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**E AUCTION SALE NOTICE
IN THE HIGH COURT OF CALCUTTA
ORIGINAL JURISDICTION
ORIGINAL SIDE**

Company Application No. 11 of 2025

Connected with

Company Petition No. 896 of 2016

IN THE MATTER OF

M/S CORPORATE ISPAT ALLOYS LIMITED

(IN LIQUIDATION)

Pursuant to the Order dated 23rd April, 2025 of the Hon'ble High Court, Calcutta in the captioned company application, offers are invited from the prospective buyer/s for sale of the below mentioned assets/properties of M/s. Corporate Ispat Alloys Ltd. (In Liquidation) by e-auction on "As is where is and whatever there is basis". The Detailed Location, Date of inspection and Reserve price with EMD for participating in the E-auction are as enumerated hereunder:

DESCRIPTION OF THE ASSETS/PROPERTIES	DATE OF INSPECTION TO BE PROVIDED TO THE INTENDING BUYER/S	RESERVE PRICE	20% EMD ON RESERVE PRICE
Solar Thermal Power Plant erected on the leasehold land measuring about 187.550 Hectares equivalent to 463.45 Acres together with fixed structures/shed, moveable Plant machineries, tools, solar sheets etc. situated at Khasara No. 63,64,65,66,67,70,99, & 100 in Village: Nokh, Tehsil: Pokran, Dist. Jaisalmer in the State of Rajasthan, India - 342310; (Phalodi Railway station nearby @70 km/ Jodhpur Airport @190 km)	3 rd June, 2025 & 4 th June, 2025 between 12.00 P.M and 5.00 P.M	Rs. 30,53,00,000	Rs.6,10,60,000

1. The sale will be conducted on the basis of the valuation report prepared and submitted by the Secured creditor appointed valuers, subject to confirmation of the Hon'ble High Court at Calcutta.
2. The EMD (interest free) should be deposited through the electronic modes available on the portal indicating the lot number individually. The last date of request and participation in the E-auction and online submission of EMD on or before 11/06/2025 by 17.00 hrs. in respect of inter-se bidding.
3. The E-auction will be conducted through the website <https://olauction.enivida.com> on 12/06/2025 between 11.00 hrs. and 17.00 hrs. with unlimited extension of time as mentioned in the terms and condition of auction.
4. The bidders should submit their online offers through the website <https://olauction.enivida.com>.
5. The Intending buyers should collect the detail information, terms & condition through the website www.mca.gov.in and <https://olauction.enivida.com> and may also take help from the contacts given below : (between 10:00 hrs to 18:00 hrs).
 - i. 011-49606060
 - ii. 9355030608
 - iii. 9355030620
 - iv. 9355030613
 - v. 9355030604
 - vi. 8448288981

Dated this the 1st.... day of May, 2025



(IQBAL HUSSAIN ANSARI)

(ICLS)

**OFFICIAL LIQUIDATOR,
HIGH COURT, CALCUTTA
9, OLD POST OFFICE STREET
5TH FLOOR, KOLKATA-700001**

PHONE: (033) 2243-5073/2248-6067

2

TERMS & CONDITIONS OF SALE ON
'AS IS WHERE IS WHATEVER THERE IS BASIS'

Company Application No. 11 of 2025

Connected with

Company Petition No. 896 of 2016

IN THE MATTER OF

M/S CORPORATE ISPAT ALLOYS LIMITED

(IN LIQUIDATION)

1	Preliminary: The Hon'ble High Court of Calcutta vide its order dated 23 rd April, 2025, has permitted the Official Liquidator to sell the Scheduled property by inviting competitive bids through e-Auction to be conducted by designated E-auctioneer namely M/s Railtel Corporation of India limited a Miniratna Central Government(PSU) under Ministry of Railway, GOI, on website: https://olauction.enivida.com
2	Definitions and Abbreviations: Unless the context otherwise requires under the "Terms and Conditions of the e-auction Sale" the following words wherever appear means:
2.1	"Scheduled Property" means property described in the Sale Notice.
2.2	"Bidder(s)" / "Purchaser(s)" means any person being an Individual or Proprietor or Partnership firm or LLP or company and who is paying the Earnest Money Deposit ("EMD") and getting registered with eNivida. Bidder(s)/Purchaser(s) while being used interchangeably, shall be deemed to mean and include his/her/their/its legal heirs, legal representatives, successors in interest and permitted assignee, as the case may be.
2.3	"EMD" means "Earnest Money Deposit" and /or "Pre-Bid EMD" to be paid as described in the e-Auction catalogue to qualify for participation in e-auction.
2.4	"High Court" means the "Hon'ble High Court of Calcutta".
2.5	"RCIL-eNivida" means "Railtel Corporation of India Limited" and further means "Service Provider/ Selling Agent".
2.6	"Sale Notice" means the Auction Sale Notice published in the website (MCA/ Railtel) shall also include other information i.e., "Terms and Conditions of Sale" governing the e-auction sale, Know Your Customers (KYC) documents, required particulars for Online Registration of Bidders, and all other information and document. hosted on webpage: https://olauction.enivida.com for guidance of the Bidders.

