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Dated: 25.06.2024

# PROJECT BUILDING COST COMPUTATION REPORT OF A PETROCHEMICAL COMPLEX

SITUATED AT

PLOT NO. Z/1, Z/83, Z/83/1, Z/84/1B AND ROAD CORRIDOR AREA

OWNER/ PROMOTER



- Corporate Valuers
- Business/ Enterprise/ Equity Valuers
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

M/S ONGC PETRO-ADDITIONS LIMITED (OPaL)

REPORT PREPARED FOR

M/S ONGC PETRO-ADDITIONS LIMITED (OPaL)

NOTE: As per IBA & Bank's Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be correct.

Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.

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**PART A**

**SNAPSHOT OF THE ASSET/ PROPERTY**





**PART B**

**SUMMARY OF THE REPORT**

S. NO.	CONTENTS	DESCRIPTION
<b>1.</b>	<b>GENERAL DETAILS</b>	
a.	Report prepared for	ONGC Petro additions Limited (OPaL)
b.	Work Order No. & Date	Via e-mail dated 10-06-2024
c.	Name of Customer	ONGC Petro additions Limited (Petrochemical Complex)
d.	Name of Property Owner	M/s. ONGC Petro additions Limited
e.	Address & Phone Number of the owner	Plot No. Z/1, Z/83, Z/83/1, Z/84/1/B and Road Corridor Area in Dahej SEZ, Village-Ambetha, Taluka-Vagra, District-Bharuch, Gujarat.
f.	Type of the Property	Industrial Plant/ Petrochemicals Complex
g.	Type of Report	Industrial Building Assessment & Component Bifurcation
h.	Report Type	Project Detailed Building Assessment & Component Bifurcation
i.	Date of Inspection of the Property	NA
j.	Date of Assessment	25 June 2024
k.	Date of Report	25 June 2024
l.	Surveyed in presence of/ Information gathered during site survey	Owner's representative <i>NA, Desktop Building Assessment Report</i>
m.	Purpose of the Report	Hard Cost of Building Value Assessment for duty payment for SEZ Exit & Component Bifurcation
n.	Scope of the Report	Opinion on General Prospective Building Value Assessment of the Project identified by Project proponent or through its representative
o.	Out-of-Scope of Report	<ol style="list-style-type: none"> <li>1. Verification of authenticity of documents from originals or cross checking from any Govt. dept.</li> <li>2. Legal aspects of the property.</li> <li>3. Identification of the property is only limited to cross verification from its boundaries at site if mentioned in the provided documents.</li> <li>4. Getting cizra map or coordination with revenue officers for site identification.</li> <li>5. Measurement of the property as a whole. It is only limited upto sample random measurement.</li> <li>6. Drawing Map &amp; design of the property.</li> <li>7. Preparation of inventory list of items.</li> <li>8. Machines condition assessment is limited to visual observation as on is-where-is basis.</li> <li>9. No technical testing of any machines/equipment was carried out during survey.</li> <li>10. Land and Plant &amp; Machinery Valuation</li> </ol>
p.	Intended Use	To know the written down value of the Project Building physically present. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose



## BUILDING ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

q.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.	
r.	Identification of the property	<input type="checkbox"/>	Cross checked from boundaries of the property mentioned in the deed
		<input type="checkbox"/>	Done from the name plate displayed on the property
		<input type="checkbox"/>	Identified by the owner/ owner representative
		<input checked="" type="checkbox"/>	Survey was not done
s.	Is property number/ survey number displayed on the property for proper identification?	No.	
t.	Type of Survey conducted	NA, as desktop building assessment report	





**PART C**

**INTRODUCTION**

- 1. NAME OF THE PROJECT:** Detailed Building Value Assessment of a petrochemical complex owned by ONGC Petro-additions Limited (OPaL) which is a Joint Venture company promoted by Oil and Natural Gas Corporation Limited (ONGC), Gujarat State Petroleum Corporation Limited (GSPC) and GAIL (India) Ltd. The subject plant is located in Dahej SEZ, Village-Ambetha, Taluka-Vagra, Dist. Bharuch, Gujarat.
- 2. BRIEF DESCRIPTION OF THE PROJECT:** M/s. ONGC Petro-additions Limited (hereinafter referred to as OPaL), has developed a green field 1.1 MMTPA (1100 KTPA) Petrochemicals Complex at the aforementioned address. It is spread over a land area measuring 529.91 Ha or 1,309.39 acres in the Special Economic Zone, Dahej.

The Subject plant has a capacity to produce 14 lakh tons of Polymers & 5 Lakh tons of chemicals. Major Units of the plant area are as follows:

S. No.	Plant	Capacity	UOM
1.	C2/C3/C4 extraction plant	5	MMTPA
2.	Dual Feed Cracker Unit	1100	KTPA
3.	HDPE/LLDPE Swing Units	2 x 360	KTPA
4.	Dedicated HDPE Unit	340	KTPA
5.	Polypropylene Unit	340	KTPA
6.	Benzene Extraction Unit	150	KTPA
7.	Butadiene Extraction Unit	115	KTPA
8.	Butene-1 Unit	35	KTPA
9.	Py Gas Hydro generation unit	543	KTPA

The plant has a cracker unit which is the heart of the mega Petrochemical Complex. It is distinct from other conventional petrochemical complexes due to the dual-feed configuration. Flexibility in the feedstock is a significant benefit for OPaL using Ethane (C2), Propane (C3), Butane (C4), Aromatic Rich Naphtha (ARN) and Low Aromatic Naphtha (LAN) as feedstock to produce downstream petrochemical products HDPE, LLDPE and Polypropylene, Butadiene, Benzene, Pyrolysis Gasoline, CBFS, etc. The C<sub>2</sub>C<sub>3</sub> extraction unit is located nearby at another ONGC Plant, and a dedicated 97-kilometer pipeline connects ONGC-Hazira with OPaL which provides the supply of Naphtha.

This is a Project Fixed Asset Value Assessment report comprises of only Building of the subject plant. Details of the same are enumerated in this report.

ONGC Petro additions Limited (OPaL) has appointed us for the hard cost building value assessment of the subject plant.

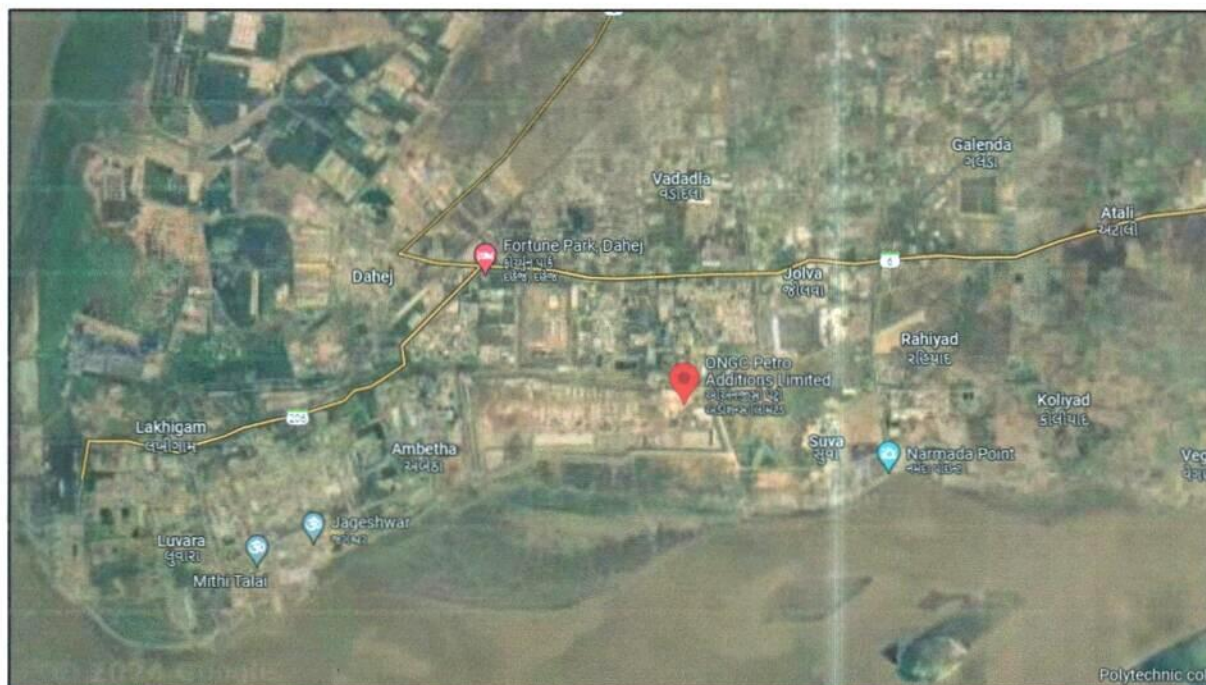




ONGC Petro-additions Limited (OPaL) a Special Purpose Vehicle ("SPV") promoted by ONGC and GAIL incorporated by ONGC on November 15, 2006 to undertake the aforesaid olefin based petrochemical project in the Special Economic Zone (SEZ) at Dahej, Gujarat. As per SBICAPS reappraisal report, the construction activities of the Plant commenced from January 1, 2009 onwards, and thus the zero date of the Project have been considered as January 1, 2009. The scheduled COD of the Project was July 1, 2014, which was revised to 30<sup>th</sup> June, 2015, 1 year from the scheduled COD. The revised project completion schedule is considered at 78 months from the zero date, which was defined as the date of award of contract for engineering package for Dual feed Cracker unit (December 2008). As per the report, execution of Cracker & Associated units has been mechanically completed since September, 2012. As per the LIE Report upto 30<sup>th</sup> June 2014, overall Cumulative Project Progress achieved was 90.9% and overall Construction progress achieved was 88.6%. However, the project could be commissioned in March 2017 only.

## PROJECT LOCATION

The subject plant is strategically located in Dahej SEZ, Dist. Bharuch, Gujarat to have a better connectivity to domestic and overseas markets. The project site is well connected through water & road. The nearest city to the project site is Bharuch which is approx. 45 Km away in the east direction and connected through State Highway 6. Vadodara Airport is located at a distance of 135 Km from the subject plant connecting it to various states of India and abroad.



