

To,  
**State Bank of India,**  
**SME, Andheri (East) Branch,**  
 1<sup>st</sup> Floor, SBI Building,  
 Plot No. B-1, Central Road,  
 MIDC, Andheri (East)  
 Mumbai – 400 093

**VALUATION REPORT**  
**(IN RESPECT OF INDUSTRIAL LAND & BUILDING)**

I. GENERAL	
1.	<i>Purpose for which the valuation is made</i> To ascertain the Market Value of Land & Industrial Building and Factory Shed at Survey Nos. 61/1, 61/2, Daman Industrial Estate, Village Kadaiya, Nani Daman, Taluka & District Daman - 396 210
2.	a) <i>Date of inspection</i> June 16, 2022
	b) <i>Date on which the valuation is made</i> June 16, 2022
3.	<i>List of documents produced for perusal:</i> <b><u>Ownership Documents:-</u></b> 1) Agreement for Sale dated August 26, 2010 executed between the Vendors – M/s. Smart Sensors and Transducers Ltd. formerly known as M/s. ATCO Sensors Limited and the Purchasers – M/s. Cooldeck Aqua Solutions Pvt. Ltd. 2) Licence to work having Factory Registration No. & Licence No. 3246 has been transferred in the name of M/s. Cooldeck Industries Private Limited vide the letter dated February 24, 2015 <b><u>Technical Documents:</u></b> 3) Occupancy Certificate No. PWD/DMN/SD-II/Occupancy Certificate/211/99-2000 dated May 27, 1999, issued by Government of India Administration of U. T. of Daman and Diu for building construction on plot bearing Survey No. 61/1 of Village Kadaiya of Daman upon its completion of Ground floor <b><u>Other Documents:-</u></b> 4) Consent & Authorization No. PCC/DDD/G-3719/WA/AA/DT/03-04/430062 dated March 20, 2020, issued by Pollution Control Committee Daman & Diu and Dadra Nagar Haveli 5) Electricity Bill Meter No.: DND53501 dated June 09, 2022 for the month of May 2022 of INR 22,16,943 in the name of M/s. Cooldeck Industries Private Limited issued by DNHDD Power Distribution Corporation Limited
4.	<i>Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)</i> M/s. Cooldeck Industries Private Limited
5.	<i>Brief description of the property</i> <ul style="list-style-type: none"> <li>• The said property is a Industrial land and Factory Shed at Survey Nos. 61/1, 61/2, Daman Industrial Estate, Village Kadaiya, Nani Daman, Taluka &amp; District Daman - 396 210, with</li> </ul>

building structures constructed thereon.

- The said land parcel is freehold Industrial land.
- The said property is approx. 11 km from Vapi railway station.

6.	<i>Location of property</i>		
	a)	<i>Gut No./Plot No. / Survey No.</i>	Survey Nos. 61/1, 61/2
	b)	<i>Door No.</i>	N. A.
	c)	<del><i>T. S. No.</i></del> / <i>Village</i>	Kadaiya
	d)	<del><i>Ward</i></del> / <i>Taluka</i>	Daman
	e)	<del><i>Mandal</i></del> / <i>District</i>	Daman
7.	<i>Postal address of the property</i>		Survey Nos. 61/1, 61/2, Daman Industrial Estate, Village Kadaiya, Nani Daman, Taluka & District Daman - 396 210
8.	<i>City / Town</i>		
	<i>Residential Area</i>		No
	<i>Commercial Area</i>		Yes
	<i>Industrial Area</i>		Yes
	<i>Agricultural Area</i>		No
9.	<i>Classification of the area</i>		
	i)	<i>High / Middle / Lower</i>	Middle class
	ii)	<i>Metro / Urban / Semi Urban / Rural</i>	Semi Urban
10	<i>Coming under Corporation limit / Village Panchayat / Municipality</i>		Village : Kadaiya Village Panchayat : Marwad Group Gram Panchayat
11	<i>Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area</i>		Not apparent from the documents perused