	2.7	"Seller" means the Official Liquidator attached to the Hon'ble High Court of Calcutta.
	2.8	"The person(s)" means and includes legal person" interested in submitting quotations/offers.
3	Inspection of Property	
	Prospective Bidders may carry out inspection of the scheduled property on the scheduled dates and time only as given in the sale notice.	
4	Buyer beware (If Applicable)	
	4.1	Property is being sold on "as is where is whatever there is basis". Bidders are advised to ascertain on their own all information about the nature of right and title, survey/ Municipal/Corporation/Industrial plot Nos. and respective maps, extent/ area of Land, boundaries, statutory sanctions or approval and all other dues 'statutory/ other' with respect to immovable property prior to submission of bid in the e-Auction. No dispute in this regard will be entertained by the Seller/Selling Agent after submission of bids. The Bidder will not raise any dispute regarding the terms and conditions of the e-auction or about the particulars of the scheduled property or contest the same once he has been declared as the successful Bidder.
	4.2	Any "Bid" made shall be deemed to have been submitted after complete satisfaction of the title, status, condition, quantity and quality etc., of the scheduled property. Conditional offers/bids shall not be accepted. Amendment to the offers/ bids shall not be permitted after the closure of e- auction. The rule of caveat emptor is applicable.
5	Earnest Money Deposit (EMD)/Pre-Bid EMD	
	5.1	<p>The Earnest Money Deposit (EMD)/ Pre-Bid EMD needs to be paid by the participating bidders through e-Payment Gateway and no other payment mode will be entertained.</p> <p>Only the registered bidders who will submit the online EMD within the aforesaid period will be able to participate against the above mentioned lot/s in this e-auction. The EMD of the successful bidders will be transferred to the Official Liquidator. The entire PRE BID EMD of the successful bidders will be forfeited automatically if the highest bidder fails to pay the required Post-Bid Payment for the lot awarded to them. The PRE BID EMD of the unsuccessful parties will be refunded after conclusion of the particular auction. No interest is payable on the Pre-Bid EMD/EMD.</p>

	5.2	Bidder/s who do not submit the online pre-bid EMD would not be eligible to participate in e-Auction.
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6	Submission of Offers	
	6.1	The person(s) interested in submitting quotations/offers shall submit the offers online through e-auction website: <u>https://olauction.enivida.com</u> . The offer/bid submitted in other mode shall not be entertained.
	6.2	Bidders are required to complete the registration formalities with eNivida before payment of the interest free EMD/ pre-bid amount on or before one day prior to scheduled date and time as prescribed.
	6.3	The prospective bidders should comply with KYC norms. All financial transaction towards e-auction sale of scheduled property must be made only through the bank account.
7	e-Auction	
	7.1	E-Auction Result/ Status: Status of bids must be personally seen by the Bidders online through the "Completed Auction" immediately after closing of e- Auction. Highest Bid Is subject to approval of Hon'ble High Court and there by securing the status of highest bidder confers no right so as to demand the automatic confirmation of sale in favour of highest bidder.
	7.2	Email Address of Bidders must always be kept valid, failing which Bidders will be liable for non-compliance of payment or any other instruction required to be issued by eNivida to them via email.
	7.3	The Sale will be governed by the Material List i.e. guidelines for online registration of intending bidders and all other information/ documents hosted on web page for guidance of intending bidders and pertaining to the e-auction sale & "Terms & Conditions" (hereafter referred as TC for brevity) displayed on the "Published Auctions". The Material List & TC displayed under "Published Auctions-View Auctions Document" on eNivida e-Auction Website are tentative and subject to change at Seller's /eNivida sole discretion before the start of e-Auction. Bidders should therefore download the Material List and TC displayed only under "View Auctions Document" for their record purpose, if required. Participation in the e-Auction will be deemed to imply that the Bidders have made themselves thoroughly aware of and accepted the TC, and Material List. Seller /eNivida shall have the right to issue addendum to the TC or Material List

