912	58-60	900	69220800	51915600	17305200
13	H1 Type	Two storied , Brick wall RCC roofed	96	504	48384	58-60	900	43545600	32659200	10886400

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14	I Type	Brick wall AC shed	91	238	21658	58-60	700	15160600	11370450	3790150
15	J Type	Brick wall RCC roof	10	200	2000	58-60	700	1400000	1050000	350000
16	K Type	Brick wall AC sheet	28	266	7448	58-60	700	5213600	3910200	1303400
17	L Type	Single storied RCC roofed	40	270	10800	58-60	900	9720000	7290000	2430000
18	Guest House	Two storied, Brick wall RCC roofed	1	1980	1980	58-60	900	1782000	1336500	445500
19	T.D Bungalow	Two storied, Brick wall RCC roofed	1	1980	1980	58-60	900	1782000	1336500	445500
20	Bungalow No.1	Single storied, Brick wall RCC roofed	1	2438	2438	60-61	900	2194200	1645650	548550
21	Bungalow No.1	Single storied, Brick wall RCC roofed	1	2438	2438	60-61	900	2194200	1645650	548550
22	IAG Club	Brick wall RCC / CGI shed	1	2060	2060	86-87	900	1854000	1390500	463500
Total			594	22450	289973			252048900	189036675	63012225

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PLANT & MACHINERY

Annex- IV

FOLLOWING WERE INSTALLED IN 1956 & DURING EXPANSION IN 1986

Sl. No.	Description (Name of Equipments)	Quantity	Year of Total acquisition life(n/installat yr.)	Spent	Balan ce	Value of Assets in Lakhs (total) (L.S.) 2013	Present Value of Assets in Lakhs (total)
1	FURNACE NO. 1 : Melting unit complete	1 no.	1956-57			470.00	352.5
2	Drawing unit complete	1 no.	1956-57			175.00	131.25
3	Furnace oil supply system	1 set	1956-57			50.00	37.5
4	Cutting unit	1 no.	1956-57			25.00	18.75
5	Packaging unit	1 no.	1956-57			35.00	26.25
6	Coal handling / transport system	1 unit	1956-57			150.00	112.5
	Sub Total					905.00	678.75
	FURNACE NO. 2 :						
1	Melting unit complete	1 no.	1986			1000.00	750
2	Drawing unit complete	1 no.	1986			250.00	187.5
3	Floating table and packaging unit	1 no.	1986			55.00	41.25
	Sub Total					1305.00	978.75
	INDUSTRIAL WATER SYSTEM	1 set	1956-57			22.00	16.5
	RAW MATERIAL HANDLING SYSTEM	1 set	1956-57			145.00	108.75
	COMPRESSED AIR SYSTEM :						
1	Kirloskar make compressors (2TF)	4 nos.	1956-57			8.00	6
2	Kirloskar make compressors (1TF)	3 nos.	1956-57			4.50	3.375
	Sub Total					12.50	9.38
	BOILER HOUSE :						
1	Lancashire boiler with auxiliaries	3 nos.	1956-57			70.00	52.5
2	Thermax boiler with auxiliaries	2 nos.	1986			80.00	60

Aty

					150.00	112.50
1 no.	1986				10.00	7.5
1 no.	1986				12.00	9
1 no.	1956-57				8.00	6
1 no.	1956-57				4.00	3
lot	1956-57				15.00	11.25
1 unit	1956-57 & 1986				83.00	62.25
lot	1956-57				4.00	3
lot	1956-57				6.00	4.5
					142.00	106.50
1 no.	1956-57				17.00	12.75
1 no.	1956-57				8.00	6
					25.00	18.75
5 nos.	1956-57				15.00	11.25
1 no.	1956-57				1.00	0.75
1 no.	1956-57				3.00	2.25
1 no.	1956-57				0.50	0.375
1 no.	1956-57				1.00	0.75
1 no.	1956-57				0.70	0.525
1 no.	1956-57				0.80	0.6

8	Band saw machine	1 no.	1956-57				0.50	0.375
9	Drill machines	3 nos.	1956-57				1.50	1.125
10	Grinding machine	1 no.	1956-57				0.20	0.15
11	Welding machines	7 nos.	1956-57				2.10	1.575
12	Roller pressing machine	1 no.	1956-57				2.00	1.5
	Sub Total						28.30	21.23
	Grand Total						2734.80	2051.10