### **BUILDING DESCRIPTION**

The company has shared building/structure's AutoCAD drawing to verify structures. A list of 91 structures with their covered area from the list of structures mentioned in the FAR has been shared with us. The subject plant comprises a mixture of RCC structures with RCC Roofing, RCC structures with Shed Roofing and PEB structure. Some of the structures are blast proof. Entire premise is surrounded by approx. 12.70 Km of RCC Framed boundary wall/ Chain-link fencing.

- 3. PURPOSE OF THE REPORT:** To assess & determine the current Written Down Value of the Immovable Asset i.e. Building & Civil Works (Hard Cost) and Component bifurcation for duty payment to SEZ of the Project pertaining to M/s. ONGC Petro additions Limited (OPaL).
- 4. SCOPE OF THE REPORT:** To assess and determine Written Down Value of the Assets as-on-where is basis covering following points:
- Hard Cost of building & Civil Works Assessment
  - Bifurcation of components of immovable property like Bricks, Cement, TMT Bars, Other Material & Labour (Services) etc.
  - Valuation of components of immovable property like Bricks, Cement, TMT Bars, Other Material & Labour (Services) etc.
- 5. COPY OF DOCUMENTS/DATA REFERRED:**

#### **Building**

- Structure/ civil works technical details (comprising hard & soft cost) provided in the FAR dated 31-03-2024
- Overall Layout Plan





**PART D**

**CHARACTERISTICS DESCRIPTION OF THE PROJECT**

1.	GENERAL DESCRIPTION OF THE PROPERTY	
i.	Names of the Legal Owner/s	Please refer to Ownership Documents
ii.	Constitution of the Property	Lease hold, have to take NOC in order to transfer
iii.	Since how long owners owing the Property	Since 2011
iv.	Year of Acquisition/ Purchase	2011-2014
v.	Property presently occupied/ possessed by	Sub-Lessee

\*NOTE: Please see point 6 of Enclosure: 5 – Valuer's Important Remarks.

2.	LOCATION CHARACTERISTICS OF THE PROPERTY				
i.	Nearby Landmark	DGEN Power Plant - Torrent			
ii.	Postal Address of the Property	Plot No. Z/1, Z/83, Z/83/1, Z/84/1/B and Road Corridor Area in Dahej SEZ, Village Ambetha, Taluka Vagra, Dist. Bharuch, Gujarat.			
iii.	Independent access/ approach to the property	Clear independent access is available			
iv.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report			
		Coordinates or URL: 21°41'32.7"N 72°37'08.8"E			
v.	Description of adjoining property	Industrial and Vacant land			
vi.	Plot No./ Survey No.	Z/1, Z/83, Z/83/1, Z/84/1/B and Road Corridor Area			
vii.	Village/ Zone	Villages: Ambetha		Taluka: Vagra	
viii.	Sub registrar	NA			
ix.	District	Village			
x.	City Categorization	Good		Within well developed Industrial Area/ SEZ	
xi.	Characteristics of the locality	Village		Rural	
xii.	Property location classification	Near to Highway	Good location within locality		Others
xiii.	Property Facing	North Facing (As per Entrance Gate)			
xiv.	Details of the roads abutting the property				
	a) Main Road Name & Width	State Highway 6		~100 ft.	
	b)Front Road Name & width	SEZ Road		30 mtr.	
	c)Type of Approach Road	Bituminous Road			
	d)Distance from the Main Road	Approx. 6 Km			
xv.	Is property clearly demarcated by permanent/ temporary boundary on site	Yes			
xvi.	Is the property merged or colluded with any other property	No, it is an independent single bounded property			
xvii.	Boundaries schedule of the Property				
	Are Boundaries matched		Yes from the available documents		
	As per Ownership Documents				
	Plot No.	Z/1	Z/83	Z/83/1	Z/84/1/B and Road Corridor Area
	North	50 mtr. wide corridor	35 mtr. wide power corridor	50 mtr. wide corridor	50 mtr. wide corridor 30 mtr. wide road



		15 mtr. wide corridor (pipeline) 30 mtr. wide road			35 mtr. wide corridor
	South	35 mtr. wide power corridor 15 mtr. wide corridor 30 mtr. wide road	20 mtr. wide corridor 30 mtr. wide road Plot No. Z/84	30 mtr. wide corridor and 30 mtr. wide road	Dahej SEZ Boundary
	East	35 mtr. wide power corridor Plot No. Z/83	20 mtr. wide corridor 30 mtr. wide road 50 mtr. wide utility corridor	Plot No. Z/83	Dahej SEZ Boundary
	West	30 mtr. wide road, 15 mtr. wide corridor, 55 mtr. wide power corridor	35 mtr. wide power corridor	Plot No. Z/1	Plot No. Z/1, Z/83, Z/83/1 (Existing OPaL boundary, 20 mtr. wide corridor, 30 mtr. wide road, 10 mtr. wide road & Plot No. Z/84/1/A)
xviii.	<b>Found as per Site Survey of the entire plant</b>				
	North	Corridor and road			
	South	Corridor and road			
	East	Corridor and road			
	West	Corridor and road			

<b>3.</b>	<b>TOWN PLANNING/ ZONING PARAMETERS</b>	
a.	Planning Area/ Zone	Dahej SEZ Development Plan
b.	Master Plan currently in force	Dahej SEZ Development Plan
c.	Municipal limits	Dahej SEZ
d.	Developmental controls/ Authority	Dahej SEZ
e.	Zoning regulations	SEZ
f.	Master Plan provisions related to property in terms of Land use	Industrial
g.	Any conversion of land use done	NA
h.	Current activity done in the property	Used as Petrochemical Complex
i.	Is property usage as per applicable zoning	Yes
j.	Any notification on change of zoning regulation	NA
k.	Street Notification	Not notified
l.	Status of Completion/ Occupational certificate	No information available
m.	Comment on unauthorized construction if any	NA
n.	Comment on Transferability of developmental rights	As per regulation of Dahej SEZ
o.	Comment on the surrounding land uses & adjoining properties in terms of uses	The surrounding properties are currently being used for Industrial purpose.





p.	Comment of Demolition proceedings if any	No
q.	Comment on Compounding/ Regularization proceedings	No
r.	Any information on encroachment	No
s.	Is the area part of unauthorized area/ colony	No information available

4.	FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES				
i.	Drainage arrangements		Yes		
ii.	Water Treatment Plant		Yes		
iii.	Power Supply arrangements	NA	Yes		
		NA	Yes, D.G sets		
iv.	HVAC system		Yes		
v.	Security provisions		Yes/ Private security guards		
vi.	Lift/ Elevators		Yes		
vii.	Compound wall/ Main Gate		Fully demarcated		
viii.	Whether gated society		Not applicable		
ix.	Car parking facilities		Yes		
x.	Ventilation		Yes		
xi.	Internal development				
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall
	Yes	Yes	Yes	Yes	Yes

5.	INFRASTRUCTURE AVAILABILITY						
i.	Description of Aqua Infrastructure availability in terms of:						
	a) Water Supply			Yes			
	b) Sewerage/ sanitation system			Yes			
	c) Storm water drainage			Yes			
ii.	Description of other Physical Infrastructure facilities in terms of:						
	a) Solid waste management			Yes, self-managed			
	b) Electricity			Yes, self generated			
	c) Road and Public Transport connectivity			Yes			
	d) Availability of other public utilities nearby			Transport, Market, Hospital etc.			
iii.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	---	---	---	---	---	---	---
iv.	Availability of recreation facilities (parks, open spaces etc.)			This is a rural remote area. No recreational facility is available nearby.			





6. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:		
i.	Type of construction & design	Industrial corrugated GI Shed and RCC pillar beam column structures. Please refer Part-B of the report
ii.	Method of construction	Construction done by professional contractor and EPC consultant based on architect plan
		Construction done using pre-fabricated as well as cast in-situ methodology
iii.	Specifications	
	a) Class of construction	Please refer to the later section of the report
	b) Appearance/ Condition of structures	Internal - Good
		External - Good
	c) Roof	<b>Floors/ Blocks</b>
		NA
		<b>Type of Roof</b>
		NA
	d) Floor height	Please refer to the later section of the report
	e) Type of flooring	Vitrified tiles, Kota stone, PCC, etc.
	f) Doors/ Windows	Please refer to the later section of the report
	g) Interior Finishing	Please refer to the later section of the report
	h) Exterior Finishing	Please refer to the later section of the report
	i) Interior decoration/ Special architectural or decorative feature	Not Applicable
	j) Class of electrical fittings	Internal/ External/ Normal quality fittings
	k) Class of sanitary & water supply fittings	Internal/ Normal quality fittings
iv.	Maintenance issues	No maintenance issue, structure is maintained properly
v.	Age of building/ Year of construction	~1-15 years / ~2008-2022
vi.	Total life of the structure/ Remaining life expected	Different for different structures
vii.	Extent of deterioration in the structure	No deterioration came into notice through visual observation
viii.	Protection against natural disasters viz. earthquakes etc.	Not Applicable
ix.	Visible damage in the building if any	No visible damages in the structure
x.	System of air conditioning	AC is installed in office area
xi.	Provision of firefighting	Fire Hydrant System
xii.	Status of Building Plans/ Maps	Building plans are approved by the concerned authority
	a) Authority approving the plan	---
	b) Name of the office of the Authority	---
	c) Is Building as per Map	Yes appears to be on cursory visual observation.
	d) Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations
		<input type="checkbox"/> Not permitted alteration
	e) Is this being regularized	Yes, by Dahej SEZ





**PART E**

**ASSET VALUATION ASSESSMENT**

**A. SCOPE OF THE ASSIGNMENT:**

- As per scope of work defined by the company, OPaL is in process of exit from Dahej, SEZ and company is required specific report of Immovable property to pay custom duty to SEZ, Dahej, which only includes the structure which the lessee has erected on the SEZ land.
- Thus, as per the given purpose, we have only calculated WDV of hard cost of building & civil structures in the subject plant.