12	<i>In case it is an agricultural land, any conversion to house site plots is contemplated</i>	N. A.	
13	<b><u>Boundaries of the Plot</u></b>		
	<i>North</i>	Polycab Industries	
	<i>South</i>	Open Plot	
	<i>East</i>	Open Plot	
	<i>West</i>	Coastal Highway	
14.1	<i>Dimensions of the site</i>	A	B
		As per the Deed	Actuals
	<i>North</i>	N. A.	N. A.
	<i>South</i>		
	<i>East</i>		
	<i>West</i>		
14.2	<i>Latitude, Longitude and Coordinates of the site</i>	20°26'34.0"N 72°51'44.8"E	
15	<i>Extent of the site</i> <i>(As per Sale Agreement)</i>	<b>Survey No.</b>	<b>Area</b>
		61/1	3,200 sq. mtr.
		61/2	3,100 sq. mtr.
		<b>Total</b>	<b>6,300 sq. mtr.</b>
16	<i>Extent of the site considered for valuation</i>	<b>Survey Nos. 61/1 &amp; 61/2 : 6300 sq. mtr.</b>	
17	<i>Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.</i>	Owner occupied	
<b>I. CHARACTERISTICS OF THE SITE</b>			
1.	<i>Classification of locality</i>	Mixed	
2.	<i>Development of surrounding areas</i>	Developed	
3.	<i>Possibility of frequent flooding /sub-merging</i>	No	
4.	<i>Feasibility to the Civic amenities like school, hospital, bus stop, market etc.</i>	Within proximity of 2 to 3 km from the said property	

5.	<i>Level of land with topographical conditions</i>	Regular
6.	<i>Shape of land</i>	Rectangular
7.	<i>Type of use to which it can be put</i>	Industrial
8.	<i>Any usage restriction</i>	Industrial
9.	<i>Is plot in town planning approved layout?</i>	We have not received the approved plan of said building structures for our perusal
10	<i>Corner plot or intermittent plot?</i>	Intermittent Plot
11	<i>Road facilities</i>	Provided
12	<i>Type of road available at present</i>	Tar Road
13	<i>Width of road – is it below 20 ft. or more than 20 ft.</i>	More than 20 ft.
14	<i>Is it a land – locked land?</i>	No
15	<i>Water potentiality</i>	Gram Panchayat
16	<i>Underground sewerage system</i>	Provided
17	<i>Is power supply available at the site?</i>	Provided
18	<i>Advantages of the site</i>	
	1.	All the civic amenities are within proximity of 2-3 km from the subject property.
19	<i>Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast/tidal level must be incorporated)</i>	N. A.

PART – A (VALUATION OF LAND)				
1.	Size of land parcel (As per sale deed)	Survey Nos. 61/1 & 61/2 : 6300 sq. mtr.		
	North & South	-		
	East & West	-		
2.	Total extent of the land	Survey Nos. 61/1 & 61/2 : 6300 sq. mtr.		
	In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline Value provided in the State Govt. Notification or Income Tax Gazette justification on variation has to be given	It may be noted that the Govt. Guideline Value are for Stamp duty purpose, they are generally constant along a particular property vis-à-vis its locations. Rates of NA land vary from site to site and within a site from micro-site to micro-site. That is why our valuation differs from Govt. Stamp duty ready reckoner rate.		
	Details of last two transaction in the locality / area to be provided, if available	We could not get the Sale instances in spite of detailed search in Govt. official website. We have adopted the sale rate based on our local enquiries and as per prevailing market rates in the vicinity of the said property		
4.	Guideline rate (evidence thereof to be enclosed)	INR 1,258 per sq. mtr. for Industrial Non-Agricultural Land		
Property Description		Area in sq. mtr.	Unit Rate in INR/sq. mtr.	Market Value in INR
	Survey Nos. 61/1 & 61/2	6,300	1,258	79,25,400
5.	Assessed / adopted rate of valuation	INR 8,500 per sq. mtr.		
6.	Estimated value of land			
Property Description		Area in sq. mtr.	Unit Rate in INR/sq. mtr.	Market Value in INR
	Survey Nos. 61/1 & 61/2	6,300	8,500	5,35,50,000

**PART – B (VALUATION OF BUILDING)**

1.	<i>Technical details of the building</i>		
	a)	<i>Type of Building (Residential / Commercial / Industrial)</i>	
	b)	<i>Type of construction (Load bearing / RCC / Steel Framed)</i>	Please refer valuation of building structure
	c)	<i>Year of construction</i>	
	d)	<i>Number of floors and height of each floor including basement, if any</i>	
	e)	<i>Plinth area floor-wise</i>	
	f)	<i>Condition of the building</i>	
	i)	<i>Exterior – Excellent, Good, Normal, Poor</i>	Normal
	ii)	<i>Interior - Excellent, Good, Normal, Poor.</i>	Normal
	g)	<i>Date of issue and validity of layout of approved map / plan</i>	<b>We have not received approved building plan for our perusal</b>
	h)	<i>Approved map / plan issuing authority</i>	N. A.
	i)	<i>Whether genuineness or authenticity of approved map / plan is verified</i>	N. A.
	j)	<i>Any other comments on authentic of approved plan</i>	N. A.

