

ER. ARUN KUMAR SINGH

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Govt. Regd. Property Valuer
Regn. No. 54/2018-2019
Ministry Of Finance, (GOVT. OF INDIA)

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Ref.No.

Date.....

Ref No. aks/Val - 101/pnb/2023-2024

Date: 06/04/2023

Appendix-I

FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES
(To be filled in by the Approved Valuer)

To,

The A.G.M.,
Punjab National Bank,
Circle SASTR,
Ranchi South, Jharkhand

Dear Sir,

As per your request, I have visited on 01/04/2023. Valuation report is done on the basis of details of the property papers Received from your office, have been considered for reference only for determining the value of the land and Building. Legal aspects are not taken into consideration and details of valuation given below:-

Sr.	Particulars	Content
I.	Introduction	
1.	Name of Valuer	Er. Arun Kumar Singh
2.	a) Date of inspection	: 01/04/2023
	b) Title Sale Deed Number and Date	Photocopy of Deeds As Per ANNEXURE I
	c) Date on which the valuation	: 04/04/2023
3.	Purpose of Valuation	To Know Current Market Value.
4.	Name of Property Owner/s (Details of share : of each owner in case of joint & Co-ownership)	M/S IAG COMPANY LTD. R/O, Vill. - Bhurkunda, Dist. Ramgarh, Jharkhand, 829105.
5.	Name of Bank/FI as applicable	: Punjab National Bank
6.	Name of Developer of the Property (in case of developer built properties)	M/S IAG COMPANY LTD. A company registered under the Companies Act 1956. Hereinafter referred to as the Owner of the aforesaid property.

(Handwritten signature)
06/04/2023

7. Whether occupied by the owner / tenant? If occupied by tenant, since how long? Owner Occupied.

II Physical Characteristics of the Asset

1. Location of property	:	Khata No.- Annexure I Plot No .- Annexure I Vill. - Bhurkunda, P.O. - Bhadaninagar, Thana - Patratu, Dist. - Ramgarh, Jharkhand, 829105.
a) Plot No./ Survey No.	:	Annexure I
b) Door No.	:	N.A.
c) T.S.No./ Village / Mauza	:	Vill.- Bhurkunda,
d) Ward/ Taluka/Anchal	:	--
e) Mandal / District	:	Ramgarh
2. Municipal Ward No.	:	--
3. City/ Town	:	Ramgarh
Residential Area/ Commercial Area/ Industrial Area	:	Industrial Area
4. Classification of the area	:	
i) High/Middle/ Poor	:	Poor
ii) Metro/ Urban/ Semi Urban/ Rural	:	Rural
5. Coming under Corporation limit / Village Panchayat/ Municipality	:	Under Panchyat
6. Postal address of the property	:	Khata No.- Annexure I Plot No .- Annexure I Vill. - Bhurkunda, P.O. - Bhadaninagar, Thana - Patratu, Dist. - Ramgarh, Jharkhand, 829105.
7. Latitude, Longitude and Coordinates of the	:	23° 38' 17.7" N 85° 22' 14.2" E
8. Area of the plot/land (supported by a plan)	:	Yes
9. Layout plan of the area in which the property is located	:	No.
10. Development of surrounding areas	:	Surrounding area is Well developed as Industrial
11. Details of Roads abutting the property	:	Ramgarh to Ranchi main Road
12. Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	:	N.A.
13. In case it is an agricultural land, any conversion to house site plots is contemplated	:	N.A.
14. Boundaries of the property	:	

Only 6/4/2022

A	B
As Per Deed	Actual

North	:	By Nala then Shiv Temple and Others Plot	By Nala then Shiv Temple and
South	:	By Ramgarh Ranchi Main Road	By Ramgarh Ranchi Main Road
East	:	By Vill. Mahua Tola	By Vill. Mahua Tola
West	:	By Railway Track and Private Land	By Railway Track and Private Land

Extent of the site considered for valuation (least of 14A & 14B) 12673.50 deci. = 126.735 Acrs.

15. Description of Adjoining properties	:	A As Per Deed	B Actuals
North	:	--	--
South	:	--	--
East	:	--	--
West	:	--	--

16. Survey no. if any : 12673.50 deci. = 126.735 Acres.

17. Type of Building (Residential/ Commercial/ Industrial) : Industrial

18. Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details full details of specifications to be appended along with building plans and elevations. --

19. Plinth area, Carpet area and Saleable area to be mentioned separately and clarified As Per ANNEXURE II

20. Any other aspect No.

III. Town Planning Parameters

1. Master plan provisions related to the property in terms of land use : N.A.
2. Date of issue and validity of layout of approved map/ plan : Map is not approved
3. Approved map / plan issuing authority : --
4. Whether genuineness or authenticity of approved map/ plan is verified No
5. Any other comments by our empanelled valuers on authentic of approved plan : N.A.
6. Planning area/zone : Under Panchayet area