		to clarify, amend, modify, supplement or delete any of the conditions, clauses or items stated therein and the Addendum so issued shall form a part of the original TC. In this regard, the prospective bidders are advised to keep a close watch on the eNivida website to take notice of such addendums if any.
	7.4	During Live Auction, only brief Lot details will be shown under "Live Auctions" Tab where Bidders are required to bid under "My Bid ". The detailed "Lot Description" can be seen by the Bidders by clicking on the "View Auctions" and it shall be the responsibility of the Bidders to see the " Lot Description" before bidding and no representation/complaint from the Bidders in this regard will be entertained by eNivida/ Seller.
	7.5	It will be the Bidder's responsibility to personally see the result of e- Auction by seeing and downloading the " Complete Auction" from the Web site immediately after Closure of e-Auction which will be displayed after login from the date of Closure of e- Auction (excluding the date of closure of e-Auction). After completion of e-auction seller Intimation Letter (LOi) will be issued by eNivida system to the Highest Bidder once the highest bid or any other bid is accepted by the Hon'ble High Court. Bidders must therefore keep a watch on their User ID.
	7.6	The Bidders shall be solely responsible for all consequences arising out of the bid submitted by him (including any wrongful bidding by him) and no complaint/ representation will be entertained by SELLER/ eNivida in this regard. Bidders must be careful to check the Bid Amount/ No. of '0'/No. of Digits, etc., and if required, rectify their bid before submitting the Bid into the live e-Auction floor by clicking the 'Submit Bid' Button. In case of any bid being equal to or more than 5 (five) times the current Highest Bid for the Lot, this will be displayed by way of a WARNING MESSAGE on the Bidder's screen before he confirms/ submits the bid. There is no provision for putting Bids in decimals.
8	Acceptance of the highest (H-1) bid	
	8.1	Acceptance of the highest (H-1)bid is subject to approval/ confirmation by the Hon'ble High Court and securing the status of highest Bidder, confers no right, so as to demand the automatic confirmation of sale in his/her favour.
	8.2'	The Official Liquidator shall submit a report alongwith the e-auction result before the Hon'ble

		High Court soon after conclusion of e- auction for approval of sale in favour of highest Bidder. The Hon'ble Court may approve the highest bid considering the adequacy of price in light of the valuation report, and other relevant facts as may be deemed fit and proper by the Court. The sale shall stand confirmed only after payment of the entire bid amount as approved by the Court and Goods and Service Tax (GST) as may be applicable over and above the bid amount. Upon approval of highest bid, the highest Bidder will be informed about the same by eNivida via online system.
	8.3	Once the bid is accepted by the Hon'ble High Court, eNivida will transfer the amount of EMD to the account of the Official Liquidator, Calcutta.
	8.4	25% of the bid amount to be deposited with the OL Calcutta by the successful bidder within 3 days from the date of acceptance of H1 bid by Hon'ble Court, failing which the Pre-Bid EMD/EMD shall be forfeited by the Seller.
	8.5	The entire balance consideration will have to be paid by the successful Bidder to the Official Liquidator, Calcutta within 30 days of acceptance of H1 bid by the Hon'ble High Court. The buyer shall adjust the Pre-Bid EMD/EMD with this payment.
	8.6	The highest Bidder will not be entitled to assign their right to buy the scheduled property to any third party or nominate any third party, once they are declared to be the successful Bidder. In other words, the Sale will be made only to the successful Bidder and not to any third party.
9	Forfeiture of EMD, etc.	
	9.1	The Seller reserves the right to forfeit any amount/money lying with eNivida/ Seller from the successful Bidder who defaults in making the due payments against the e-Auction even though such amount/ money maybe lying with Seller/eNivida and payable to the said party against any other contract/transaction.
	9.2	The successful Bidder shall pay full and final bid amount along with GST as may be applicable, within the time prescribed, failing which the EMD amount remitted will stand forfeited and will be credited to the Account of the Official Liquidator, Calcutta by eNivida-Railtel.

10	Delivery of Possession & Confirmation of Sale	
	10.1	The possession of the property/ ies shall be handed Over to the successful purchaser/ Bidder vide "Possession Memo" upon payment of full and Final sale consideration. The sale is subject to confirmation by the Hon'ble High Court at Calcutta.
	10.2	The scheduled property shall remain in every respect at the entire risk of the BUYER from the date of issue of "Possession Memo" by the SELLER.
	10.3	Delivery of the scheduled property/ies as covered in this e-auction will be made on "As is Where is Whatever There is" basis.
	10.4	The sale deed will be done in favour of the purchaser after the sale is confirmed by the Hon'ble High Court in favour of the successful auction purchaser.
11	Submission of draft Sale Deed for approval(Wherever applicable)	
	11.1	The purchaser/s of immovable property/ies shall submit a draft of Sale Deed to the Official Liquidator for execution with authentic boundary, survey No. / Corporation No., Survey map and all other relevant information for proper identification of the sold property within a maximum period of 3 months from the date of handing over of the possession of the property to the purchaser.
	11.2	It shall be the absolute responsibility of the respective purchaser to furnish the authentic boundary, survey No./ Corporation No., Survey map and all other relevant information for proper identification of the sold property. The sale deed/s shall be executed at the risk and cost of the purchasers. The cost of stamp duty, registration/transfer and all types of other dues and charges levied by any authority relating to transfer of property shall be borne by the purchaser.
12	GST, etc.	
	12.1	Successful Bidder/purchaser shall pay GST as may be applicable, over and above the approved bid amount.
13	General	
	13.1	The sale will be subject to further modification/ alteration of terms and conditions of sale as the Hon'ble High Court may deem fit and proper.
	13.2	The Hon'ble High Court may withdraw the sale and decline to accept any offer including the highest offer without assigning any reason thereof. The sale will be confirmed by the Hon'ble High Court only after the entire sale consideration has been deposited by the successful tenderers.