**B. METHODOLOGY ADOPTED:** The Written Down Value of the building as on the date of computation is its cost of capitalization on that date less the depreciation from the date of completion of the buildings to the date of its computation.

- As per information shared by the company management, company recently recompiled & sorted out FAR and provided fresh FAR dated 31-03-2024. Provided section of FAR comprised building & civil works details along with Hard Cost, IDC & Finance Cost.
- We have done the assessment only for the hard cost.
- WDV assessment has been conducted of the building & civil works that has been capitalized in the books/ FAR of the company comprising 202-line items.
- The main heads considered in this part of report are Factory Building on Leasehold Land, Leasehold improvement, Road & Culverts and Building-Others.
- We have used Straight Line Method under Cost Approach to calculate the depreciation based upon balance useful life.
- Depreciation is charged, considering the useful life to be 5 - 45 years to absorb their respective economic life.
- The economic life of the RCC building is considered as 45 years and for PEB Steel structure as 30 years being Industrial structures, which are more than the economic life of the plant as it is assumed that the plant shall still remain ongoing concern/ operative even after its core economic life after getting major overhauling, retrofitting, etc. and its utility shall be intact. For other structures such as roads, culverts the economic life is taken as per industry trend.
- The buildings in the plant comprises Administration Building, Central Workshop, Training Centre & Architectural work, Central Control Room, Main Substation, Laboratory Building, Catalyst Chemical Storage Building, Central Warehouse, DFCU SS, Main Fire Station, Electrical MCC Room/ Substation Building, Switch Gear Building, etc.



- The head 'Other Building' in the FAR comprises construction of peripheral boundary wall, fencing, drainage green belt development, etc.
- For detailed break-up of the buildings capitalized in the FAR, please refer Building sheet.

**C. BUILDINGS & CIVIL WORKS ASSESSMENT:** Below table shows the Cost of Capitalization under Buildings head which is extracted from the Fixed Asset Register dated 31-03-2024 provided to us by the company & their valuation as on date:

*Figures in ₹ Crore*

S. No.	Particular	As per OPaL as on 31-03-2024			As per RKA as on 24-06-2024
		Total Capitalized Cost	IDC & Finance Cost	Hard Cost	Depreciated Value
1	Factory Building on Lease hold Land	1,236.23	454.74	781.48	341.93
2	Road, Culverts	639.04	328.87	310.18	113.05
3	Building - Others	282.57	135.04	147.54	41.87
4	Leasehold Improvement	3.01	1.24	1.77	0.92
<b>Total</b>		<b>2160.85</b>	<b>919.88</b>	<b>1240.96</b>	<b>497.77</b>

X





**PART F**

**CLASSIFICATION OF COMPONENTS**

As per FAR shared by the company, it comprises multiple building/structures & development line items along with Hard Cost 31-03-2024. Details of the same are as follows: -

**In Rs. Crore**

S. No.	Particular	As per Company	
		Capitalization Cost including IDC & finance Cost	Hard Cost
1	Factory Building on Lease hold Land	1,236.23	781.48
2	Road, Culverts	639.04	310.18
3	Building – Others	282.57	147.54
4	Leasehold Improvement	3.01	1.77
<b>Total</b>		<b>2,160.85</b>	<b>1,240.96</b>

As per scope of work defined, filling of Bill of Entry is required for immovable property. Thus, we have further categorized the above-mentioned type of construction into different heads as per its utility. Categorized details as per FAR as are follows: -

	Heads	Capitalization Cost including IDC & finance Cost (In Rs. Cr.)	Hard Cost (In Rs. Cr.)
Leasehold improvement	Development	3.01	1.77
Road, Culverts	Drain	44.45	22.22
	RCC	27.56	13.56
	RCC Framed	0.57	0.33
	Road	544.75	261.30
	Steel Structure	21.71	12.77
Factory Building on Lease hold Land	Development	9.61	4.60
	Drain	262.24	166.06
	RCC	370.08	263.54
	RCC Framed	102.89	58.07
	Steel Structure	491.40	289.22
Building - Others	Boundary	19.26	12.36
	RCC	2.70	1.47
	RCC Framed	228.74	115.06
	Road	0.81	0.36
	Steel Structure	31.06	18.29
<b>Total</b>		<b>2,160.85</b>	<b>1,240.96</b>





As per data available of different public domain and based on type of components i.e. Bricks, Cement, TMT Bars, Other Material & Labour (Services) used in the construction of building/structure & development of the project. The breakup of components are as follows: -

*Cost component in %*

Type	Sand	Granular Sub Base	Bituminous Concrete	Aggregate	GI Shed	TMT Bars	Cement	Bricks	Labour (Services)	Other Material	Total
Development	-	-	-	-	-	-	-	-	100%	-	100%
Road	-	35%	23%	-	-	0%	0%	0%	35%	7%	100%
RCC Framed	5%	-	-	10%	-	20%	20%	15%	15%	15%	100%
RCC	15%	-	-	25%	-	20%	17%	-	15%	8%	100%
Steel Structure	-	-	-	4%	15%	40%	6%	-	25%	10%	100%
Drain	10%	-	-	-	-	-	8%	54%	24%	4%	100%
Boundary	10%	-	-	6%	-	6%	10%	40%	23%	5%	100%

**Sand:** - Sand is one of the most basic components of construction. It is used for construction of RCC Framed Structure, RCC Structure, Boundary and Drain. As on date of report preparation, the average price of Sand is **Rs. 450.00/- per Ton**, accordingly consumed quantity of Sand in the project is calculated.

**Granular Sub Base:** - It is used for construction of Road. As on date of report preparation, the average price of material is **Rs. 700.00/- per Ton**, accordingly consumed quantity of Granular Sub Base in project is calculated.

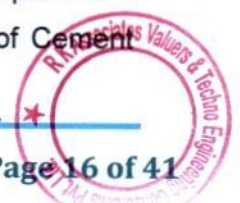
**Bituminous Concrete:** - It is used for construction of Road. As on date of report preparation, the average price of concrete is **Rs. 4500.00/- per Ton**, accordingly consumed quantity of concrete in project is calculated.

**Aggregate:** - It is used for construction of RCC Structures. As on date of report preparation, the average price of Sand is **Rs. 800.00/- per Ton**, accordingly consumed quantity of Sand in project is calculated.

**GI Shed:** - GI Shed used in construction of Steel Structure roof. As on date of report preparation, the average price of GI Shed is **Rs. 90.00/- per KG**, accordingly consumed quantity of GI Shed in project is calculated.

**TMT bars:** - TMT bars comprise steel & bars used in construction of Road, RCC framed Structure, RCC Structure and Steel Structure. As on date of report preparation, the average price of TMT is **Rs. 65.00/- per KG**, accordingly consumed quantity of TMT bars in project is calculated.

**Cement:** - Cement used in construction of Road, RCC framed Structure, RCC Structure, Steel Structure, drain and boundary. As on date of report preparation, the average price of 1 bag of 50 kg of Cement is **Rs. 330/- per bag**, accordingly consumed quantity of Cement bags in project is calculated.





**Bricks:** - Bricks used in construction of Road, RCC framed Structure, RCC Structure, Steel Structure, drain and boundary. As on date of report preparation, the average price of 1 Engineering is **Rs. 7.5/- per piece**, accordingly consumed quantity of bricks in project is calculated.

**Labour (Services):** - Labour/services used involved in the construction of the project comprises Highly Skilled, Skilled, Semi-skilled & unskilled workforce having different pay per day. Since it is large petrochemical complex started in Year 2009 and commissioned in year 2017. Therefore, a huge number of workforces was involved in the project implementation. Thus, we have assumed the cost of Labour (services) is **Rs. 816/- per day** for the project.





As per current market scenario, the details of purchase price of TMT Bars, Cement, Brick & Labour Cost are as follows

ASSET & AMOUNT-WISE BIFURCATION (In Rs. Lakhs)										
Asset description	Sand	Granular Sub Base	Bituminous Concrete	Aggregate	GI Shed	TMT Bars	Cement	Bricks	Labour (Services)	Other Material
Utility and offsites	250.934	-	-	-	-	-	205.793	1,360.074	602.241	100.373
WMM (150 mm thk) Existing Roads	-	-	-	-	-	-	-	-	-	-
Cooling Water System	324.907	-	-	541.512	-	433.210	368.228	-	324.907	173.284
Tangible - LSTK - Immoveble	481.873	-	-	803.121	-	642.497	546.122	-	481.873	256.999
HVAC Admin Building	254.924	-	-	509.847	-	1,019.694	1,043.589	764.771	764.771	764.771
Truck Parking	144.262	-	-	240.437	-	192.350	163.497	-	144.262	76.940
PWH	-	-	-	142.352	533.819	1,423.518	213.528	-	889.699	355.879
OPaL-Road	-	-	-	-	-	-	-	-	-	-
WMM (485 mm thk ) New Roads	-	-	-	-	-	-	-	-	-	-
Product Ware House ( PP Portion)	-	-	-	103.074	309.223	762.750	164.919	-	515.371	206.149
Administration Building	85.488	-	-	170.976	-	341.953	349.966	256.464	256.464	256.464
LAB	84.247	-	-	168.495	-	336.989	344.886	252.742	252.742	252.742
Existing Road	-	-	-	-	-	-	-	-	-	-
OWS & SWS System	-	-	-	59.565	178.694	440.778	95.303	-	297.823	119.129
Buildings - PE Swing Plant	-	-	-	56.193	168.579	415.828	89.909	-	280.965	112.386
New Roads	-	-	-	-	-	-	-	-	-	-
Catalyst Chemical Storage Building	41.761	-	-	83.523	-	167.045	170.960	125.284	125.284	125.284
HDPE	-	-	-	32.857	98.571	243.143	52.571	-	164.286	65.714
Inert Air Plant Air BOC	-	-	-	40.005	120.016	296.039	64.008	-	200.026	80.011
HDPE	-	-	-	40.800	122.401	301.924	65.281	-	204.002	81.601
Culvert & Cable Road Crossing	121.460	-	-	202.433	-	161.946	137.654	-	121.460	64.779
OPaL-Retaining wall	74.170	-	-	92.713	-	278.139	185.426	-	231.782	64.899
HDPE	-	-	-	34.951	104.853	258.638	55.922	-	174.756	69.902
PWH	-	-	-	31.059	93.177	229.837	49.694	-	155.295	62.118
Storm water drains/ channels	68.542	-	-	-	-	-	56.212	371.502	164.501	27.417
STORM WATER DRAINAGE	63.864	-	-	-	-	-	52.376	346.146	153.274	25.546
Central Warehouse	-	-	-	32.813	98.439	242.817	52.501	-	164.066	65.626