Handwritten signature and date: 14/12/23

7.	Development controls	: Yes
8.	Zoning regulations	: Industrial
9.	FAR/FSI permitted and consumed	: Permitted FAR is not available
10.	Ground coverage	: Within permissible coverage
11.	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc.	: N.A.
12.	Comment on surrounding land uses and adjoining properties in terms of usage	: Surrounding area is developed as Industrial Area.
13.	Comment on unauthorized constructions if any	: N.A.
14.	Comment on demolition proceedings if any	: N.A.
15.	Comment on compounding/ regularization proceedings	: N.A.
16.	Comment on whether OC has been issued or not	: N.A.
17.	Any other aspect	: No
IV. Legal Aspects		
1.	Ownership documents,	: Photocopy of Deeds As Per ANNEXURE I
2.	Names of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or not?)	: M/S IAG COMPANY LTD. R/O, Vill. - Bhurkunda, Dist. Ramgarh, Jharkhand, 829105.
3.	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.	N.A.
4.	Comment on whether the IP is independently accessible?	Yes
5.	Title verification,	No
6.	Details of leases if any,	N.A.
7.	Ordinary status of freehold or leasehold including restriction on transfer	Freehold
8.	Agreements of easements if any,	N.A.
9.	Notification for acquisition if any,	No
10.	Notification for road widening if any,	No
11.	Possibility of frequent flooding / sub-merging	No


 6/11/2023

12.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	No
13.	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.	N.A.
14.	Comment on transferability of the property ownership,	Applicable
15.	Comment on existing mortgages/ charges/encumbrances on the property if any,	N.A.
16.	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	N.A.
17.	Building plan sanction, illegal constructions if any done without plan sanction/violations.	: No
18.	Any other aspect,	: It is completely Industrial Area
V	Economic aspects	
1	Details of ground rent payable,	N.A.
2	Details of monthly rents being received if any,	N.A.
3	Taxes and other outgoings,	N.A.
4	Property insurance,	N.A.
5	Monthly maintenance charges,	N.A.
6	Security charges, etc.	N.A.
7.	Any other aspect	N.A.
VI.	Socio-cultural aspects of the Property	
1.	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc.	Plot No.- Annexure I Kathas Annexure I Vill. - Bhurkunda, P.O. - Bhadaninagar, Thana - Patratu, Dist. - Ramgarh, Jharkhand, 829105.
VII.	Functional and Utilitarian Aspects	

Ans-1
4/11/2022

	Description of the functionality and utility of the assets in terms of : 1. Space allocation, 2. Storage spaces, 3. Utility of spaces provided within the building, 4. Any other aspect.	Yes
VIII.	Infrastructure Availability	
	a. Description of aqua infrastructure availability in terms 1. Water supply, 2. Sewerage/Sanitation, 3. Storm Water drainage,	Yes
	b. Description of other physical infrastructure facilities viz. 1. Solid waste management, 2. Electricity, 3. Roads & Public transportation connectivity, 4. Availability of other public utilities nearby,	Yes Yes The property is itself is a landmark by the side of Bhurkunda Village, which is connected with Ramgarh to Ranchi main Road. Within 3 Km.
	c. Social infrastructure in terms of, 1. Schools, 2. Medical facilities, 3. Recreation facilities in terms of parks and open spaces,	School – 2 Km. Hospital – 2.5 Km. Park – 3.0 Km.
IX.	Marketability	
	Analysis of the market for the property in terms of 1. Locational attributes 2. Scarcity 3. Demand and supply of the kind of subject property. 4. Comparable sale prices in the locality	Land rate in this locality and nearby areas increased rapidly in last few years for CNT free Land.
X.	Engineering and Technology Aspects	
	1. Type of construction	R.C.C. Steel Frame & Load Bearing
	2. Materials and technology used	Steel Joists, Reinforcement Bars, Asbestos Sheet etc.
	3. Specifications	As Per ANNEXURE II
	4. Maintenance issues	Good
	5. Age of the building	63 and 35 Yrs. respectively

6.	Total life of the building	Total life of the building = 70 Years,
7.	Extent of deterioration	To a great extent
8.	Structural safety	Normal & Poor
9.	Protection against natural disasters viz. earthquakes	Yes
10.	Visible damage in the building if any	No
11.	Common facilities viz. lift, water pump, lights, security systems, etc.,	No
12.	System of air-conditioning	No
13.	Provision for fire fighting	No
14.	Copies of plans and elevations	To be furnished by the Management of the building to be included by the Company
XI	Environmental Factors	
1.	Use of environment friendly building materials, Green building techniques if any.	No
2.	Provision for rain water harvesting.	No.
3.	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	No
XII	Architectural and aesthetic quality	
1.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern with all facilities and decoration.
XIII.	In case of valuation of Industrial property	
1.	Proximity to residential areas	N.A.
2.	Availability of Public Transport facilities	N.A.
XIV.	Valuation	
1.	Here, the procedure adopted for arriving at the valuation has to be highlighted. The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular approach and the basis on which the final valuation judgement is arrived at. A detailed analysis and descriptive account of the approaches, assumption made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has presented here.	Prevailing market rate has been considered on the basis of local enquiries from the local people of the area. Present Market Rate is Rs 38, 000.00 per decimal to 80,000.00 per decimal from local enquiry.