	13.3	No court other than the Hon'ble High Court of Calcutta will have the jurisdiction to deal with any matter arising out of the sale proceedings.
	13.4	The instant Sale Notice shall stand as public notice and notice to secured creditor/s, petitioner/s, contributories and any other stakeholder in the company. Any kind of objection with respect to subject matter of sale must be brought to the notice of the Hon'ble Court before acceptance of bid. No objection of any kind shall be entertained thereafter.
	13.5	The information in respect of the scheduled property have been stated to the best of the knowledge from the available records. The Seller/eNivida, however, shall not be responsible for any error, misstatement or omission in the said particulars. The Bidders are, therefore, requested to verify the same, in their own individual interests before submitting the Bids.

Events of e-Auction

Sr. No	Events	Dates and descriptions	
1	Inspection Details	<p><u>Solar Thermal Power Plant</u></p> <p>Erected on the leasehold land measuring about 187.550 Hectares equivalent to 463.45 Acres together with fixed structures/shed, moveable Plant machineries, tools, solar sheets etc. situated at Khasara No. 63,64,65,66,67,70,99, & 100 in Village: Nokh, Tehsil: Pokran, Dist. Jaisalmer in the State of Rajasthan, India – 342310; (Phalodi Railway station nearby @70 km/ Jodhpur Airport @190 km)</p> <p>3rd June, 2025 & 4th June, 2025 between 12.00 A.M and 5.00 P.M</p>	
2	Pre-bid EMD/EMD amount	Rs. 6,10,60,000/-	
3	Opening Bid/Start price	Rs. 30,53,00,000/-	
4	Mode of Payment of EMD and all other payments.	NEFT/RTGS/e-Payment gateway to the M/s. RailTel Corporation of India Ltd. Account.	
5	Last date and time for online payment of EMD	On or before 11.06.2025 [17:00 Hrs.]	
6	Scheduled Date & time of opening and closing of e-Auction	Opening at 12.06.2025 at 11:00 Hrs.	Closing at 12.06.2025 at 17:00 Hrs.
7	Number of Extension	Unlimited	
8	Prior Extension in Minutes	5	
9	Extension time in Minutes	5	
10	Minimum Bid Increment at a time	Rs. 5,00,000/- or in multiples thereof.	
11	Maximum Allowed Increment at a time	5 times of Minimum Bid Increment per bidding	
12	Intimation to securing the position of the H-1 Bidder (highest bidder)	Immediately after completion of e-Auction by the Service provider i.e. M/s. RailTel Corporation of India Ltd.	
13	Payment Schedule	25% of the bid amount to be deposited with the OL Calcutta by the H1 bidder within 7 working days from the date of completion of auction, failing which the Pre-Bid EMD/EMD shall be forfeited by the Seller.	

		The entire balance consideration will have to be paid by the successful Bidder to the Official Liquidator, Calcutta within 30 days of acceptance of H1 bid by the Hon'ble High Court. The buyer shall adjust the Pre-Bid EMD/EMD with this payment.
11	Return of EMD of unsuccessful Bidders	Refund to the unsuccessful bidders of PRE BID EMD/EMD except H1 H2 & H3 will be processed within 7 days from the date of completion of the auction. The refund procedure shall be opted for H2 & H3 after final approval /confirmation of the Hon'ble High Court and subject to payment of post bid EMD by the H1 bidder.
12	Delivery of possession of the property and execution of sale deed/deed of assignment.	Upon full and final payment of sale consideration and subject to confirmation by the Hon'ble High Court at Calcutta.
13	Contact person in the Office of the Official Liquidator for inspection of scheduled property/ies	Mr. Iqbal Hussain Ansari Office of the Official Liquidator, High Court Calcutta 033 22486067/033 22486501
14	Contact Person of M/s. RailTel Corporation of India Ltd, for any query regarding online registration or for bidding etc.	Landline –011-49606060 (Upto 18:00 Hrs) i. 9355030608 ii. 9355030620 iii. 9355030613 iv. 9355030604 v. 8448288981 Email Id : enividahelpdesk@gmail.com
15	Online Auction Processing fee	a. Successful / H1 bidder has to pay a fixed amount of Rs. 30,000/- + Applicable GST through e-payment Gateway / DD to the Service Provider i.e. M/s. RailTel Corporation of India Ltd for sale price above 50 lakhs

Note 1: Above all the orders (passed at any stage) of Hon'ble High Court shall prevail during the course of this auction process.