## BUILDING ASSESSMENT

### M/S ONGC PETRO ADDITIONS LIMITED

ASSET & AMOUNT-WISE BIFURCATION (In Rs. Lakhs)										
Asset description	Sand	Granular Sub Base	Bituminous Concrete	Aggregate	GI Shed	TMT Bars	Cement	Bricks	Labour (Services)	Other Material
HDPE	-	-	-	28.629	85.887	211.855	45.806	-	143.145	57.258
Buildings - PE Swing Plant	-	-	-	28.156	84.469	208.356	45.050	-	140.781	56.312
PWH	-	-	-	26.153	78.458	193.529	41.844	-	130.763	52.305
Captive Power plant and steam plant	-	-	-	24.138	72.413	178.618	38.620	-	120.688	48.275
Central Workshop	-	-	-	29.812	89.435	220.607	47.699	-	149.059	59.623
Buildings - PE Swing Plant	-	-	-	23.892	71.677	176.804	38.228	-	119.462	47.785
OPaL-Drain	57.801	-	-	-	-	-	47.403	313.283	138.722	23.120
DFCU + AU	-	-	-	22.165	66.496	164.024	35.465	-	110.827	44.331
DFCU + AU	-	-	-	20.364	61.093	150.697	32.583	-	101.822	40.729
Buildings - PE Swing Plant	-	-	-	18.743	56.228	138.695	29.988	-	93.713	37.485
Buildings - PE Swing Plant	-	-	-	18.743	56.228	138.695	29.988	-	93.713	37.485
CT	19.901	-	-	59.702	-	67.662	81.468	43.781	67.662	59.702
Fire Training Ground	-	-	-	-	-	-	-	-	418.748	-
Gate Infrastructure (Gate#4)	18.496	-	-	55.488	-	62.887	75.718	40.691	62.887	55.488
PE SWING	-	-	-	15.476	46.428	114.522	24.761	-	77.380	30.952
Gate Infrastructure (Gate#3)	18.080	-	-	54.241	-	61.473	74.016	39.777	61.473	54.241
Gate Infrastructure (Gate#2)	17.205	-	-	51.616	-	58.498	70.434	37.852	58.498	51.616
Buildings - PE Swing Plant	-	-	-	14.335	43.006	106.082	22.937	-	71.677	28.671
HDPE	-	-	-	13.594	40.783	100.599	21.751	-	67.972	27.189
Gate Infrastructure (Gate#1)	15.912	-	-	47.737	-	54.102	65.141	35.007	54.102	47.737
DFCU + AU	-	-	-	13.606	40.818	100.685	21.770	-	68.030	27.212
OPaL-Culvert	47.840	-	-	79.733	-	63.786	54.218	-	47.840	25.515
PP	-	-	-	12.118	36.354	89.673	19.389	-	60.590	24.236
DFCU + AU	-	-	-	11.577	34.730	85.667	18.523	-	57.883	23.153
PP	-	-	-	11.556	34.668	85.513	18.489	-	57.779	23.112
Buildings - PE Swing Plant	-	-	-	11.493	34.480	85.050	18.389	-	57.466	22.986
Driver Rest Room	13.266	-	-	39.797	-	45.104	54.307	29.185	45.104	39.797
Boundary Wall / Fencing	21.585	-	-	12.951	-	12.951	21.585	86.341	48.807	10.793
DFCU + AU	-	-	-	10.933	32.799	80.905	17.493	-	54.666	21.866





## BUILDING ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & AMOUNT-WISE BIFURCATION (In Rs. Lakhs)										
Asset description	Sand	Granular Sub Base	Bituminous Concrete	Aggregate	GI Shed	TMT Bars	Cement	Bricks	Labour (Services)	Other Material
Passenger Lift Admin Building	13.725	-	-	41.175	-	46.665	56.187	30.195	46.665	41.175
Raw Water Treatment Plant	25.709	-	-	42.849	-	34.279	29.137	-	25.709	13.712
CT	10.945	-	-	32.836	-	37.214	44.807	24.080	37.214	32.836
EFFLUENT COLLECTION AND TREATMENT SYSTEM(ECTS)	10.502	-	-	31.507	-	35.708	42.993	23.105	35.708	31.507
DFCU + AU	-	-	-	9.921	29.763	73.416	15.874	-	49.606	19.842
Terminal Facility	23.294	-	-	38.823	-	31.058	26.400	-	23.294	12.423
PWH	10.474	-	-	31.422	-	35.611	42.877	23.043	35.611	31.422
DFCU + AU	-	-	-	9.079	27.237	67.184	14.526	-	45.394	18.158
PP	-	-	-	8.778	26.333	64.954	14.044	-	43.888	17.555
Transport Management Building	10.413	-	-	31.238	-	35.403	42.627	22.908	35.403	31.238
PWH	-	-	-	7.775	23.324	57.532	12.439	-	38.873	15.549
BUTENE-1	-	-	-	7.835	23.504	57.976	12.535	-	39.173	15.669
PE SWING	-	-	-	7.711	23.132	57.060	12.337	-	38.554	15.422
WMM (75 mm thk)	-	44.648	29.340	-	-	-	-	-	44.648	8.930
EFFLUENT COLLECTION AND TREATMENT SYSTEM(ECTS)	7.779	-	-	23.337	-	26.448	31.845	17.114	26.448	23.337
NAPHTHA OIL TANK	-	-	-	9.157	27.471	67.762	14.651	-	45.785	18.314
PARC - Building	7.740	-	-	23.221	-	26.317	31.687	17.029	26.317	23.221
LABORATORY BUILDING	7.660	-	-	22.979	-	26.043	31.356	16.851	26.043	22.979
DFCU + AU	-	-	-	6.788	20.364	50.232	10.861	-	33.941	13.576
Site Clearance and Vegetation Landscaping	-	-	-	-	-	-	-	-	91.584	-
PP	-	-	-	6.746	20.238	49.920	10.794	-	33.730	13.492
PP	-	-	-	6.557	19.672	48.524	10.492	-	32.787	13.115
PWH	-	-	-	6.212	18.635	45.967	9.939	-	31.059	12.424
PE SWING	-	-	-	6.376	19.127	47.180	10.201	-	31.879	12.751
Building - Warehouse with cold storage and labour	-	-	-	5.229	15.687	38.693	8.366	-	26.144	10.458
EFFLUENT COLLECTION AND TREATMENT	5.484	-	-	16.452	-	18.646	22.450	12.065	18.646	16.452





## BUILDING ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & AMOUNT-WISE BIFURCATION (In Rs. Lakhs)										
Asset description	Sand	Granular Sub Base	Bituminous Concrete	Aggregate	GI Shed	TMT Bars	Cement	Bricks	Labour (Services)	Other Material
SYSTEM(ECTS)										
PE SWING	-	-	-	4.979	14.937	36.845	7.967	-	24.895	9.958
Car Parking	13.247	-	-	22.079	-	17.663	15.014	-	13.247	7.065
Helipad for PM Visit	9.726	-	-	16.209	-	12.968	11.022	-	9.726	5.187
Hazira Dahej Naptha Pipeline	-	-	-	4.598	13.794	34.025	7.357	-	22.990	9.196
BUTENE-1	-	-	-	3.441	10.322	25.461	5.505	-	17.204	6.881
BUTENE-1	-	-	-	3.389	10.166	25.076	5.422	-	16.944	6.777
BUTENE-1	-	-	-	3.128	9.384	23.147	5.005	-	15.640	6.256
Buildings - PE Swing Plant	-	-	-	3.030	9.090	22.421	4.848	-	15.150	6.060
NAPHTHA PIPE LINE & END TERMINALS	-	-	-	2.063	6.189	15.266	3.301	-	10.315	4.126
BUTENE-1	-	-	-	2.513	7.539	18.596	4.021	-	12.565	5.026
Buildings - PE Swing Plant	-	-	-	2.455	7.364	18.165	3.927	-	12.273	4.909
C2, C3, C4 Pipeline	-	-	-	2.231	6.692	16.508	3.569	-	11.154	4.462
Semi Permanent Approach Road Gate 3 & 4	-	4.268	2.804	-	-	-	-	-	4.268	0.854
Walk Way	-	9.266	6.089	-	-	-	-	-	9.266	1.853
PWH	-	-	-	1.287	3.861	9.525	2.059	-	6.436	2.574
PARC - Building	1.552	-	-	4.656	-	5.277	6.354	3.415	5.277	4.656
LAB	0.782	-	-	2.346	-	2.659	3.201	1.720	2.659	2.346
DFCU + AU	-	-	-	1.239	3.718	9.171	1.983	-	6.197	2.479
DFCU + AU	-	-	-	1.239	3.718	9.171	1.983	-	6.197	2.479
PWH	-	-	-	1.103	3.310	8.164	1.765	-	5.516	2.207
DFCU + AU	-	-	-	1.044	3.133	7.728	1.671	-	5.222	2.089
Man Hole (MHO)	3.404	-	-	5.674	-	4.539	3.858	-	3.404	1.816
DFCU + AU	-	-	-	1.022	3.067	7.565	1.636	-	5.111	2.045
Buildings - PE Swing Plant	-	-	-	1.011	3.034	7.484	1.618	-	5.057	2.023
DFCU + AU	-	-	-	0.982	2.945	7.265	1.571	-	4.908	1.963
ECTS COMPLETE ROAD NETWORK DRAINAGE SYSTEM	1.757	-	-	-	-	-	1.441	9.524	4.217	0.703
Toilet Blocks Civil Bus Parking	1.115	-	-	3.345	-	3.791	4.565	2.453	3.791	3.345