6/4/2022

2. Summary of valuation

A. The Present Market Value:

- Part 1 - 4224.50 decimal @Rs. 80,000.00 per decimal = Rs. 33,79,60,000.00
- Part 2 - 4224.50 decimal @Rs. 57,000.00 per decimal = Rs. 24,07,96,500.00
- Part 3 - 4224.50 decimal @Rs. 38,000.00 per decimal = Rs. 16,05,31,000.00
- Total = 12673.50 decimal = Rs. 73,92,87,500.00

B. The Guideline/Govt. Value:

- Part 1 - 4224.50 decimal @Rs. 29,040.00 per decimal = Rs. 12,26,79,480.00
- Part 2 - 4224.50 decimal @Rs. 11,220.00 per decimal = Rs. 4,73,98,890.00
- Part 3 - 4224.50 decimal @Rs. 6,435.00 per decimal = Rs. 2,71,84,657.50
- Total Value = Rs. 19,72,63,027.50

Total Built Up Area = Rs. 7,60,43,059.00

Total = Rs. 27,33,06,086.50

ABSTRACT OF VALUATION OF THE ENTIRE PROPERTY

Land	Rs. 73,92,87,500.00
Civil Structures (As Per Annexure II)	Rs. 7,60,43,059.00
Machineries & Equipments (As Per ANNEXURE)	Rs. 10,14,65,450.00
Total	Rs. 91,67,96,009.00

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications Rs. 91,68,08,000.00 (Rupees Ninety One Crore Sixty Eight lac Eight thousand only). (Prevailing market rate along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots of similar size/area and same use as the land being valued).

Japanese (Aichi).

Land ≈ 74 crs
 Building ≈ 5.
 Machinery ≈ Scrap value..

01/01/2023

The other details are as under:

i. Market/Book value of immovable property:	Rs. 91,68,08,000.00
ii. Realizable Value of immovable property:	Rs. 82,51,27,200.00
iii. Distress Sale Value of immovable property:	Rs. 73,34,46,400.00
iv. Guideline Value (value as per Circle Rates): =	Rs. 27,33,06,086.50

Items	Land	Civil Structures	Machineries & Equipments	Total
Fair Market Value	Rs.73,93,00,000.00	Rs.7,60,43,000.00	Rs.10,14,65,000.00	Rs. 91,68,08,000.00
Realisable Value	Rs.66,53,70,000.00	Rs.6,84,38,700.00	Rs. 9,13,18,500.00	Rs.82,51,27,200.00
Distress Value	Rs.59,14,40,000.00	Rs.6,08,34,400.00	Rs. 8,11,72,000.00	Rs.73,34,46,400.00

Ans. 1
44/2022

Encl.

1.	Declaration from the valuer
2.	Model code of conduct for valuer
3.	Photograph of owner/representative with the property in the background – Yes
4.	Screenshot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet Sites (eg. Google Earth)/etc.- Yes
5.	Layout plan of the area in which the property is located- No
6.	Building Plan-Yes
7.	Floor Plan- Yes
8.	Any other relevant documents/extracts- Nil.

1.	Declaration from the valuer
I hereby declare that:	
a)	The information furnished in my valuation report dated 06/04/2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property;
b)	I have no direct or indirect interest in the property valued;
c)	I have personally inspected the property on 01/04/2023. The work is not sub-contracted to any other valuer and carried out by myself.
d)	I have not been convicted of any offence and sentenced to a term of Imprisonment.
e)	I have not been found guilty of misconduct in my professional capacity.
f)	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.
g)	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.
h)	I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III - A signed copy of same to be taken and kept along with this declaration)
i)	I am registered under Section 34 AB of the Wealth Tax Act, 1957.
j)	I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
k)	Further, I hereby Provide the following information.

Sl. No.	Particulars	Valuers Comment
1.	Background information of the asset being valued;	Periodical Valuation
2.	Purposed of valuation and appointing authority	M.L.
3.	Identity of the valuer and any other experts involved in the valuation;	No
4.	Disclosure of valuer interest or conflict, if any;	No
5.	Date of appointment, valuation date and date of report:	As mentioned above
6.	Inspections and/or investigations undertaken;	Yes, Photographs attached

M.L.
6/4/2023

7.	Nature and sources of the information used or relied upon:	Market Study
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Land & Building Method
9.	Restriction on use of the report, if any:	No
10.	Major factors that were taken into account during the valuation:	The land belongs to general category and due to CNT Act at Ranchi the market price of general land is high in comparison to Govt. min. specified rate
11.	Caveats, limitation and disclaimers to the extent they explain or elucidate the limitation faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report	No