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF:		
S. No.	Description	
1.	Foundation	} Please refer valuation of building structure
2.	Basement	
3.	Superstructure	
4.	Joinery / Doors & Windows (furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	
5.	RCC works	
6.	Plastering	
7.	Flooring, Skirting, dadoing	
8.	Special finish as marble, granite, wooden panelling, grills, etc.	
9.	Roofing including weather proof course	
10.	Drainage	
S. No.	Description	
1.	Compound wall	Provided
	Height	Not measured
	Length	Not measured
	Type of construction	Brick-wall
2.	Electrical installation	} Considered in our valuation
	Type of wiring	
	Class of fittings (superior / ordinary / poor)	
	Number of light points	
	Fan points	
	Spare plug points	
	Any other item	
3.	Plumbing installation	

a)	<i>No. of water closets and their type</i>	} Considered in our valuation
b)	<i>No. of wash basins</i>	
c)	<i>No. of urinals</i>	
d)	<i>No. of bath tubs</i>	
e)	<i>Water meter, taps, etc.</i>	
f)	<i>Any other fixtures</i>	

#### PART C- (EXTRA ITEMS)

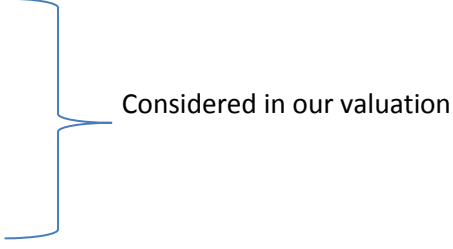
1.	<i>Portico</i>	} Considered in our valuation
2.	<i>Ornamental front door</i>	
3.	<i>Sit out/ Verandah with steel grills</i>	
4.	<i>Overhead water tank</i>	
5.	<i>Extra steel/ collapsible gates</i>	
	<b>Total</b>	

#### PART D- (AMENITIES)

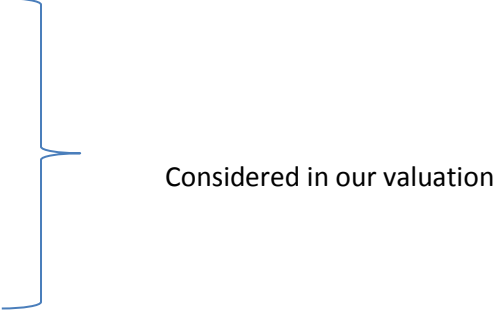
1.	<i>Wardrobes</i>	} N. A. The valuation is for industrial building structures
2.	<i>Glazed tiles</i>	
3.	<i>Extra sinks and bath tub</i>	
4.	<i>Marble / Ceramic tiles flooring</i>	
5.	<i>Interior decorations</i>	
6.	<i>Architectural elevation works</i>	
7.	<i>Panelling works</i>	
8.	<i>Aluminium works</i>	
9.	<i>Aluminium hand rails</i>	
10.	<i>False ceiling</i>	
	<b>Total</b>	



**PART E- (MISCELLANEOUS).**

1.	<i>Separate toilet room</i>	
2.	<i>Separate lumber room</i>	
3.	<i>Separate water tank/ sump</i>	
4.	<i>Trees, gardening</i>	
5.	<b>Total</b>	

**PART F- (SERVICES)**

1.	<i>Water supply arrangements</i>	
2.	<i>Drainage arrangements</i>	
3.	<i>Compound wall</i>	
4.	<i>C. B. deposits, fittings etc.</i>	
5.	<i>Pavement</i>	
6.	<b>Total</b>	

TOTAL ABSTRACT OF THE ENTIRE PROPERTY		in INR
Part- A	Land	5,35,50,000
Part- B	Building	11,91,72,002 (Refer Annexure A & B of the report)
Part- C	Extra Items	N. A.
Part- D	Amenities	N. A.
Part- E	Miscellaneous	N. A.
Part- F	Services	N. A.
	<b>Total</b>	<b>17,27,22,002</b>

### **Valuation Methodology**

Usually, Market Approach to Valuation is adopted for estimating the Market Value of Land. In this approach, the Sales Comparison Method of Valuation is adopted in which due weightages have been given to factors such as:

- ❖ The Right to Sell / Transfer / Lease the Land.
- ❖ Demand and Prospective buyers for such type of industrial plots
- ❖ Shape, Size, Prominence and Location of Land.
- ❖ The Marketability, Utility, Demand and Supply of industrial land in the surrounding area. The land rates as evident from the Sell Instances of comparable land found upon market enquiry.
- ❖ Legal and Physical Encumbrance on Land.
- ❖ Freehold or Leasehold nature of Land etc.