## BUILDING ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & AMOUNT-WISE BIFURCATION (In Rs. Lakhs)										
Asset description	Sand	Granular Sub Base	Bituminous Concrete	Aggregate	GI Shed	TMT Bars	Cement	Bricks	Labour (Services)	Other Material
ILLUMINATION	3.181	-	-	5.301	-	4.241	3.605	-	3.181	1.696
Toilet Blocks Civil DFCU	0.941	-	-	2.822	-	3.198	3.851	2.070	3.198	2.822
Toilet Blocks Civil HDPE	0.909	-	-	2.728	-	3.092	3.723	2.001	3.092	2.728
Waste Storage Area in DFCU Plant	2.136	-	-	3.560	-	2.848	2.421	-	2.136	1.139
DFCU + AU	-	-	-	0.655	1.964	4.845	1.048	-	3.274	1.309
Toilet Blocks Civil Gantry NWB	0.753	-	-	2.258	-	2.559	3.081	1.656	2.559	2.258
PIPE CULVERT	1.987	-	-	3.312	-	2.650	2.252	-	1.987	1.060
Naptha Pipeline from GCPTCL to OPaL	-	-	-	0.584	1.751	4.319	0.934	-	2.919	1.167
Construction of Inaugral Plaque / Monument	1.579	-	-	2.631	-	2.105	1.789	-	1.579	0.842
HYDROGEN COMPRESSOR SHED	-	-	-	0.669	2.007	4.950	1.070	-	3.345	1.338
Toilet Blocks Civil Creche Building	0.703	-	-	2.109	-	2.390	2.878	1.547	2.390	2.109
Buildings - PE Swing Plant	-	-	-	0.498	1.493	3.684	0.797	-	2.489	0.996
HDPE	-	-	-	0.446	1.339	3.303	0.714	-	2.232	0.893
Toilet Blocks Civil CWS	0.523	-	-	1.568	-	1.777	2.139	1.150	1.777	1.568
Toilet Blocks Civil PWH	0.500	-	-	1.499	-	1.699	2.046	1.099	1.699	1.499
Butene 1 - Buildings	-	-	-	0.400	1.200	2.961	0.640	-	2.001	0.800
Buildings - PE Swing Plant	-	-	-	0.401	1.202	2.964	0.641	-	2.003	0.801
Toilet Blocks Civil CWH	0.438	-	-	1.313	-	1.488	1.792	0.963	1.488	1.313
Toilet Blocks Civil Butene 1	0.442	-	-	1.325	-	1.502	1.809	0.972	1.502	1.325
Toilet Blocks Civil PE Swing	0.416	-	-	1.248	-	1.414	1.702	0.915	1.414	1.248
PWH	-	-	-	0.328	0.984	2.427	0.525	-	1.640	0.656
OPaL-Compound wall	0.735	-	-	0.441	-	0.441	0.735	2.939	1.661	0.367
PARC - Building	0.320	-	-	0.960	-	1.089	1.311	0.704	1.089	0.960
DFCU Buildings	0.299	-	-	0.896	-	1.016	1.223	0.657	1.016	0.896
PWH	0.174	-	-	0.523	-	0.592	0.713	0.383	0.592	0.523
DFCU Buildings	0.258	-	-	0.773	-	0.876	1.055	0.567	0.876	0.773
DFCU Buildings	0.219	-	-	0.658	-	0.746	0.898	0.483	0.746	0.658
Buildings - PE Swing Plant	-	-	-	0.191	0.574	1.416	0.306	-	0.957	0.383
DFCU Buildings	0.207	-	-	0.621	-	0.704	0.848	0.456	0.704	0.621



## BUILDING ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & AMOUNT-WISE BIFURCATION (In Rs. Lakhs)										
Asset description	Sand	Granular Sub Base	Bituminous Concrete	Aggregate	GI Shed	TMT Bars	Cement	Bricks	Labour (Services)	Other Material
HDPE - Storm Water Drainage System	0.301	-	-	-	-	-	0.247	1.633	0.723	0.121
HDPE - Factory Buildings 4	0.195	-	-	0.586	-	0.664	0.799	0.430	0.664	0.586
Butene 1 - Buildings	0.193	-	-	0.580	-	0.658	0.792	0.426	0.658	0.580
Butene 1 - Drains	0.286	-	-	-	-	-	0.234	1.548	0.685	0.114
DFCU Roads and Drains	-	0.401	0.263	-	-	-	-	-	0.401	0.080
Butene 1 - Buildings	0.176	-	-	0.528	-	0.598	0.720	0.387	0.598	0.528
DFCU Buildings	0.172	-	-	0.516	-	0.585	0.704	0.378	0.585	0.516
HDPE - Factory Buildings 4	-	-	-	0.152	0.455	1.123	0.243	-	0.759	0.304
DFCU Buildings	0.166	-	-	0.497	-	0.563	0.678	0.364	0.563	0.497
Butene 1 - Temporary Structure	-	-	-	0.008	0.025	0.062	0.013	-	0.042	0.017
HDPE - Factory Buildings 4	0.137	-	-	0.411	-	0.466	0.561	0.301	0.466	0.411
DFCU Buildings	0.081	-	-	0.242	-	0.275	0.331	0.178	0.275	0.242
ROADS AT LAB PERIPHERY	-	0.191	0.125	-	-	-	-	-	0.191	0.038
Buildings - PE Swing Plant	-	-	-	0.084	0.252	0.623	0.135	-	0.421	0.168
Monument structure for Traffic Signal near CT-3	0.243	-	-	0.405	-	0.324	0.275	-	0.243	0.129
HDPE - Road	-	0.143	0.094	-	-	-	-	-	0.143	0.029
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	0.415	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	0.415	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	0.415	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	0.415	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	0.415	-	-	-	-
DFCU Roads and Drains	-	0.058	0.038	-	-	-	-	-	0.058	0.012
DFCU Roads and Drains	-	0.058	0.038	-	-	-	-	-	0.058	0.012
DFCU Buildings	0.020	-	-	0.059	-	0.067	0.081	0.044	0.067	0.059
DFCU Roads and Drains	-	0.048	0.032	-	-	-	-	-	0.048	0.010
Toilet Blocks Civil Bus Parking	0.022	-	-	0.065	-	0.074	0.089	0.048	0.074	0.065
DFCU Roads and Drains	-	0.046	0.030	-	-	-	-	-	0.046	0.009
PLC	-	-	-	0.020	0.060	0.148	0.032	-	0.100	0.040



## BUILDING ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

ASSET & AMOUNT-WISE BIFURCATION (In Rs. Lakhs)										
Asset description	Sand	Granular Sub Base	Bituminous Concrete	Aggregate	GI Shed	TMT Bars	Cement	Bricks	Labour (Services)	Other Material
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	0.020	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	0.020	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	0.020	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	0.020	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	0.020	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	0.020	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	0.020	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	0.020	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	0.020	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	0.020	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	0.020	-	-	-	-
Toilet Blocks Civil DFCU	0.018	-	-	0.055	-	0.062	0.075	0.040	0.062	0.055
Toilet Blocks Civil HDPE	0.018	-	-	0.053	-	0.060	0.073	0.039	0.060	0.053
Toilet Blocks Civil Gantry NWB	0.015	-	-	0.044	-	0.050	0.060	0.032	0.050	0.044
DFCU Roads and Drains	-	0.031	0.020	-	-	-	-	-	0.031	0.006
Toilet Blocks Civil Creche Building	0.014	-	-	0.041	-	0.047	0.056	0.030	0.047	0.041
ROAD	-	0.048	0.032	-	-	-	-	-	0.048	0.010
ROADS & DRAINS	-	0.030	0.019	-	-	-	-	-	0.030	0.006
BUILDING-IAPA	0.004	-	-	0.012	-	0.013	0.016	0.009	0.013	0.012
BUILDING-IAPA	0.004	-	-	0.011	-	0.012	0.015	0.008	0.012	0.011
HDPE - Factory Buildings 4	0.002	-	-	0.006	-	0.007	0.009	0.005	0.007	0.006
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0.001	-	0.002	0.002	-	0.005	0.009
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0.001	-	0.002	0.002	-	0.005	0.009
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0.001	-	0.002	0.002	-	0.005	0.009
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0.001	-	0.002	0.002	-	0.005	0.009
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0.001	-	0.002	0.002	-	0.005	0.009
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0.001	-	0.002	0.002	-	0.005	0.009
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0.001	-	0.002	0.002	-	0.005	0.009
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0.001	-	0.002	0.002	-	0.005	0.009
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0.001	-	0.002	0.002	-	0.005	0.009
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0.001	-	0.002	0.002	-	0.005	0.009





## BUILDING ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

### ASSET & AMOUNT-WISE BIFURCATION (In Rs. Lakhs)

Asset description	Sand	Granular Sub Base	Bituminous Concrete	Aggregate	GI Shed	TMT Bars	Cement	Bricks	Labour (Services)	Other Material
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0.001	-	0.002	0.002	-	0.005	0.009
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0.001	-	0.002	0.002	-	0.005	0.009
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0.001	-	0.002	0.002	-	0.005	0.009
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0.001	-	0.002	0.002	-	0.005	0.009
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0.001	-	0.002	0.002	-	0.005	0.009
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0.001	-	0.002	0.002	-	0.005	0.009
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0.001	-	0.002	0.002	-	0.005	0.009
<b>Total (In Rs. Lakhs)</b>	2,410.61	59.23	38.93	4,717.65	3,324.28	12,750.49	6,364.31	4,330.86	10,738.69	5,121.59