Date: 06/04/2023

Place: Ranchi

Arun Singh
6/4/2023

Signature

Arun Kumar Singh
(Approved Valuer)

ANNEXURE I

Sl. NO.	Deed No. & Date	Plot No.	Village	Area in Decimal
1.	I - 478/13.10.1972	591, 593, 594, 607, 608, 197 189, 198, 190, 191, 0909, 21 22, 23	Sudi	378.00
2.	I - 1170/18.07.1963	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, 344), 349, 355, 354, 294, 320, 692, 687.	Lapanga	1679.00
3.	I - 7356/15.12.1972	50, 51, 52, 53, 61, part of 64, 31, 32, 33, 34, 35, 39, 276, 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	Lapanga & Matkuma	2454.00
4.	I - 15473/03.11.1976	360	Lapanga	16.00
5.	I - 645/16.02.1962	Portion of Plot No. 26	Lapanga	93.00
6.	I - 644/16.02.1962	Portion of Plot No. 28	Lapanga	117.00
7.	I - 1425/27.03.1962	Portion of Plot No. 30	Lapanga	145.00
8.	I - 646/16.02.1962	Portion of Plot No. 30	Lapanga	145.00
9.		Part I : 354 & 355,	Lapanga	96.00
		Part II : 340,342,343	Lapanga	83.00
		Part III : 320,338,687,692,332	Lapanga	213.00
		Part IV : 320,338,687,692,332	Lapanga	531.00
		Part V : 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,	Lapanga	3227.50

		Plot NO. 689,690		
		Part VI : 706,	Lapanga	370.00
		Part VII : 337,330,331,332,334, 335,375,377,339,346,345,344,68 299,298,301,300,278,286,287, 288,305,318,349	Lapanga	831.00
		Total		10,000.50
10.	I – 1171/18.07.1963	11, 13, 14, 20, 23, 25, (Portion Of 22, 24, 26), 41, (Portion Of 40), 42.	Ladi	1513.00
11.	I – 7355/17.11.1972	43	Ladi	70.00
12.	I – 4040/27.12.1960	19/550 & 19/551	Ladi	40.00
13.	I – 4039/27.12.1960	16 & 18	Ladi	78.00
14.	I – 3335/09.09.1960	Portion of Plot No. 22	Ladi	65.00
15.	I – 3333/09.09.1960	21, Portion of Plot No. 17	Ladi	127.50
16.	I – 3334/09.09.1960	21, Portion of Plot No. 17	Ladi	127.50
17.	I – 8721/28.11.1959	292	Ladi	93.00
		Total		2114.00
18.	I – 13565/22.07.1976	Portion of 31/1, 19/1, 19/2 19/3, 31/4, 31/5, 31/6, 30/2, 30/3, 30/4, 32/1, 30/5, 30/6, 30/7, 32/2.	Matkuma	31.00
19.	I – 4448/13.08.1965	Portion of Plot No. 15	Matkuma	100.00
20.	I – 4449/13.08.1965	Portion of Plot No. 15	Matkuma	50.00
		Total		181.00
Total 12673.50 decimal or 126.735 acre				

9/4/2023

ANNEXURE II

M/S IAG Company LTD.

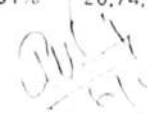
Vill. - Bhurkunda, P.O. - Bhadaninagar, Thana - Patratu, Dist. - Ramgarh, Jharkhand, Pin 829106

Valuation of Building/Civil Structures

Sl. NO	Short Description of Building/ Structure	Description	Plinth Area of Building sft.	Year of Const.	Rate Rs.	Total Cost Rs.	Total Life	Pres. Life	Dep. %	Dep. Rs.	Net value Rs.
Details of Factory Shed, Buildings, Boundary Wall											
1	Batch House	25' brick Wall AC Roof	26491	1956-57	350.00	92,71,850.00	75	65	84%	77,88,354.00	14,83,496.00
2	Sand Screening Plant	25' brick Wall AC Roof	1076	1956-57	350.00	3,76,600.00	75	65	84%	3,16,344.00	60,256.00
3	Sand Godown	25' brick Wall AC Roof	22811	1956-57	350.00	79,83,850.00	75	65	84%	67,06,434.00	12,77,416.00
4	Dolomite Godown	25' brick Wall AC Roof	3228	1956-57	350.00	11,29,800.00	75	65	84%	9,49,032.00	1,80,768.00
5	Cullet Shed	25' brick Wall AC Roof	2152	1956-57	350.00	7,53,200.00	75	65	84%	6,32,688.00	1,20,512.00
6	Engineering Store	25' brick Wall AC Roof	2044	1956-57	350.00	7,15,400.00	75	65	84%	6,00,936.00	1,14,464.00
7	Boiler House	Steel Structure	3873	1956-57	350.00	13,55,550.00	75	65	84%	11,38,662.00	2,16,888.00
8	Gas Producer	Steel Structure	3228	1956-57	350.00	11,29,800.00	75	65	84%	9,49,032.00	1,80,768.00
9	Power House no. 1	25' brick Wall AC Roof	3572	1956-57	350.00	12,50,200.00	75	65	84%	10,50,168.00	2,00,032.00
10	Engineering Work Shop	brick Wall AC Roof 12' high	6284	1956-57	350.00	21,99,400.00	75	65	84%	18,47,496.00	3,51,904.00
11	Centring Shed	brick Wall AC Roof 12' high	1291	1956-57	350.00	4,51,850.00	75	65	84%	3,79,554.00	72,296.00