The Depreciated Replacement Cost Method of Valuation is adopted under Cost Approach for the Valuation of Buildings in which due weightages have been given to factors like:

- ❖ Utility and Design of building Structures.
- ❖ Actual Physical Condition, State of Repairs and Maintenance
- ❖ Type of General and Special Specifications of construction.
- ❖ Age, Remaining useful economic life of the structures,
- ❖ Demand for such structures.
- ❖ Cost of Building Materials and related construction supplies in the surrounding area.
- ❖ Latest trends in the Building Construction Technology and its impact on the Cost of Construction.
- ❖ Present Day Replacement Cost of Comparable Building Structures.
- ❖ Depreciation for Physical wears and tear.

The Realizable Value of the said immovable property is considered at **90%** of the Present Market Value of the said property, while the Forced Sale Value for the said immovable property is considered at **80%** of its Present Market Value.

**Remarks:**

- The said property consists of an industrial land and the building structures thereon.
- The said land is Industrial land.
- ***We have not received the approved plan of the building structures, as such we can not comment on the legality of the said building structures constructed on the said plot and considered in this valuation.***
- The said property is approx. 11 km from Vapi railway station

As a result of our appraisal and analysis, it is our considered opinion that the value of the above referred Industrial Land & Building structures at Survey Nos. 61/1, 61/2, Daman Industrial Estate, Village Kadaiya, Nani Daman, Taluka & District Daman - 396 210, valued for M/s. Cooldeck Industries Private Limited, in its present prevailing condition with aforesaid specifications is as under:

SUMMARY OF VALUATION		In INR
<b>Market Value (MV)</b>		<b>17,27,22,002</b>
<b>Realizable Value (90% of MV)</b>		<b>15,54,49,801</b>
<b>Forced / Distress Sale value (80% of MV)</b>		<b>13,81,77,601</b>
<b>Insurance Value</b>		<b>11,91,72,002</b>

The undersigned has inspected the property detailed in the Valuation Report dated July 14, 2022 on ..... We are satisfied that the ***Fair and Reasonable Market Value*** of Industrial Land & Factory Building & Shed at Survey Nos. 61/1, 61/2, Daman Industrial Estate, Village Kadaiya, Nani Daman, Taluka & District Daman - 396 210 for M/s. Cooldeck Industries Private Limited, is **INR 17,27,22,002 (Rupees seventeen crore twenty seven lakh twenty two thousand two only).**

Signature

(Name of the Branch Manager with Office Seal).

## DECLARATION-CUM- UNDERTAKING

We Anil B. Pai Kakode son/~~daughter~~ of late Mr. Bhaskar Pai Kakode and Mr. Ashok S. Akerkar son/~~daughter~~ of late Mr. Shantaram G. Akerkar, do here solemnly affirm and state that:

- a. We are citizen of India.
- b. We will not undertake valuation of any assets in which we have a direct or indirect interest or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c. The information furnished in our valuation report dated July 14, 2022 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property. We have not been convicted of any offence and sentenced to a term of Imprisonment.
- d. We have inspected the said property on June 16, 2022. The work is not subcontracted to any other valuer and carried out by our team.
- e. Valuation report is submitted in the format as prescribed by the Bank. We have not been depanelled / delisted by any other bank and in case any such depanelment by other banks during our empanelment with you, we will inform you within 3 days of such depanelment.
- f. We have not been removed/dismissed from service/ employment earlier.
- g. We have not been convicted of any offence and sentenced to a term of imprisonment.
- h. We have not been found guilty of misconduct in professional capacity.
- i. We have not been levied a penalty under section 271.
- j. We are not an undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- k. We are not an undischarged insolvent.
- l. We have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income Tax (Appeals) or Income-tax Appellate Tribunal, as the case may have expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- m. We have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958.
- n. Our PAN Card number/Service Tax number as applicable – Anil Kakode – AAFPP1215R and Ashok Akerkar – ABKPA2220P.
- o. We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- p. We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- q. We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability.
- r. We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- s. We abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration).
- t. We are registered under Section 34 AB of the Wealth Tax Act, 1957.
- u. I, Mr. Anil B. Pai Kakode is a valuer registered with Insolvency & Bankruptcy Board of India (IBBI).
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. We are the ~~proprietor / partner /~~ authorized official of the ~~firm /~~ company, who are competent to sign this valuation report.
- x. We will undertake the valuation work on receipt of Letter of Engagement generated from the system (Le. LLMS/LOS) only.
- y. Further, we hereby provide the following information.

