

G PLAN APPROVALS		
1	Construction as per approved/ sanctioned plans	Approvals are not available for inspection.
2	Details of approved plan with approval no and date	NA
3	Construction permission Number and date	NA
4	Violations Observed if Any	No
5	If plans not available then is the structure conforming to the local byelaws	No Approvals are not available for inspection.
H VALUATION		
For Land and building valuation.		
1	Land Area.	6921 Sqmt
2	Current Govt Approved rate	NA
3	Recommended Rate	Rs. 65000 /-
4	Basis for recommendation	
5	Land value (1*3)	Rs. 449865000 /-
6	Bua of the premises	Refer annexure
7	Construction cost as per the Amenities provided. Per sqft	Refer annexure
8	Total value of construction	Rs 115723906/-
9	Depreciated value of Construction .	
10	Total valuation (5 +8)	Rs. 56,55,88,906(Rs. Fifty six crores Fifty five Lakhs Eighty eight Thousand Nine hundred six Only)
Remarks :		

Annexure: There is RCC building of Ground + 2nd Upper Floors & Industrial Shed on this plot.

Internal composition:

Ground floor RCC: Reception + Working Area + Production Area + 3 Cabins + Electrical Assembly + Storeroom + Pantry + 4 Toilets + Staircase

1st floor: 15 cabins + Server room + 2 Toilets + Passage + Staircase

2nd floor: 4 Working Areas + Conference + 3 Cabins + Storeroom + Accountant area + Engineering Department + 5 Toilets + Passage + Production area with AC sheet

Plan is available without approval stamp, No. & sign. Same plan area is considered for valuation.

A	Main Building	Area in sqft	Rate	Value
	1Ground floor	20054.55		
	2Mezzanine	5331.13		
	Total	25385.68	3000	76157040
B	Store & Office Building			
	1Ground Floor	3446		
	2First Floor	3271		
	3Second Floor	3271		
	Total	9988	2500	24970000
C	Fabrication Shop & Toilet			
	1Fabrication Shop	5300		
	2Toilet Block	337.12		
	Total	5637.12	1800	10146816
E	Transformer room	372.25	1800	670050
F	H.T. Room	100	1800	180000
G	Shed	2000	1800	3600000
	Total BUA	43483.05		115723906

I hereby declare that ,

- 1) Our associate Mr. Bhaskar K B has personally inspected the property on 28/12/2012.
- 2) I have no direct or indirect interest in the property valued.
- 3) The information furnished in the report is true and correct to the best of my knowledge and belief.
- 4) The names of Customer / Builder are taken as per technical and papers received with the technical and we don't take any liability regarding the same. nor title clearance of the Property.