6/11/2023

12	Debi Clay She	brick Wall AC Roof 12' high	1614	1956-57	350.00	5,64,900.00	75	65	84%	4,74,516.00 00	90,384.00
13	Debi Room	brick Wall AC Roof 12' high	8070	1956-57	350.00	28,24,500.00	75	65	84%	23,72,580.0 0	4,51,920.00
14	Engineering Godown	brick Wall AC Roof 12' high	2367	1956-57	350.00	8,28,450.00	75	65	84%	6,95,898.00	1,32,552.00
15	Engineering Repairing Shed	brick Wall AC Roof 12' high	645	1956-57	350.00	2,25,750.00	75	65	84%	1,89,630.00	36,120.00
16	Sheet Glass Factory building	brick Wall Iron AC Sheet 30' high	107600	1956-57	350.00	3,76,60,000.00	75	65	84%	3,16,34,400. 00	60,25,600.00
17	Water filter Shed	AC Shed	452	1956-57	350.00	1,58,200.00	75	65	84%	1,32,888.00	25,312.00
18	Frosting Shed	12' High AC Shed	904	1956-57	350.00	3,16,400.00	75	65	84%	2,65,776.00	50,624.00
19	Motor Garage	10' High AC Shed	1184	1956-57	350.00	4,14,400.00	75	65	84%	3,48,096.00	66,304.00
20	Refractory Shed no. 1	16' High brick wall AC Shed	9253	1986-87	350.00	32,38,550.00	75	65	84%	27,20,382.0 0	5,18,168.00
21	Refractory Shed no. 2	16' High brick wall AC Shed	4304	1986-87	350.00	15,06,400.00	75	65	84%	12,65,376.0 0	2,41,024.00
22	Wooden box Shed	18' High brick wall AC Shed	8285	1986-87	350.00	28,99,750.00	75	65	84%	24,35,790.0 0	4,63,960.00
23	H.S.D. Pump Room	Brick wall RCC Roofed 10' High	258	1956-57	350.00	90,300.00	75	65	84%	75,852.00	14,448.00
24	General Store	20' brick Wall AC Shed	6456	1956-57	350.00	22,59,600.00	75	65	84%	18,98,064.0 0	3,61,536.00
25	Hardware Store	10' High Brick wall RCC Roofed	291	1956-57	350.00	1,01,850.00	75	65	84%	85,554.00	16,296.00
26	Cash office	10' High Brick wali RCC Roofed	538	1986-87	350.00	1,88,300.00	75	65	51%	96,033.00	92,267.00
27	Administrativ Building (Double Storied)	Brick wall RCC Roofed 12' high	11621	1986-87	350.00	40,67,350.00	75	65	51%	20,74,348.5	19,93,001.5


 16/4/2022

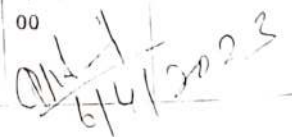
28	Canteen	18' High Brick wall AC Roofed	4842	1956-57	350.00	16,94,700.00	75	65	84%	14,23,548.00	2,71,152.00
29	Cement Godown	Brick wall RCC Roofed	1722	1986-87	350.00	6,02,700.00	75	65	51%	3,07,377.00	2,95,323.00
30	Box making Shop	20' High Brick wall AC Roofed	24479	1956-57	350.00	85,67,650.00	75	65	84%	71,96,826.00	13,70,824.00
31	Laboratory	12' High Brick wall AC Roofed	2582	1986-87	350.00	9,03,700.00	75	65	51%	4,60,887.00	4,42,813.00
32	Coal Shed	Iron Column/ AC Shed	2798	1986-87	350.00	9,79,300.00	75	65	51%	4,99,443.00	4,79,857.00
33	Engineering Office	Brick wall AC Roofed	1991	1986-87	350.00	6,96,850.00	75	65	51%	3,55,393.50	3,41,456.50
34	Water House Office	Brick wall AC Roofed	1506	1986-87	350.00	5,27,100.00	75	65	51%	2,68,821.00	2,58,279.00
35	Power House no. 2	25' High Brick wall AC Roofed	4519	1986-87	350.00	15,81,650.00	75	65	51%	8,06,641.50	7,75,008.50
36	Compressor room	25' High Brick wall AC Roofed	3712	1986-87	350.00	12,99,200.00	75	65	51%	6,62,592.00	6,36,608.00
37	Sheet/ Figured Glass fy	30' High Brick wall RCC/AC Roofed	122664	1986-87	350.00	4,29,32,400.00	75	65	51%	2,18,95,524.00	2,10,36,876.00
38	Bonded Store Room (W.H.)	25' High Brick wall AC Roofed	33743	1956-57	350.00	1,18,10,050.00	75	65	51%	60,23,125.50	57,86,924.50
39	Pump House no.1	10' High Brick wall RCC Roofed	269	1986-87	350.00	94,150.00	75	65	51%	48,016.50	46,133.50
40	Pump House no.2	10' High Brick wall RCC Roofed	269	1986-87	350.00	94,150.00	75	65	51%	48,016.50	46,133.50
41	Boundary wall	7' high 10" Thick brick Built Boundary wall	L.S.	1956-57							10,00,000.00