## BUILDING ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

### ASSET & QUANTITY -WISE BIFURCATION

Asset description	Sand (In Ton)	Granular Sub Base (In Ton)	Bituminous Concrete (In Ton)	Aggregate (In Ton)	GI Shed (In Kg)	TMT Bars (In Kg)	Cement (Bags)	Bricks (In Nos.)	Labour (Services) (In Man-days)	Other Material (In Qty)
Utility and offsites	55,763	-	-	-	-	-	62,362	1,81,34,321	73,804	1,00,37,348
WMM (150 mm thk) Existing Roads	-	-	-	-	-	-	-	-	-	-
Cooling Water System	72,202	-	-	67,689	-	6,66,476	1,11,584	-	39,817	1,73,28,380
Tangible - LSTK - Immoveble	1,07,083	-	-	1,00,390	-	9,88,456	1,65,492	-	59,053	2,56,99,867
HVAC Admin Building	56,650	-	-	63,731	-	15,68,760	3,16,239	1,01,96,942	93,722	7,64,77,062
Truck Parking	32,058	-	-	30,055	-	2,95,923	49,545	-	17,679	76,93,996
PWH	-	-	-	17,794	5,93,132	21,90,027	64,705	-	1,09,032	3,55,87,945
OPaL-Road	-	-	-	-	-	-	-	-	-	-
WMM (485 mm thk ) New Roads	-	-	-	-	-	-	-	-	-	-
Product Ware House ( PP Portion)	-	-	-	12,884	3,43,581	11,73,461	49,975	-	63,158	2,06,14,858
Administration Building	18,997	-	-	21,372	-	5,26,081	1,06,050	34,19,526	31,429	2,56,46,447
LAB	18,722	-	-	21,062	-	5,18,445	1,04,511	33,69,894	30,973	2,52,74,204
Existing Road	-	-	-	-	-	-	-	-	-	-
OWS & SWS System	-	-	-	7,446	1,98,549	6,78,120	28,880	-	36,498	1,19,12,922
Buildings - PE Swing Plant	-	-	-	7,024	1,87,310	6,39,736	27,245	-	34,432	1,12,38,608
New Roads	-	-	-	-	-	-	-	-	-	-
Catalyst Chemical Storage Building	9,280	-	-	10,440	-	2,56,993	51,806	16,70,452	15,353	1,25,28,389
HDPE	-	-	-	4,107	1,09,524	3,74,066	15,931	-	20,133	65,71,430
Inert Air Plant Air BOC	-	-	-	5,001	1,33,351	4,55,445	19,396	-	24,513	80,01,052
HDPE	-	-	-	5,100	1,36,002	4,64,498	19,782	-	25,000	81,60,096
Culvert & Cable Road Crossing	26,991	-	-	25,304	-	2,49,148	41,713	-	14,885	64,77,853
OPaL-Retaining wall	16,482	-	-	11,589	-	4,27,906	56,190	-	28,405	64,89,906
HDPE	-	-	-	4,369	1,16,504	3,97,905	16,946	-	21,416	69,90,228
PWH	-	-	-	3,882	1,03,530	3,53,595	15,059	-	19,031	62,11,802
Storm water drains/ channels	15,232	-	-	-	-	-	17,034	49,53,364	20,159	27,41,687
STORM WATER DRAINAGE	14,192	-	-	-	-	-	15,871	46,15,285	18,784	25,54,561





## BUILDING ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

### ASSET & QUANTITY -WISE BIFURCATION

Asset description	Sand (In Ton)	Granular Sub Base (In Ton)	Bituminous Concrete (In Ton)	Aggregate (In Ton)	GI Shed (In Kg)	TMT Bars (In Kg)	Cement (Bags)	Bricks (In Nos.)	Labour (Services) (In Man- days)	Other Material (In Qty)
Central Warehouse	-	-	-	4,102	1,09,377	3,73,565	15,909	-	20,106	65,62,625
HDPE	-	-	-	3,579	95,430	3,25,931	13,881	-	17,542	57,25,809
Buildings - PE Swing Plant	-	-	-	3,520	93,854	3,20,548	13,651	-	17,253	56,31,240
PWH	-	-	-	3,269	87,175	2,97,737	12,680	-	16,025	52,30,513
Captive Power plant and steam plant	-	-	-	3,017	80,459	2,74,797	11,703	-	14,790	48,27,513
Central Workshop	-	-	-	3,726	99,372	3,39,395	14,454	-	18,267	59,62,348
Buildings - PE Swing Plant	-	-	-	2,987	79,642	2,72,007	11,584	-	14,640	47,78,499
OPaL-Drain	12,845	-	-	-	-	-	14,365	41,77,100	17,000	23,12,025
DFCU + AU	-	-	-	2,771	73,885	2,52,345	10,747	-	13,582	44,33,081
DFCU + AU	-	-	-	2,546	67,882	2,31,842	9,874	-	12,478	40,72,892
Buildings - PE Swing Plant	-	-	-	2,343	62,475	2,13,377	9,087	-	11,484	37,48,521
Buildings - PE Swing Plant	-	-	-	2,343	62,475	2,13,377	9,087	-	11,484	37,48,521
CT	4,422	-	-	7,463	-	1,04,096	24,687	5,83,752	8,292	59,70,192
Fire Training Ground	-	-	-	-	-	-	-	-	51,317	-
Gate Infrastructure (Gate#4)	4,110	-	-	6,936	-	96,749	22,945	5,42,551	7,707	55,48,814
PE SWING	-	-	-	1,934	51,586	1,76,187	7,503	-	9,483	30,95,182
Gate Infrastructure (Gate#3)	4,018	-	-	6,780	-	94,574	22,429	5,30,354	7,533	54,24,074
Gate Infrastructure (Gate#2)	3,823	-	-	6,452	-	89,997	21,344	5,04,690	7,169	51,61,606
Buildings - PE Swing Plant	-	-	-	1,792	47,785	1,63,202	6,950	-	8,784	28,67,070
HDPE	-	-	-	1,699	45,315	1,54,767	6,591	-	8,330	27,18,882
Gate Infrastructure (Gate#1)	3,536	-	-	5,967	-	83,234	19,740	4,66,763	6,630	47,73,714
DFCU + AU	-	-	-	1,701	45,354	1,54,900	6,597	-	8,337	27,21,214
OPaL-Culvert	10,631	-	-	9,967	-	98,133	16,430	-	5,863	25,51,457
PP	-	-	-	1,515	40,393	1,37,958	5,875	-	7,425	24,23,584
DFCU + AU	-	-	-	1,447	38,589	1,31,796	5,613	-	7,094	23,15,334
PP	-	-	-	1,444	38,520	1,31,559	5,603	-	7,081	23,11,173
Buildings - PE Swing Plant	-	-	-	1,437	38,311	1,30,846	5,572	-	7,042	22,98,637





## BUILDING ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

### ASSET & QUANTITY -WISE BIFURCATION

Asset description	Sand (In Ton)	Granular Sub Base (In Ton)	Bituminous Concrete (In Ton)	Aggregate (In Ton)	GI Shed (In Kg)	TMT Bars (In Kg)	Cement (Bags)	Bricks (In Nos.)	Labour (Services) (In Man-days)	Other Material (In Qty)
Driver Rest Room	2,948	-	-	4,975	-	69,390	16,457	3,89,129	5,527	39,79,730
Boundary Wall / Fencing	4,797	-	-	1,619	-	19,925	6,541	11,51,220	5,981	10,79,269
DFCU + AU	-	-	-	1,367	36,444	1,24,469	5,301	-	6,699	21,86,621
Passenger Lift Admin Building	3,050	-	-	5,147	-	71,793	17,026	4,02,603	5,719	41,17,527
Raw Water Treatment Plant	5,713	-	-	5,356	-	52,737	8,829	-	3,151	13,71,157
CT	2,432	-	-	4,105	-	57,253	13,578	3,21,064	4,561	32,83,606
EFFLUENT COLLECTION AND TREATMENT SYSTEM(ECTS)	2,334	-	-	3,938	-	54,935	13,028	3,08,065	4,376	31,50,662
DFCU + AU	-	-	-	1,240	33,070	1,12,948	4,810	-	6,079	19,84,229
Terminal Facility	5,176	-	-	4,853	-	47,782	8,000	-	2,855	12,42,336
PWH	2,328	-	-	3,928	-	54,787	12,993	3,07,235	4,364	31,42,175
DFCU + AU	-	-	-	1,135	30,263	1,03,360	4,402	-	5,563	18,15,779
PP	-	-	-	1,097	29,259	99,929	4,256	-	5,378	17,55,517
Transport Management Building	2,314	-	-	3,905	-	54,466	12,917	3,05,437	4,339	31,23,792
PWH	-	-	-	972	25,916	88,511	3,770	-	4,764	15,54,932
BUTENE-1	-	-	-	979	26,116	89,195	3,799	-	4,801	15,66,932
PE SWING	-	-	-	964	25,703	87,785	3,739	-	4,725	15,42,162
WMM (75 mm thk)	-	6,378	652	-	-	-	-	-	5,472	8,92,950
EFFLUENT COLLECTION AND TREATMENT SYSTEM(ECTS)	1,729	-	-	2,917	-	40,690	9,650	2,28,181	3,241	23,33,674
NAPHTHA OIL TANK	-	-	-	1,145	30,524	1,04,250	4,440	-	5,611	18,31,413
PARC - Building	1,720	-	-	2,903	-	40,488	9,602	2,27,051	3,225	23,22,116
LABORATORY BUILDING	1,702	-	-	2,872	-	40,066	9,502	2,24,682	3,192	22,97,884
DFCU + AU	-	-	-	849	22,627	77,281	3,291	-	4,159	13,57,631
Site Clearance and Vegetation Landscaping	-	-	-	-	-	-	-	-	11,224	-
PP	-	-	-	843	22,487	76,800	3,271	-	4,134	13,49,197
PP	-	-	-	820	21,858	74,653	3,179	-	4,018	13,11,463