Seller's Details:

Seller's Name	OFFICIAL LIQUIDATOR ATTACHED TO THE HON'BLE HIGH COURT OF CALCUTTA
Location,	4 TH & 5 TH FLOOR
Street	9, OLD POST OFFICE STREET
City	KOLKATA, 700001
Country	INDIA
Telephone	033—2248—6067/2243—5073
Fax	033—2248—2483

Email	<u>ol-kolkata-mca@nic.in</u> <u>ol.kolkata@mca.gov.in</u>
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STATE VALUATION BOARD OF IMMovable PROPERTY

I. GENERAL

01.	Purpose for which the valuation is made	:	To know the present market value
02.	a) Date of Inspection	:	16/08/2024
	b) Date on which the valuation is made	:	24/08/2024
03.	List of documents produced For perusal	:	Xerox Copy Of Previous Valuation Of Oza Associates Dt-01/11/2021
04.	Name of the owner (s) and his /their address (es) with Phone No.(Details of share of each owner in case of joint ownership)	:	M/s Corporate Ispat Alloys Limited Situatd at Khasra Nos.63-67, 70, 99 & 100, Village-Nokh, Tal - Pokaran, District - Jaisalmer. State- Rajasthan, India - 342310"
05.	Brief description of the property	:	Situatd at Khasra Nos.63-67, 70, 99 & 100, Village-Nokh, Tal - Pokaran, District - Jaisalmer. State- Rajasthan, India - 342310"
06	Location of the property		
a)	Plot no/H.no.	:	Khasra Nos.63-67, 70, 99 & 100,
b)	Khata no	:	--
c)	Mouza	:	Village- Nokh,
d)	Police station & no	:	---
e)	Tahasil & no	:	Pokaran,
f)	District	:	Dist- Jaisalmer
07	Postal address of the property	:	Situatd at Khasra Nos.63-67, 70, 99 & 100, Village-Nokh, Tal - Pokaran, District - Jaisalmer. State- Rajasthan, India - 342310"
08	City/Town/Village	:	Village
09	Residential area/ Commercial area/Industrial area	:	Agriculture Area
10	Classification of the area		
	i) High/Middle/Poor	:	Middle Class.
	ii) Urban/Semi-Urban/Rural	:	Rural Area.
11	Coming under Corporation limit/Village Panchayat/Municipality	:	N.A.
12	Whether covered under any State/Central Govt.	:	No



	enactment's (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area		
13	In case it is an agricultural land, any conversion to house site plots is contemplated	:	N.A
14	Boundaries of the property As per Previous Valuation Report & Our Physical verification	:	
	East	:	Open Land
	West	:	Approach Internal Road/ Highway NH 911
	North	:	Open land/Partly Fenced part
	South	:	Open Land
15	Dimensions of the site	:	A
			B
			As per Sale Deed.
			Actual
	North:		As per revenue map
	South:		As per revenue map
	East:		As per revenue map
	West:		As per revenue map
16	Extent of the site	:	Land Area -1158.10 Bigha Or Say 18,75,500 Sq Mt
17	Extent of the site considered for Valuation (Least of 14 A & 14 B)	:	Land Area -1158.10 Bigha Or Say 18,75,500 Sq Mt
18	Whether occupied by the owner/tenant? If occupied by tenant since how long? Rent received per month	:	Owner's Possession.

II.CHARACTERISTICS OF THE SITE

1	Classification of Locality	:	Poor Class.
2	Development of surrounding areas	:	Developed as Agricultural Area.
3	Possibility of frequent flooding/Sub-merging	:	No



9910510233 Email: cqrvaluer@gmail.com

4	Availability of the Civic amenities like School, Hospital, Bus Stop, Market etc.	:	All Available within 20-25 Kms. Radius of the property.
5	Level of land with topographical conditions	:	Levelled
6	Shape of land	:	Irregular
7	Type of use to which it can be put	:	Industrial
8	Any usage restriction	:	No
9	Is plot in town planning approved layout?	:	Not available for our verification
10	Corner plot or Intermittent plot?	:	Intermittent Plot.
11	Road facilities	:	Yes.
12	Type of road available at present	:	Bitumen
13	Width of road- Is it below 20ft. or more than 20ft.	:	More 20 ft.
14	Is it a Land- locked Land?	:	No.
15	Water Potentiality	:	Yes,
16	Underground sewerage system	:	Yes
17	Is power supply is available in the site?	:	Yes
18	Advantages of the site	:	Located At Well Developed Industrial Area
19	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)	:	Not Found

PART-A (VALUATION OF LAND)

01	Size of plot	:	Land Area -1158.10 Bigha Or Say 18,75,500 Sq.Mt
02	Total extent of the plot	:	Land Area -1158.10 Bigha Or Say 18,75,500 Sq.Mt
03	Prevailing market rate	:	Market rate in concerning area is running between Rs.80,000/- to 90,000/- per Bigha
04	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed)	:	Rs.72,940 Per Bigha. 72,940. X 1158.10 = Rs.8,44,71,814.00



05	Assessed/adopted rate of valuation	:	Rs. 86,000/- per Bigha. (Only Land).
06	Estimated Future value of land	:	Rs.86,000/- per Bigha. X 1158.10 Bigha. = Rs.9,95,96,600.00

PART-B (VALUATION OF BUILDING)