Total

4,76,25,705.00

Ans-1
6/11/2022

Sl. NO	Short Descrip- of Building/ Structure	Description	Plinth Area of Building sft.	Year of Const.	Rate Rs.	Total Cost Rs.	Total Life	Pres. Life	Dep. %	Dep. Rs.	Net value Rs.
Details of Residential Building											
1	A Type	Single Storied RCC Brick Built	75	65	700.00	21,92,400.00	75	65	86.00	18,85,464.00	3,06,936.00
2	B Type	Single Storied RCC Brick Built	75	65	700.00	1,01,71,700.00	75	65	86.00	87,47,662.00	14,24,038.00
3	B2 Type	Single Storied RCC Brick Built	75	65	700.00	28,02,800.00	75	65	86.00	24,10,408.00	3,92,392.00
4	B3 Type	Two Storied RCC Brick Built	75	65	700.00	56,44,800.00	75	65	86.00	48,54,528.00	7,90,272.00
5	C Type	Single Storied RCC Brick Built	75	65	700.00	89,71,200.00	75	65	86.00	77,15,232.00	12,55,968.00
6	C2 Type	Single Storied RCC Brick Built	5832	2015	700.00	40,82,400.00	75	65	86.00	35,10,864.00	5,71,536.00
7	D Type	Single Storied RCC Brick Built	12000	2015	700.00	84,00,000.00	75	65	86.00	72,24,000.00	11,76,000.00
8	D2 Type	Two Storied RCC Brick Built	2160	2015	700.00	15,12,000.00	75	65	86.00	13,00,320.00	2,11,680.00
9	E Type	Brick wall And Roofed Structure	35808	2015	700.00	2,50,65,600.00	75	65	86.00	2,15,56,416.00	35,09,184.00
10	F Type	Single Storied RCC Brick Built	5776	2015	700.00	40,43,200.00	75	65	86.00	34,77,152.00	5,66,048.00
11	G Type	Two Storied RCC Brick Built	7752	2015	700.00	54,26,400.00	75	65	86.00	46,66,704.00	7,59,696.00
12	H Type	Brick wall ASB Shed	76912	2015	700.00	5,38,38,400.00	75	65	86.00	4,63,01,024.00	75,37,376.00
13	H 2 Type	Brick wall RCCC Roofed	48384	2015	700.00	3,38,68,800.00	75	65	86.00	2,91,27,168.00	47,41,632.00



 6/4/2023

14	I Type	Brick wall ASB Shed	21658	2015	700.00	1,51,60,600.00	75	65	86.00	1,30,38,116.00	21,22,484.00
15	J Type	Single Storied RCC Brick Built	2000	2015	700.00	14,00,000.00	75	65	86.00	12,04,000.00	1,96,000.00
16	K Type	Two Storied RCC Brick Built	7448	2015	700.00	52,13,600.00	75	65	86.00	44,83,696.00	7,29,904.00
17	L Type	Two Storied RCC Brick Built	10800	2015	700.00	75,60,000.00	75	65	86.00	65,01,600.00	10,58,400.00
18	Guest House	Single Storied RCC Brick Built	1980	2015	700.00	13,86,000.00	75	65	86.00	11,91,960.00	1,94,040.00
19	T.D. Bungalow	Single Storied RCC Brick Built	1980	2015	700.00	13,86,000.00	75	65	86.00	11,91,960.00	1,94,040.00
20	Bungalows No	Brick wall RCC/GCI Shed	2438	2015	700.00	17,06,600.00	75	65	86.00	14,67,676.00	2,38,924.00
21	Bungalows No	Single Storied RCC Brick Built	2438	2015	700.00	17,06,600.00	75	65	86.00	14,67,676.00	2,38,924.00
22	JAG Club	Brick wall RCC/GCI Shed	2060	2015	700.00	14,42,000.00	75	65	86.00	12,40,120.00	2,01,880.00

Total = 2,84,17,354.00

Grand Total = 7,60,43,059.00

Handwritten signature/initials

ANNEXURE III

M/S IAG Company LTD.