Sr. No.	Particulars	Valuer comment
1	Background information of the asset being valued	Immovable Assets
2	Purpose of valuation and appointing authority	Official of the State Bank of India to ascertain the Market Value of the property
3	Identity of the valuer and any other experts involved in the valuation	Kakode Associates Consulting Pvt. Ltd.
4	Disclosure of valuer interest or conflict, if any	-
5	Date of appointment Valuation date and Date of report	June 16, 2022 June 16, 2022 July 14, 2022
6	Inspections and/or investigations undertaken	Site visit & local inquires
7	Nature and sources of the information used or relied upon	Local inquiries and market comparable found in various property websites
8	Procedures adopted in carrying out the valuation and valuation standards followed	As per standards
9	Restrictions on use of the report, if any	-
10	Major factors that were taken into account during the valuation	Nil
11	Major factors that were taken into account during the valuation	Nil
12	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	-

## **MODEL CODE OF CONDUCT FOR VALUERS**

**{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}**

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

### **Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
- 5 A valuer shall keep public interest foremost while delivering his services.

### **Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### **Independence and Disclosure of Interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.

13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.

17. A valuer shall not indulge in “mandate snatching” or offering “convenience valuations” in order to cater to a company or client’s needs.

18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### **Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### **Information Management**

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.

22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for



a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

**Gifts and hospitality:**

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

*Explanation*– For the purposes of this code the term ‘relative’ shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

**Remuneration and Costs**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

**Occupation, employability and restrictions**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

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

## Annexure A: Building Structure

Sr. No	Particular	Asset Description	Built-up Area Sq. mtr. (As per measurement)	Year of Construction	Age in years
1	<b>Old RCC Building</b>	<b>RCC Framed Structure (Ground Floor + Mezzanine + 1st Floor + 2nd Floor (2<sup>nd</sup> floor has AC sheet roof)</b>	4,979	2010	12
3	Lean to Shed	Ac sheet roof with channels	1,004	2018	4
4	<b>New RCC Building (Ground + 1 upper floors</b>				
	Ground Floor	RCC structure	658	2018	4
	1 <sup>st</sup> Floor	MS sheet roof (part)	490	2018	4
	1 <sup>st</sup> Floor	RCC roof (part)	168	2018	4
5	G.I sheet roof shed near new Building		600	2018	4
6	open export shed	MS sheet roof	77	2018	4
7	Car Parking Shed	AC sheet roof	39	2018	4
8	2Wheeler shed	AC sheet roof	67	2018	4
9	Watchmen cabin	RCC Framed Structure	24	2018	4
10	RCC Store shed	RCC Framed Structure	96	2018	4

## Annexure B: Valuation of Building Structure

Sr. No	Particular	Asset Description	Built-up Area Sq. mtr. (As per measurement)	Replacement Rate (INR per sq. mtr.)	Replacement Value (In INR)	Depreciated Replacement Cost (DRC) in INR After considering Salvage value and Obsolscence	Market Value (in INR)
1	<b>Old RCC Building</b>	<b>RCC Framed Structure (Ground Floor + Mezzanine + 1st Floor + 2nd Floor (2<sup>nd</sup> floor has AC sheet roof)</b>	4,979	22,000	10,95,42,178	8,45,66,561	8,03,38,233
3	Lean to Shed	Ac sheet roof with channels	1,004	8,000	80,32,702	70,15,226	66,64,465
4	<b>New RCC Building (Ground + 1 upper floors</b>						
	Ground Floor	RCC structure	658	22,000	1,44,78,632	1,33,78,256	1,27,09,344
	1st Floor	MS sheet roof	490	18,000	88,20,000	81,49,680	77,42,196
	1st Floor	RCC roof	168	22,000	37,03,456	34,21,993	32,50,894
5	G.I sheet roof shed near new Building		600	12,000	72,01,784	62,89,558	59,75,080
6	open export shed	MS sheet roof	77	6,000	4,61,538	4,03,077	3,82,923
7	Car Parking Shed	AC sheet roof	39	6,000	2,34,114	2,04,459	1,94,236
8	2 Wheeler shed	AC sheet roof	67	6,000	4,01,338	3,50,502	3,32,977
9	Watchmen cabin	RCC Framed Structure	24	15,000	3,59,532	3,32,207	3,15,597
10	RCC Store shed	RCC Framed Structure	96	15,000	14,42,308	13,32,692	12,66,058
	<b>Total</b>						<b>11,91,72,002</b>