1. TECHNICAL DETAILS OF THE BUILDING:

01	Type of building		Industrial Building
02	Type of construction		R.C.C. & Shed Construction.
03	Year of construction		2012
04	Number of floors & height of Each floor including basement, if any (As per Approved plan)		Height Is 15' (Approx)
05	Plinth area floor-wise		Details In Valuation
06	Condition of the building i) Exterior Excellent, Good, Normal, Poor ii) Interior-Excellent, Good, Normal, Poor		Normal. Normal.
07	Residual life of Structure		Age. Of the Building Is 14 Years Approx Future Life of Building- RCC-46 Years Approx & Shed-26 Years Approx (Subject to Regular Maintenance & irrespective of nature clauses like, earthquake, floor, cyclone etc.)
08	Date of issue and validity of layout of approved map / plan		Not Provided
09	Approved map / plan issuing authority		Not Provided
10	Whether genuineness or authenticity of approved map / plan is verified		No
11	Any other comments by our empanelled valuers on authentic of approved plan		No

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF:

SI No.	Description		RCC Building
01.	Foundation		Column Structure
02.	Basement		No
03.	Superstructure		KB Bricks & Sheet work
04.	Joinery/ Doors & Windows (please furnish details about size of frames, shutters,		Under Construction



		Email: curvauer@gmail.com	
	glazing, fitting etc., and specify the species of timber)		
05.	RCC Works		Plinth, Lintel, Slab etc
06.	Plastering		Under Construction
07.	Flooring, skirting, dadoing.		Under Construction
08.	Special finish as marble, granite, wooden paneling, drills etc.		Under Construction
09.	Roofing including weather proof course		Under Construction
10.	Drainage		Under Construction
Compound Wall			
	Height		NA
	Length		NA
	Type of Construction		RCC Construction
Electrical Installation			
3.	Type of wiring		Concealed
	Class of fittings (superior / ordinary / poor)		Ordinary
	Number of light points		NA
	Fan points		NA
	Spare plug points		NA
	Any other item		NA
Plumbing installation			
4.	a) No. of water closets and their type		NA
	b) No. of Wash busins		NA
	c) No. of urinals		NA
	d) No. of bath tubs		NA
	e) Water meters, taps etc.		NA
	f) Any other fixtures		NA

BUILDING AREA

Sl no.	year cons.	Description/Details as per valuation report	Area /Quantity
1	2012	Steel sheet and PUF panel Sheds Corroded 7 No's	7 nos
2	2012	Incomplete RCC Structure (Only Beams, RCC Slab and Columns) - 130 sqm	130
3	2012	Incomplete RCC Structure (Ground floor brickwork + columns constructed. partial slab work, beams and casting work pending) - 500 sqm plinth area	500
4	2012	Incomplete RCC Structure (Only Beams , plinth slab, and Columns) - 1110 sqm	1110
5	2012	Incomplete footings - 5 nos	5 nos
6	2012	Incomplete steel structure (Only beams and columns) Balance of Plant & Machinery Civil works - 950 sqm	950
7	2012	Incomplete steel structure (Only beams and columns) 9m high - 400 sqm	400
8	2012	Steel Structure - MS Truss Roofmg - 5100 sqm	5100
9	2012	Composite RCC cum Steel Structure (Only Part RCC Slab with Brickwork, Columns beam, M.S Truss Purlins and I Sections for roofing) Area - 710 Sq. Mtr.	710
10	2012	partly footings and brickwork Boundary on Plinth Beam is casted in Area of 375 Sq. Mtr	375
11	2012	Incomplete RCC Structure (Only column, plinth beam, beam steel bar binded.) Area - 125 Sq. Mtr	125
12	2012	RCC Underground Water Tank (Area 125 Sq. Mtr.)	125
13	2012	Incompleted Columns 20 Nos	20 nos

14	2012	Incomplete RCC Structure (Only Plinth, beam and Column) Footing soil filling removed	1
15	2012	RCC Cooling Tower of Height 11 mtrs. Area - 860 Sq. mtr.	8
16	2012	Incomplete RCC Structure Frame (Only Beams, Deep Beams and Large width columns) - 570 sq. mtr. 9.15 mtr height	57
17	2012	Pond reservoir - 50 sqm	50
18	2012	Water reservoir - 19000 sqm	19
19	2012	Water reservoir - 13500 sqm	13
20	2012	Pond reservoir - 1500 sqm	15
		Rate per SQM taken of Incomplete construction as per details provided by previous valuation	To

Note: All Buildings are under construction so w
cost of building as on date its not clearly

Plant & Machine

Sl no.	year purchase	Plant & Machinery Details	QTY	rate per unit
1	2012	Discarded vehicles	1	50000
2	2012	Crane frames and assembly supporters	31	35000
3	2012	Metal columns/beams	1639	54000
4	2012	steel support columns for reflectors	4285	10000
5	2012	steel support frame for reflectors	3860	10000
6	2012	steel support truss elements for reflectors	24595	5000
7	2012	steel frames	80	10000
8	2012	steel L-sections-corroded	29	5000
		steel pipe - tilting mechanism - 0.55 m dia. Length 12 m	322	5000
9	2012	HTF pump/treatment system	2	335734
10	2012	chicago pneumatic CP 100 - air compressor system	2	300000
11	2012	steel mesh fence - bundles	28	65000
12	2012	polished metal reflectors with assembly- installed	144	10000
13	2012			