NB: As per new companies act, economic life for many machineries installed during 1950's & 1980's are over. However, during our inspection and technical scrutiny we have observed that machinery can be revived for starting production and accordingly valuation has been arrived.

for the

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LIST OF PLANT & MACHINERIES PROCURED/INSTALLED DURING 2008 - 2010:

Sl. No.	Description (Name of Equipments)	Quantity	Year of acquisition/Installation	Total Life (yrs)	Spent	Balance	Original cost at the time of procurement / installation (in Lakhs) (Total)	Current Cost (Rs. in Lakhs)	Depreciation (Rs. in Lakhs)	Market Value (Rs. in Lakhs)
1	Chinese make new coal gas producing plant	3 nos.	2008-09	15	5	10	250	300.00	100.00	200.00
2	Chinese make gas producing plant (second hand)	1 nos.	-do-	15	5	10	41	49.20	16.40	32.80
3	Escorts pay loader	2 nos.	-do-	15	5	10	16	20.32	6.77	13.55
4	Lehr with all accessories (climax profile & engineers make)	1 unit	-do-	15	5	10	296	375.92	125.31	250.61
5	Hindustan make pay loader	1 no.	-do-	15	5	10	32	40.64	13.55	27.09
6	Sonalica tractor	2 nos.	-do-	15	5	10	8.8	11.18	3.73	7.45
7	Vollas make fork lift	1 no.	-do-	15	5	10	7	8.89	2.96	5.93
8	Window A/C 1.5 ton (LG & electrolux make)	8 nos.	-do-	10	5	5	1.6	2.03	1.02	1.02
9	Load cell & other parts of road weighing bridge	1 set	-do-	15	5	10	1.7	2.16	0.72	1.44
10	Paharpur make cooling tower	1 set	-do-	15	5	10	10.6	13.46	4.49	8.97

Page 2

11	Water seal disc base frame for gas tank furnace	1 set	-do-	15	5	10	18	22.86	7.62	15.24
12	60 KVA UPS (make - hitech system)	1 no.	-do-	8	5	3	5.1	6.48	4.05	2.43
13	Coal crusher 84 inch x 60 inch x 60 inch (hindustan make)	1 no.	-do-	15	5	10	6	7.62	2.54	5.08
14	Water filtration plant, 'Ion Exchange' make	2 set	-do-	15	5	10	2.4	3.05	1.02	2.03
15	Water softening plant, 'Ion Exchange' make	2 set	-do-	15	5	10	3	3.81	1.27	2.54
16	33 KV VCB, crompton greaves make	1 no.	-do-	20	4	16	2.4	3.05	0.61	2.44
17	Electronic weighing balance	4 nos	-do-	15	5	10	0.8	1.02	0.34	0.68
18	60 KVA UPS (make - emerson)	1 no.	-do-	8	5	3	5.2	6.60	4.13	2.48
19	120 KVA UPS (make - emerson)	1 no.	2009-10	8	4	4	12.6	14.99	7.50	7.50
20	Laboratory balance	1 no.	-do-	10	4	6	0.7	0.83	0.33	0.50
21	Volvo penta DG set 500 KVA (SILENT TYPE)	1 no.	-do-	20	4	16	22.8	27.13	5.43	21.71
22	Vacuum pump	1 no.	-do-	20	4	16	0.5	0.60	0.12	0.48
23	Diesel pump set, kirloskar make	1 no.	-do-	20	4	16	1.8	2.14	0.43	1.71

24	7.5 HP electric pump set Kirlosker make	2 nos.	-do-	20	4	16	0.55	0.65	0.13	0.52
25	30 KVA UPS, make - emerson	1 no.	-do-	8	4	4	0.4	0.48	0.24	0.24
26	Roller table manufactured by 'Mesco Industries'	1 set	-do-	20	4	16	2.7	3.21	0.64	2.57
27	Air Conditioner	42					(L.S.)			1.15
Total							749.65	928.32	311.32	618.15

for 6/5/2

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<u>Summary of valuation of machinery</u>	
Valuation of Machinery (of 1956 & 1986)	2051.10
Valuation of Machinery (of 2008-09 & 2009-10)	618.15
Grand Total Value of Machinery	2669.25

6/10/15