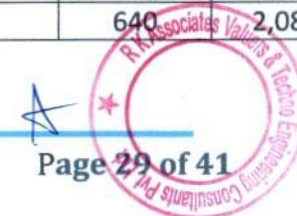


## BUILDING ASSESSMENT

### M/S ONGC PETRO ADDITIONS LIMITED

#### ASSET & QUANTITY -WISE BIFURCATION

Asset description	Sand (In Ton)	Granular Sub Base (In Ton)	Bituminous Concrete (In Ton)	Aggregate (In Ton)	GI Shed (In Kg)	TMT Bars (In Kg)	Cement (Bags)	Bricks (In Nos.)	Labour (Services) (In Man- days)	Other Material (In Qty)
PWH	-	-	-	776	20,706	70,719	3,012	-	3,806	12,42,360
PE SWING	-	-	-	797	21,252	72,585	3,091	-	3,907	12,75,147
Building - Warehouse with cold storage and labour	-	-	-	654	17,429	59,528	2,535	-	3,204	10,45,768
EFFLUENT COLLECTION AND TREATMENT SYSTEM(ECTS)	1,219	-	-	2,056	-	28,685	6,803	1,60,863	2,285	16,45,193
PE SWING	-	-	-	622	16,597	56,685	2,414	-	3,051	9,95,819
Car Parking	2,944	-	-	2,760	-	27,174	4,550	-	1,623	7,06,518
Helipad for PM Visit	2,161	-	-	2,026	-	19,950	3,340	-	1,192	5,18,703
Hazira Dahej Naptha Pipeline	-	-	-	575	15,326	52,346	2,229	-	2,817	9,19,588
BUTENE-1	-	-	-	430	11,469	39,171	1,668	-	2,108	6,88,146
BUTENE-1	-	-	-	424	11,296	38,579	1,643	-	2,076	6,77,743
BUTENE-1	-	-	-	391	10,426	35,610	1,517	-	1,917	6,25,588
Buildings - PE Swing Plant	-	-	-	379	10,100	34,494	1,469	-	1,857	6,05,983
NAPHTHA PIPE LINE & END TERMINALS	-	-	-	258	6,876	23,486	1,000	-	1,264	4,12,587
BUTENE-1	-	-	-	314	8,377	28,610	1,218	-	1,540	5,02,606
Buildings - PE Swing Plant	-	-	-	307	8,182	27,945	1,190	-	1,504	4,90,934
C2, C3, C4 Pipeline	-	-	-	279	7,436	25,397	1,082	-	1,367	4,46,156
Semi Permanent Approach Road Gate 3 & 4	-	610	62	-	-	-	-	-	523	85,350
Walk Way	-	1,324	135	-	-	-	-	-	1,136	1,85,329
PWH	-	-	-	161	4,290	14,654	624	-	789	2,57,427
PARC - Building	345	-	-	582	-	8,119	1,925	45,530	647	4,65,644
LAB	174	-	-	293	-	4,090	970	22,937	326	2,34,585
DFCU + AU	-	-	-	155	4,131	14,109	601	-	759	2,47,865
DFCU + AU	-	-	-	155	4,131	14,109	601	-	759	2,47,865
PWH	-	-	-	138	3,678	12,560	535	-	676	2,20,652
DFCU + AU	-	-	-	131	3,481	11,889	506	-	640	2,08,866





## BUILDING ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

### ASSET & QUANTITY -WISE BIFURCATION

Asset description	Sand (In Ton)	Granular Sub Base (In Ton)	Bituminous Concrete (In Ton)	Aggregate (In Ton)	GI Shed (In Kg)	TMT Bars (In Kg)	Cement (Bags)	Bricks (In Nos.)	Labour (Services) (In Man- days)	Other Material (In Qty)
Man Hole (MHO)	757	-	-	709	-	6,983	1,169	-	417	1,81,569
DFCU + AU	-	-	-	128	3,408	11,638	496	-	626	2,04,456
Buildings - PE Swing Plant	-	-	-	126	3,371	11,514	490	-	620	2,02,270
DFCU + AU	-	-	-	123	3,272	11,176	476	-	602	1,96,340
ECTS COMPLETE ROAD NETWORK DRAINAGE SYSTEM	390	-	-	-	-	-	437	1,26,985	517	70,286
Toilet Blocks Civil Bus Parking	248	-	-	418	-	5,833	1,383	32,708	465	3,34,512
ILLUMINATION	707	-	-	663	-	6,524	1,092	-	390	1,69,637
Toilet Blocks Civil DFCU	209	-	-	353	-	4,921	1,167	27,595	392	2,82,219
Toilet Blocks Civil HDPE	202	-	-	341	-	4,757	1,128	26,676	379	2,72,826
Waste Storage Area in DFCU Plant	475	-	-	445	-	4,381	734	-	262	1,13,914
DFCU + AU	-	-	-	82	2,182	7,454	317	-	401	1,30,944
Toilet Blocks Civil Gantry NWB	167	-	-	282	-	3,937	934	22,080	314	2,25,818
PIPE CULVERT	442	-	-	414	-	4,076	682	-	244	1,05,981
Naptha Pipeline from GCPTCL to OPaL	-	-	-	73	1,946	6,645	283	-	358	1,16,742
Construction of Inaugral Plaque / Monument	351	-	-	329	-	3,239	542	-	193	84,202
HYDROGEN COMPRESSOR SHED	-	-	-	84	2,230	7,616	324	-	410	1,33,788
Toilet Blocks Civil Creche Building	156	-	-	264	-	3,677	872	20,622	293	2,10,907
Buildings - PE Swing Plant	-	-	-	62	1,659	5,668	241	-	305	99,565
HDPE	-	-	-	56	1,488	5,082	216	-	274	89,271
Toilet Blocks Civil CWS	116	-	-	196	-	2,734	648	15,330	218	1,56,780
Toilet Blocks Civil PWH	111	-	-	187	-	2,614	620	14,657	208	1,49,904
Butene 1 - Buildings	-	-	-	50	1,334	4,555	194	-	245	80,027
Buildings - PE Swing Plant	-	-	-	50	1,335	4,561	194	-	245	80,121
Toilet Blocks Civil CWH	97	-	-	164	-	2,290	543	12,842	182	1,31,338
Toilet Blocks Civil Butene 1	98	-	-	166	-	2,311	548	12,959	184	1,32,540
Toilet Blocks Civil PE Swing	92	-	-	156	-	2,175	516	12,198	173	1,24,756





## BUILDING ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

### ASSET & QUANTITY -WISE BIFURCATION

Asset description	Sand (In Ton)	Granular Sub Base (In Ton)	Bituminous Concrete (In Ton)	Aggregate (In Ton)	GI Shed (In Kg)	TMT Bars (In Kg)	Cement (Bags)	Bricks (In Nos.)	Labour (Services) (In Man- days)	Other Material (In Qty)
PWH	-	-	-	41	1,093	3,734	159	-	201	65,596
OPaL-Compound wall	163	-	-	55	-	678	223	39,185	204	36,736
PARC - Building	71	-	-	120	-	1,675	397	9,391	133	96,046
DFCU Buildings	66	-	-	112	-	1,563	371	8,766	125	89,650
PWH	39	-	-	65	-	911	216	5,111	73	52,275
DFCU Buildings	57	-	-	97	-	1,348	320	7,562	107	77,334
DFCU Buildings	49	-	-	82	-	1,147	272	6,434	91	65,799
Buildings - PE Swing Plant	-	-	-	24	638	2,179	93	-	117	38,272
DFCU Buildings	46	-	-	78	-	1,083	257	6,076	86	62,141
HDPE - Storm Water Drainage System	67	-	-	-	-	-	75	21,771	89	12,050
HDPE - Factory Buildings 4	43	-	-	73	-	1,021	242	5,728	81	58,577
Butene 1 - Buildings	43	-	-	73	-	1,012	240	5,674	81	58,030
Butene 1 - Drains	63	-	-	-	-	-	71	20,636	84	11,422
DFCU Roads and Drains	-	57	6	-	-	-	-	-	49	8,020
Butene 1 - Buildings	39	-	-	66	-	920	218	5,158	73	52,755
DFCU Buildings	38	-	-	65	-	900	213	5,046	72	51,602
HDPE - Factory Buildings 4	-	-	-	19	506	1,728	74	-	93	30,357
DFCU Buildings	37	-	-	62	-	866	205	4,859	69	49,695
Butene 1 - Temporary Structure	-	-	-	1	28	95	4	-	5	1,671
HDPE - Factory Buildings 4	30	-	-	51	-	717	170	4,019	57	41,102
DFCU Buildings	18	-	-	30	-	422	100	2,369	34	24,225
ROADS AT LAB PERIPHERY	-	27	3	-	-	-	-	-	23	3,811
Buildings - PE Swing Plant	-	-	-	11	281	958	41	-	52	16,833
Monument structure for Traffic Signal near CT-3	54	-	-	51	-	498	83	-	30	12,948
HDPE - Road	-	20	2	-	-	-	-	-	17	2,853
CABIN, SECURITY PORT, 6X4X8FT	-	-	-	-	-	638	-	-	-	-





## BUILDING ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

### ASSET & QUANTITY -WISE BIFURCATION

Asset description	Sand (In Ton)	Granular Sub Base (In Ton)	Bituminous Concrete (In Ton)	Aggregate (In Ton)	GI Shed (In Kg)	TMT Bars (In Kg)	Cement (Bags)	Bricks (In Nos.)	Labour (Services) (In Man- days)	Other Material (In Qty)
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	638	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	638	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	638	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	638	-	-	-	-
DFCU Roads and Drains	-	8	1	-	-	-	-	-	7	1,165
DFCU Roads and Drains	-	8	1	-	-	-	-	-	7	1,165
DFCU Buildings	4	-	-	7	-	103	25	580	8	5,936
DFCU Roads and Drains	-	7	1	-	-	-	-	-	6	961
Toilet Blocks Civil Bus Parking	5	-	-	8	-	114	27	637	9	6,520
DFCU Roads and Drains	-	7	1	-	-	-	-	-	6	923
PLC	-	-	-	3	67	228	10	-	12	4,013
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	31	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	31	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	31	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	31	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	31	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	31	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	31	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	31	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	31	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	31	-	-	-	-
CABIN,SECURITY PORT,6X4X8FT	-	-	-	-	-	31	-	-	-	-
Toilet Blocks Civil DFCU	4	-	-	7	-	96	23	538	8	5,500
Toilet Blocks Civil HDPE	4	-	-	7	-	93	22	520	7	5,317
Toilet Blocks Civil Gantry NWB	3	-	-	6	-	77	18	430	6	4,401
DFCU Roads and Drains	-	4	0	-	-	-	-	-	4	616
Toilet Blocks Civil Creche Building	3	-	-	5	-	72	17	402	6	4,111
ROAD	-	7	1	-	-	-	-	-	6	959