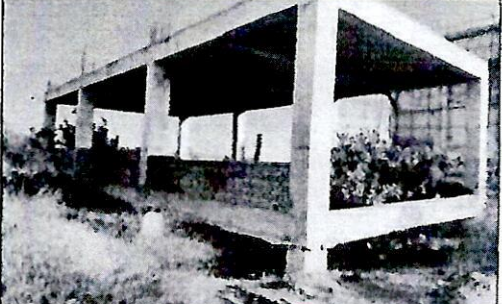

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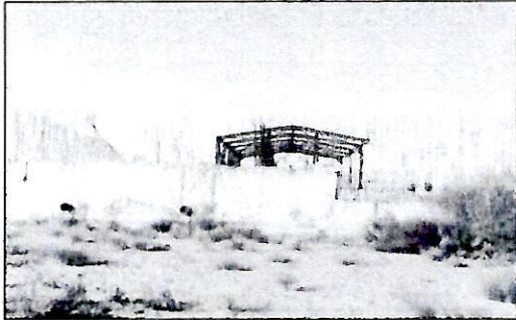

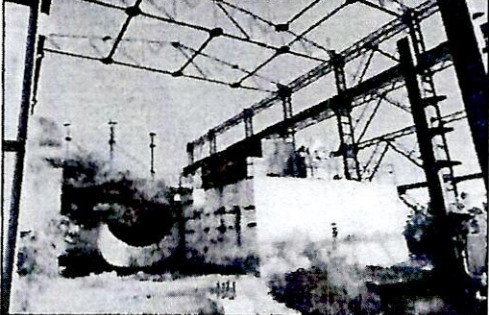
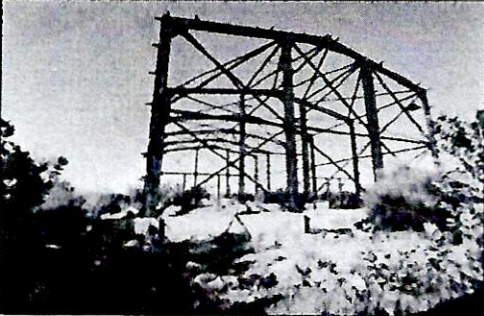
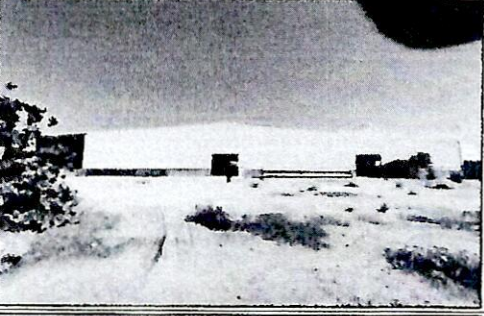
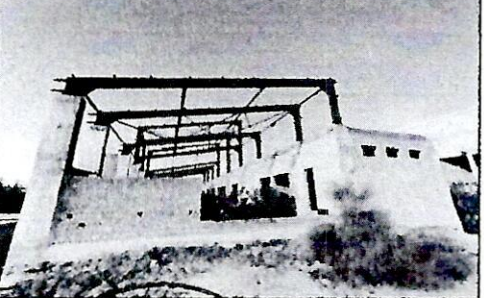
14	2012	polished metal reflectors - uninstalled	2474	10000
130	2012	HTF fluid barrels - 500 ltrs	615	130
16	2012	metal pipes for assembly	49	1000
17	2012	Ms pipes - corroded - 0.39 m dia	120	400
18	2012	Ms pipes - corroded - 0.45 m dia	136	450
19	2012	Ms pipes - corroded - 1m dia	26	500
20	2012	Ms pipes - corroded - 0.60 m dia	8	475
21	2012	Ms Beams - corroded	19	500
22	2012	Bend angle roofing sheets	60	500
23	2012	LP piping, valves, fittings, miscellaneous equipments, etc.	258	500
24	2012	AUMA 3 phase induction motors	11	290000
25	2012	AUMA actuators	2	290000
26	2012	Fieldvue fisher AR valve controllers	12	32000
27	2012	Fieldvue fisher ES valve controllers	4	32000
28	2012	Mahindra deisel generator - 50 KVA	1	489700
29	2012	Mahindra deisel generator - 30 KVA	1	325000
30	2012	Kirloskar diesel engine DM14 - corroded	2	82500
31	2012	Transformers & rectifiers (India) ltd. 40/53/70.6 MVA, 132/10.5 KV generator Transformer	1	1627000
32	2012	Container sheds	6	381900
33	2012	Boiler turbine generator	1	200000
34	2012	Auxiliary boiler (parts assembly)	13	67500
35	2012	Crane trolley frame	2	5500
36	2012	Machinery pulley	1	10000
37	2012	Fuel oil Transfer/ storage system	1	500000
38	2012	Guage control units	1	100000
39	2012	water system (raw water intake, piping, pre treatment plant, DM	Lumsum	500000