Vill. - Bhurkunda, P.O. - Bhadaninagar, Thana - Patraru, Dist. - Ramgarh, Jharkhand, Pin 829106

MACHINERIES & EQUIPMENTS

S.I No.	Name & Description Of Items Including specification	No. of Item	Yr. of Installation	Previous Recorded Value, Rs. In 2014	Depreciation Including Physical obsolescence (%)	Depreciation Amount (Rs.)	Net value Amount (Rs.)
A	B	C	D	E	F	G	H.
	Following were installed in 1995 & During Expansion in 1986						
	<u>Furnace No. 1</u>						
1	Melting Unit Complete	1	1956-57	2,00,00,000.00	40.00	80,00,000.00	1,20,00,000.00
2	Drawing Unit Complete	1	1956-57	50,00,000.00	40.00	20,00,000.00	30,00,000.00
3	Furnace Oil Supply System	1 Set	1956-57	10,00,000.00	40.00	4,00,000.00	6,00,000.00
4	Cutting Unit	1	1956-57	15,00,000.00	40.00	6,00,000.00	9,00,000.00
5	Packaging Unit	1	1956-57	10,00,000.00	40.00	4,00,000.00	6,00,000.00
6	Coal Handling/ Transport System	1 Unit	1956-57	50,00,000.00	40.00	20,00,000.00	30,00,000.00
	Sub Total						2,01,00,000.00
	<u>Furnace No. 2</u>						
1	Melting Unit Complete	1	1986	55,00,000.00	40.00	22,00,000.00	49,50,000.00
2	Drawing Unit Complete	1	1986	1,00,00,000.00	40.00	40,00,000.00	60,00,000.00
3	Floating Table & Packing Unit	1	1986	30,00,000.00	40.00	12,00,000.00	18,00,000.00
	Sub Total						1,27,50,000.00
	Industrial Water System	1 Set	1956-57	10,00,000.00	40.00	4,00,000.00	6,00,000.00

6/11/2023

	Raw Material Handling System	1 Set	1956-57	80,00,000.00	40.00	32,00,000.00	48,00,000.00
1	<u>Compressed Air System</u> Kirlosker Make Compressors (2 TF)	4	1956-57	6,00,000.00	40.00	2,40,000.00	3,60,000.00
2	Kirlosker Make Compressors (1 TF)	3	1956-57	2,50,000.00	40.00	1,00,000.00	1,50,000.00
	Sub Total						59,10,000.00
1	<u>Boiler House</u> Lancashire Boiler With Auxiliaries	3	1956-57	25,00,000.00	40.00	10,00,000.00	15,00,000.00
2	Thermex Boiler With Auxiliaries	2	1986	40,00,000.00	40.00	16,00,000.00	24,00,000.00
	Sub Total						39,00,000.00
1	<u>Power House & Sub S</u> 380 KVA DG Set (Voivo Penta Make)	1	1986	8,00,000.00	40.00	3,20,000.00	4,80,000.00
2	500 KVA DG Set (Volvo Penta Make)	1	1986	10,00,000.00	40.00	4,00,000.00	6,00,000.00
3	750 KVA DG Set	1	1956-57	2,00,000.00	40.00	80,000.00	1,20,000.00
4	Electrical Distribution Boards	Lot	1956-57	7,00,000.00	40.00	2,80,000.00	4,20,000.00
5	33 KV Sub Station With 3 Transformers	1 Unit	1956-57	35,00,000.00	40.00	14,00,000.00	21,00,000.00
6	Battery Banks	Lot	&1986 1956-57	1,00,000.00	40.00	40,000.00	60,000.00
7	Capacitor Banks	Lot	1956-57	1,00,000.00	40.00	40,000.00	60,000.00
	Sub Total						38,40,000.00
1	<u>Weighbridge</u> Electronic Weighbridge 40 ton Capacity	1	1956-57	5,00,000.00	40.00	2,00,000.00	3,00,000.00
2	Mechanical Weighbridge 40 ton Capacity	1	1956-57	2,00,000.00	40.00	80,000.00	1,20,000.00

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6/4/2023

	Sub Total					4,20,000.00	
1	Work Shop Lathe Machines	5	1956-57	5,00,000.00	40.00	2,00,000.00	3,00,000.00
2	Hydraulic Press	1	1956-57	20,000.00	40.00	8,000.00	12,000.00
3	Milling Machine	1	1956-57	20,000.00	40.00	8,000.00	12,000.00
4	Plate Bending Machine(manual Operation)	1	1956-57	10,000.00	40.00	4,000.00	6,000.00
5	Shaping Machine	1	1956-57	20,000.00	40.00	8,000.00	12,000.00
6	Circular Saw Machine	1	1956-57	10,000.00	40.00	4,000.00	6,000.00
7	Blacksmith Furnace With air Browser	1	1956-57	30,000.00	40.00	12,000.00	18,000.00
8	Band Saw Machine	1	1956-57	30,000.00	40.00	12,000.00	18,000.00
9	Drill Machine	3	1956-57	1,00,000.00	40.00	40,000.00	60,000.00
10	Grinding Machine	1	1956-57	10,000.00	40.00	4,000.00	6,000.00
11	Welding Machine	7	1956-57	1,00,000.00	40.00	40,000.00	60,000.00
12	Roller Pressing Machine	1	1956-57	1,00,000.00	40.00	40,000.00	60,000.00
	Sub Total						41,34,000.00
	Grand Total						5,10,54,000.00 (A)

