

(Building sheet).

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 Wal |                                         |                             |                              |                |          |                |            |            |        |              |               |
| ✓ 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   |
| 2040<br>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   |
| 2040<br>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   |
| 2040<br>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     |

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|    |                                          |                                   |        |         |        |                |    |    |     |                |              |
|----|------------------------------------------|-----------------------------------|--------|---------|--------|----------------|----|----|-----|----------------|--------------|
|    | 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    |
| 23 | Debi Room                                | brick Wall AC Roof 12' high       | 8070   | 1956-57 | 350.00 | 28,24,500.00   | 75 | 65 | 84% | 23,72,580.00   | 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% | 27,20,382.00   | 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% | 12,65,376.00   | 2,41,024.00  |
| 22 | Wooden box L-3314 Shed B-694             | 18' High brick wall AC Shed       | 8285   | 1986-87 | 350.00 | 28,99,750.00   | 75 | 65 | 84% | 24,35,790.00   | 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% | 18,98,064.00   | 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 | Administrative 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  |

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|      |                                |                                                |        |         |        |                |    |    |     |                |                |
|------|--------------------------------|------------------------------------------------|--------|---------|--------|----------------|----|----|-----|----------------|----------------|
| ✓ 28 | Canteen                        | Brick wall<br>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<br>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<br>Brick wall<br>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<br>Brick wall<br>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<br>Column/ AC<br>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<br>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<br>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<br>Brick wall<br>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<br>Brick wall<br>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<br>2TF | 30' High<br>Brick wall<br>RCC/AC<br>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<br>(W.H.)    | 25' High<br>Brick wall<br>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<br>Brick wall<br>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<br>Brick wall<br>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<br>Built Boundary wall | L.S.   | 1956-57 |        |                |    |    |     |                | 10,00,000.00   |

Total

4,76,35,705.00

Ans-1  
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| 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 Residential Building |                                         |                                |                              |                |          |                |            |            |        |                |               |
| 1                               | A Type                                  | Single Storied RCC Brick Built | 75<br>3132                   | 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<br>11                     | 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<br>11                     | 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<br>11                     | 65             | 700.00   | 56,44,800.00   | 75         | 65         | 86.00  | 48,54,528.00   | 7,90,272.00   |
| 5                               | E Type                                  | Single Storied RCC Brick Built | 75<br>11                     | 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<br>12                   | 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 At 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  |

125 Acre

6/4/2023

|       |                |                                         |       |      |        |                |    |    |       |                  |              |
|-------|----------------|-----------------------------------------|-------|------|--------|----------------|----|----|-------|------------------|--------------|
| 15    | I Type         | Brick wall<br>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<br>Storied<br>RCC Brick<br>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<br>RCC Brick<br>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<br>RCC Brick<br>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<br>Storied<br>RCC Brick<br>Built | 1980  | 2015 | 700.00 | 13,86,000.00   | 75 | 65 | 86.00 | 11,91,960.00     | 1,94,040.00  |
| 19    | T.D. Bungalov  | Single<br>Storied<br>RCC Brick<br>Built | 1980  | 2015 | 700.00 | 13,86,000.00   | 75 | 65 | 86.00 | 11,91,960.00     | 1,94,040.00  |
| 20    | Bungalows No 1 | Brick wall<br>RCC/GCI<br>Shed           | 2438  | 2015 | 700.00 | 17,06,600.00   | 75 | 65 | 86.00 | 14,67,676.00     | 2,38,924.00  |
| 21    | Bungalows No 2 | Single<br>Storied<br>RCC Brick<br>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<br>RCC/GCI<br>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

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6/4/2023