## BUILDING ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

### ASSET & QUANTITY -WISE BIFURCATION

Asset description	Sand (In Ton)	Granular Sub Base (In Ton)	Bituminous Concrete (In Ton)	Aggregate (In Ton)	GI Shed (In Kg)	TMT Bars (In Kg)	Cement (Bags)	Bricks (In Nos.)	Labour (Services) (In Man- days)	Other Material (In Qty)
ROADS & DRAINS	-	4	0	-	-	-	-	-	4	593
BUILDING-IAPA	1	-	-	1	-	20	5	114	2	1,170
BUILDING-IAPA	1	-	-	1	-	19	5	107	2	1,091
HDPE - Factory Buildings 4	0	-	-	1	-	11	3	63	1	641
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0	-	3	1	-	1	924
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0	-	3	1	-	1	924
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0	-	3	1	-	1	924
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0	-	3	1	-	1	924
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0	-	3	1	-	1	924
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0	-	3	1	-	1	924
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0	-	3	1	-	1	924
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0	-	3	1	-	1	924
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0	-	3	1	-	1	924
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0	-	3	1	-	1	924
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0	-	3	1	-	1	924
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0	-	3	1	-	1	924
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0	-	3	1	-	1	924
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0	-	3	1	-	1	924
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0	-	3	1	-	1	924
BARRICADE,COLLAPSIBLE,MS,11FTX4FTX21IN	-	-	-	0	-	3	1	-	1	924
<b>Total</b>	5,35,691	8,462	865	5,89,706	36,93,647	1,96,16,142	19,28,579	5,77,44,820	13,16,015	51,21,58,708

A





## BUILDING ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

CATEGORY & QUANTITY-WISE BIFURCATION (In Rs. Lakhs)											
Heads	Heads	Sand	Granular Sub Base	Bituminous Concrete	Aggregate	GI Shed	TMT Bars	Cement	Bricks	Labour (Services)	Other Material
Leasehold improvement	Development	-	-	-	-	-	-	-	-	91.58	-
Road, Culverts	Drain	192.55	-	-	-	-	-	157.91	1,043.64	462.12	77.02
	RCC	174.69	-	-	291.15	-	232.92	197.98	-	174.69	93.17
	RCC Framed	0.78	-	-	2.35	-	2.66	3.20	1.72	2.66	2.35
	Road	-	49.97	32.84	-	-	-	-	-	49.97	9.99
	Steel Structure	-	-	-	46.95	140.84	347.41	75.12	-	234.74	93.89
Factory Building on Lease hold Land	Development	-	-	-	-	-	-	-	-	418.75	-
	Drain	250.93	-	-	-	-	-	205.79	1,360.07	602.24	100.37
	RCC	1,014.87	-	-	1,691.45	-	1,353.16	1,150.19	-	1,014.87	541.26
	RCC Framed	223.94	-	-	545.81	-	837.00	916.74	593.47	710.99	671.82
	Steel Structure	-	-	-	965.45	3,003.08	7,514.39	1,530.50	-	5,005.20	2,002.20
Building - Others	Boundary	96.49	-	-	106.10	-	291.53	207.75	89.28	282.25	76.06
	RCC	15.29	-	-	25.48	-	20.38	17.32	-	15.29	8.15
	RCC Framed	441.07	-	-	982.79	-	1,703.88	1,805.62	1,242.68	1,363.47	1,323.20
	Road	-	9.27	6.09	-	-	-	-	-	9.27	1.85
	Steel Structure	-	-	-	60.12	180.36	447.17	96.19	-	300.60	120.24
<b>Total</b>		<b>2,410.61</b>	<b>59.23</b>	<b>38.93</b>	<b>4,717.65</b>	<b>3,324.28</b>	<b>12,750.49</b>	<b>6,364.31</b>	<b>4,330.86</b>	<b>10,738.69</b>	<b>5,121.59</b>



## BUILDING ASSESSMENT

M/S ONGC PETRO ADDITIONS LIMITED

CATEGORY & QUANTITY-WISE BIFURCATION (In Qty)											
Heads	Heads	Sand (In Ton)	Granular Sub Base (In Ton)	Bituminous Concrete (In Ton)	Aggregate (In Ton)	GI Shed (In Kg)	TMT Bars (In Kg)	Cement (Bags)	Bricks (In Nos.)	Labour (Services) (In Man- days)	Other Material (In Qty)
Leasehold improvement	Development	-	-	-	-	-	-	-	-	11,224	-
Road, Culverts	Drain	42,789	-	-	-	-	-	47,852	1,39,15,142	56,633	77,02,032
	RCC	38,820	-	-	36,394	-	3,58,341	59,995	-	21,408	93,16,859
	RCC Framed	174	-	-	293	-	4,090	970	22,937	326	2,34,585
	Road	-	7,138	730	-	-	-	-	-	6,124	9,99,367
	Steel Structure	-	-	-	5,868	1,56,491	5,34,476	22,762	-	28,767	93,89,452
Factory Building on Lease hold Land	Development	-	-	-	-	-	-	-	-	51,317	-
	Drain	55,763	-	-	-	-	-	62,362	1,81,34,321	73,804	1,00,37,348
	RCC	2,25,527	-	-	2,11,431	-	20,81,787	3,48,542	-	1,24,371	5,41,26,456
	RCC Framed	49,764	-	-	68,226	-	12,87,686	2,77,801	79,12,954	87,131	6,71,81,538
	Steel Structure	-	-	-	1,20,682	33,36,754	1,15,60,595	4,63,787	-	6,13,383	20,02,20,010
Building - Others	Boundary	21,442	-	-	13,263	-	4,48,509	62,953	11,90,405	34,589	76,05,910
	RCC	3,397	-	-	3,184	-	31,354	5,249	-	1,873	8,15,202
	RCC Framed	98,015	-	-	1,22,849	-	26,21,353	5,47,156	1,65,69,061	1,67,092	13,23,20,484
	Road	-	1,324	135	-	-	-	-	-	1,136	1,85,329
	Steel Structure	-	-	-	7,515	2,00,402	6,87,951	29,149	-	36,839	1,20,24,137
<b>Total</b>		<b>5,35,691</b>	<b>8,462</b>	<b>865</b>	<b>5,89,706</b>	<b>36,93,647</b>	<b>1,96,16,142</b>	<b>19,28,579</b>	<b>5,77,44,820</b>	<b>13,16,015</b>	<b>51,21,58,708</b>





**PART G**

**ASSESSMENT SUMMARY**

S. No.	Particulars	Gross Block	Present Value after Depreciation
1.	Building & Civil Works (Hard Cost)	1,240.96	497.77
2.	<b>Total</b>	1,240.96	497.77
3.	Additional Premium if any	---	---
	Details/ Justification	---	---
4.	<b>Present Value after Depreciation (Rounded Off)</b>	---	<b>Rs. 498.00 Cr.</b>
5.	<b>Present Value after Depreciation (in words)</b>		<b>Rupees Four Hundred and Ninety-Eight Crores Only</b>
6.	<b>Concluding Comments/ Disclosures if any</b>		
	<p>a. This is just core Building Assessment (Building Only) and not an Enterprise Valuation. This report doesn't cover any prospective sale value of the Plant as a whole which is based on the cash flows of the business.</p> <p>b. Fragmented/ Individual component wise may fetch different values, however this Valuation is prepared based on the ongoing concern and the Values has been applied in totality/ group of assets.</p> <p>c. This valuation exercise has been performed to reach the prospective fair market value using the replacement cost for setting up such Greenfield integrated plants in current scenario. This should not be treated as the transactional value of these assets.</p> <p>d. This is just a physical asset valuation and doesn't cover any kind of financial, operational, tax, utility liabilities or dues.</p> <p>e. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>f. This valuation has been conducted by R.K Associates Valuers &amp; Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>g. This Assessment is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs are also attached with the report.</p> <p>h. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.</p> <p>i. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.</p> <p>j. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.</p>		



- k. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- l. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- m. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

## 7. IMPORTANT KEY DEFINITIONS

***Difference between Cost, Price & Value:*** Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.

Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.





## IMPORTANT NOTES

**DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.


**COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format or any content of this report wholly or partially other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

### IF REPORT IS USED FOR BANK/ FIs

**NOTE:** As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.

At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.

Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
NA	Abhinav Chaturvedi	Sr. V.P. Projects
		





**PART H**

**VALUER'S IMPORTANT REMARKS**

1.	Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2.	Component bifurcation is determined by the standard proportionate materials required for construction. However, experts may have differing opinions based on their knowledge and experience. This bifurcation could change if additional information is received at a later date.
3.	The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
4.	Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
5.	In the course of the valuation, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment.
6.	Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services and same has not been done in this report unless otherwise stated.
7.	Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and should not be construed as a professional opinion. Legal aspects are out of scope of this report. Details mentioned related to legal aspect are only based on the copy of the documents provided to us and whatever we can interpret as a non-legally trained person. This should be cross validated with a legal expert. We do not vouch any responsibility regarding the same
8.	We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed.
9.	This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
10.	We have relied on the data from third party, external sources & information available on public domain to conclude the valuation. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
11.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
12.	Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of the asset given in this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.
13.	Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report.
14.	We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
15.	This report is having limited scope as per its fields & format to provide only the general basic idea of the value of the property prevailing in the market based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as free market transaction.
16.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.



17.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
18.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
19.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
20.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
21.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
22.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
23.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
24.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
25.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
26.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
27.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
28.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
29.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
30.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
31.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
32.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable



	single value and the estimate of the value is normally expressed as falling within a likely range.
33.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
34.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
35.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
36.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
37.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
38.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
39.	<b>Defect Liability Period is 15 DAYS.</b> We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
40.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
41.	Our Data retention policy is of <b>ONE YEAR</b> . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
42.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
43.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
44.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
45.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.