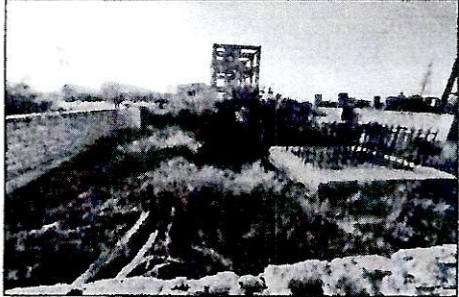

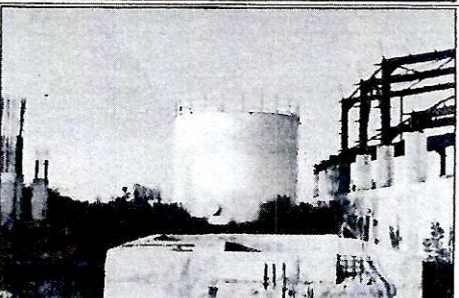

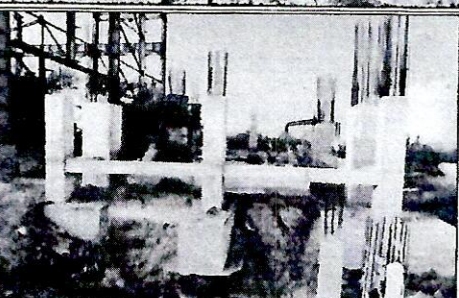

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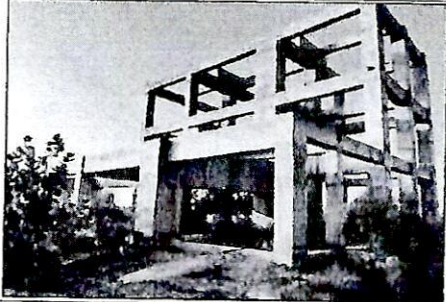
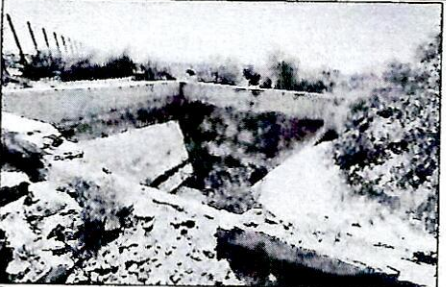



		water plant, ETP)		
40	2012	Treatment tank - white (>6m high, 6m wide)	1	300000
41	2012	transmission tower	1	400000
42	2012	Chemical storage tanks (3.75 m* 30 m)	1	1000000
43	2012	Chemical storage tanks (3.75 m* 13 m)	1	1000000
44	2012	Southern lubrication pvt ltd - oil circulation system	1	1000000
		machinery price Taken from online current date as per details provided by previous valuation		

27. **CONSTRUCTION AREA STATEMENT** (As per Site Investigation)

Sr. No	Particulars	Built Up Area	Photo of the Immovable asset for reference only (*Detailed photos are enclosed in annexure 'D')
1	Steel sheet and PUF panel Sheds Corroded 7 No's	7 Nos	
2	Incomplete RCC Structure (Only Beams, RCC Slab and Columns) - 130 sqm	130.00	
3	Incomplete RCC Structure (Ground floor brickwork + columns constructed. partial slab work, beams and casting work pending) - 500 sqm plinth area	500.00	

4	Incomplete RCC Structure (Only Beams , plinth slab, and Columns) - 1110 sqm	1110.00	
5	Incomplete footings - 5 nos	5 Nos	
6	Incomplete steel structure (Only beams and columns) Balance of Plant & Machinery Civil works - 950 sqm	950.00	
7	Incomplete steel structure (Only beams and columns) 9m high - 400 sqm	400.00	
8	Steel Structure - MS Truss Roofing - 5100 sqm	5100.00	
9	Composite RCC cum Steel Structure (Only Part RCC Slab with Brickwork, Columns beam, M.S Truss Purlins and I Sections for roofing) Area - 710 Sq. Mtr.	710.00	

10	partly footings and brickwork boundary on Plinth Beam is casted in Area of 375 Sq. Mtr	375.00	
11	Incomplete RCC Structure (Only column, plinth beam, beam steel bar binded) Area - 125 Sq. Mtr.	125.00	
12	RCC Underground Water Tank (Area 125 Sq. Mtr.)	125.00	
13	Incompleted Columns 20 Nos	20 Nos	
14	Incomplete RCC Structure (Only Plinth, beam and Column) Footing soil filling removed	115.00	
15	RCC Cooling Tower of Height 11 mtrs Area - 860 Sq. mtr.	860.00	

16	Incomplete RCC Structure Frame (Only Beams, Deep Beams and Large width columns) - 570 sq. mtr. 9.15 mtr height	570.00	
17	Pond reservoir - 50 sqm	50.00	
18	Water reservoir - 19000 sqm	19000.00	
19	Water reservoir - 13500 sqm	13500.00	
20	Pond reservoir - 1500 sqm	1500.00	

*Note: As per site investigation