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6/4/2023

Sl. No.	Name & Description Of Items Including specification	No. Of Item	Yrs. Of Install	Previous Recorded value	Total Life Yrs.	Press. Life (Yrs.)	Rema Life (Yrs.)	Dep. (%)	Dep. Amount	Net Value Amount Rs.
List of Plant & Machineries produced install during 2008-10										
1	Chinese make New coal producing Plant	3	2008-09	2,50,00,000.00	20	15	5	36.00	90,00,000.00	1,60,00,000
2	Chinese make gas producing Plant (2 nd Hand)	1	2008-09	41,00,000.00	20	15	5	36.00	14,76,000.00	26,24,000.00
3	Escorts day Loader	2	2008-09	16,00,000.00	15	15	0	15.00	2,40,000.00	13,60,000.00
4	Lehr with all accessoners (engineers make)	1 unit	2008-09	2,96,00,000.00	20	15	5	36.00	1,06,56,000.00	1,89,44,000.00
5	Hindustan Make pay Loader	1	2008-09	32,00,000.00	15	15	0	15.00	4,80,000.00	27,20,000.00
6	Sonica tractor	2	2008-09	3,80,000.00	15	15	0	15.00	1,32,000.00	7,48,000.00
7	Volts make fork it	1	2008-09	7,00,000.00	15	15	0	15.00	1,05,000.00	5,95,000.00
8	Window AC 1.5 ton (LG 7 & Electronic Make)	8	2008-09	1,60,000.00	15	15	0	15.00	24,000.00	1,36,000.00
9	Load cell & Others part	1set	2008-09	1,70,000.00	15	15	0	15.00	25,500.00	1,44,500.00

21/11/2009

	Of road Weigh bridge									
10	Paharpur Make Cooling tower	1set	2008-09	10,60,000.00	20	15	5	36.00	3,81,600.00	6,78,400.00
11	Water seal	1set	2008-09	18,00,000.00	15	15	0	15.00	2,70,000.00	15,30,000.00
12	60 KVA UPS (make hi-tech System)	1	2008-09	5,10,000.00	15	15	0	15.00	76,500.00	4,33,500.00
13	Coal Crusher 84 Inch X 60 inch X 60 Inch(Hindustan Make)	1	2008-09	6,00,000.00	15	15	0	15.00	90,000.00	5,10,000.00
14	Water filtration Plant	2set	2008-09	2,40,000.00	20	15	5	36.00	86,400.00	1,53,600.00
15	Water Softening plant	2set	2008-09	3,00,000.00	20	15	5	36.00	1,08,000.00	1,92,000.00
16	33KV VCB Crompton Greaves make	1	2008-09	2,40,000.00	20	15	5	36.00	86,400.00	1,53,600.00
17	Electronic Weighing balance	4	2008-09	60,000.00	15	15	0	15.00	9,000.00	51,000.00
18	60 KVA UPS (make Emerson)	1	2008-09	5,20,000.00	15	15	0	15.00	78,000.00	4,42,000.00
19	170 KVA UPS (make Emerson)	1	2009-10	12,60,000.00	15	15	0	15.00	1,89,000.00	10,71,000.00
20	Laboratory balance	1	2009-10	70,000.00	15	15	0	15.00	10,500.00	59,500.00
21	Volvo Penta DG set 500	1	2009-10	22,80,000.00	20	15	5	36.00	8,20,800.00	14,59,200.00

Bill No. 61412023

22	KVA Vacuum Pump	1	2009-10	50,000.00	20	15	5	36.00	18,000.00	32,000.00
23	Disel Pump Set Kirloskar Make	1	2009-10	1,80,000.00	30	15	15	45.00	81,000.00	99,000.00
24	7.5 HP Electric Pump Set Kirloskar Make	2	2009-10	55,000.00	15	15	0	15.00	8,250.00	46,750.00
25	30 KVA UPS Make emerson	1	2009-10	40,000.00	20	15	5	36.00	14,400.00	25,600.00
26	Roller table Manufacture By Masco industries	1set	2009-10	2,70,000.00	20	15	5	36.00	97,200.00	1,72,800.00
27	Air conditioner	42		L.S.						30,000.00

Total
Total (A+B) 5,04,11,450.00(B)
= 10,14,65,450.00

all
44/2023