

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 ASSET/PROPERTY	DATE OF INSPECTION TO BE PROVIDED TO THE INTENDING BUYER/S	RESERVE PRICE	20% EMD ON RESERVE PRICE
<u>DRI POWER PLANT</u> Freehold Industrial Land of 92.20 Acre consisting in the respective Plot No. 4,3,13,5,91,80,125,129,40, 42,45,47,52,54,58,59,63,6 8,184,186,193,46,51,127,5 7,60,61,62,65,66,67,72,95, 96,97,98,99,100,104,141,1	27 th May, 2025 & 28 th May, 2025 between 11.00 A.M and 4.00 P.M	Rs. 199,54,00,000	Rs.39,90,80,000

42,189,56,73,126,94,123,1 91,7,185,71,190,91,102, 143,110,162,163,165,166, 167,128,6,88,93,69,76,149 ,2,180,181,119,136,183,73 ,74,75,89,121,132,77,79,1 39,158,179,182,196,164,1 95,177,161,173,92,103,15 3,187,101,70,90,92,120,11 4,135,138,149,115,108,13 7,172 and 118 under Thana - Kharsawan (193 erected with shed structures, buildings (150,980 Sq.Ft. approximately), and movable Plants & Machineries, Electrical accessories lying and situated at Village:- Totalwadi, P.S:- Kharsawan, District: Seraikella, in the state of Jharkhand (Nearby Tata Nagar Railway Station)			
--	--	--	--

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 10/06/2025 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 11/06/2025 between 11.00 hrs. and 17.00 hrs. with unlimited extension of time as per mentioned Terms and Conditions 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~~ ^{May} day of April, 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

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 Notices.
	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 e-auction 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 stipulated period will be able to participate against the above-mentioned property 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 property awarded to them. The PRE BID EMD of the unsuccessful parties except H1, H2 & H3 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.
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 thereby 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 (LOL) 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 7 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 due balance payment 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 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 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/eNvida, 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	<u>DRI POWER PLANT</u> Freehold Industrial Land of 92.20 Acre consisting in the respective Plot No. 4,3,13,5,91,80,125,129,40,42,45,47,52,54,58,59,63,68,184,186,193,46,51,127,57,60,61,62,65,66,67,72,95,96,97,98,99,100,104,141,142,189,56,73,126,94,123,191,7,185,71,190,91,102,143,110,162,163,165,166,167,128,6,88,93,69,76,149,2,180,181,119,136,183,73,74,75,89,121,132,77,79,139,158,179,182,196,164,195,177,161,173,92,103,153,187,101,70,90,92,120,114,135,138,149,115,108,137,172 and 118 under Thana - Kharsawan (193 erected with shed structures, buildings (150,980Sq.Ft. approximately), and movable Plants & Machineries, Electrical accessories lying and situated at Village:- Totalwadi, P.S:- Kharsawan, District: Seraikella, in the state of Jharkhand (Nearby Tata Nagar Railway Station) 27th May, 2025 & 28th May, 2025 between 11.00 A.M and 4.00 P.M	
2	Pre-bid EMD/EMD amount	Rs. 39,90,80,000/-	
3	Opening Bid/Start price	Rs. 199,54,00,000/-	
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 10.06.2025 [17:00 Hrs.]	
6	Scheduled Date & time of opening and closing of e-Auction	Opening at 11.06.2025 at 11:00 Hrs.	Closing at 11.06.2025 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	<p>25% of the bid amount to be deposited with the OL Calcutta by the H1 bidder within 7 days from the date of completion of auction, failing which the Pre-Bid EMD/EMD shall be forfeited by the Seller.</p> <p>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.</p>
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	<p>Mr. Iqbal Hussain Ansari</p> <p>Office of the Official Liquidator, High Court Calcutta</p> <p>033 22486067/033 22486501</p>
14	Contact Person of M/s. RailTel Corporation of India Ltd, for any query regarding online registration or for bidding etc.	<p>Landline –011-49606060 (Upto 18:00 Hrs)</p> <p>i. 9355030608</p> <p>ii. 9355030620</p> <p>iii. 9355030613</p> <p>iv. 9355030604</p> <p>v. 8448288981</p> <p>Email Id : enividahelpdesk@gmail.com</p>
15	Online Auction Processing fee	<p>a. Successful / H1 bidder has to pay a fixed amount of Rs. 25,000/-+ Applicable GST to the Service Provider i.e. M/s. RailTel Corporation of India Ltd for sale price above 20 lakh and but less than 50 lakhs</p> <p>b. 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</p>

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>

S. No.	GENERAL:		
1.	Purpose for which the valuation is made		To assess present market value
2.	a)	Date of inspection	17.05.2024
	b)	Report Date	18.05.2024
3.	List of documents produced for perusal		➤ Xerox Copy Of Previous Valuation
4.	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 Ltd ,
5.	Brief description of the property (including leasehold/freehold)		Land & Building
	Location of property		
	a)	Plot No. / Survey No.	----
	b)	Door No.	--
	c)	T. S. No. / Village	Village-Totatalwadi
	d)	Ward / Taluka	
	e)	Mandal / District	Dist-Saraikela, Jharkhand.
7.	Postal address of the property		Village-Totatalwadi, P.S.-Kharsawan, Thana No-193, Dist-Seraikela Kharsawan , Jharkhand.
8.	City / Town		Village
	Residential Area		---
	Commercial Area		----
	Industrial Area		Yes
	Agriculture Area		---
9.	Classification of the area		
	i)	High / Middle / Poor	Middle
	ii)	Urban / Semi Urban / Rural	Rural
10.	Coming under Corporation limit / Village Panchayat / Municipality		Village Panchayat
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area		No
12.	In case it is an agricultural land, any conversion to house site plots is contemplated		No.

	North	NA	Nala
	South	NA	Abhijeet Plant Campus
	East	NA	Road
	West	NA	Abhijeet Plant Campus
14	Dimensions of the site	As Per Document	As Actual
	North	N.A	N.A
	South	N.A	N.A
	East	N.A	N.A
	West	N.A	N.A
14.2	Latitude, Longitude and Coordinates of the site	Latitude -22.749126 , Longitude-85.860618,	
15	Extent of the site	Land Area: 92.20 Acres Or Say 3,73,117 Sq. Mt	
16	Extent of the site considered for valuation (Least of 14 A & 14 B)	Land Area: 92.20 Acres Or Say 3,73,117 Sq. Mt	
17	Whether occupied by the Owner / Tenant? If occupied by tenant, since how long? Rent received per month.	Occupied By Bank	
18	Remarks	NA	
II. CHARACTERISTICS OF THE SITE			
1.	Classification of locality	Industrial	
2.	Development of surrounding areas	Developed	
3.	Possibility of frequent flooding / submerging	No	
4.	Feasibility to the civic amenities like school, hospital, bus stop, market etc.	@5-7 Km	
5.	Level of land with topographical conditions	Level Land	
6.	Shape of land	Rectangular	
7.	Type of use to which it can be put	Industrial	
8.	Any usage restriction	No	
9.	Is plot in town planning approved layout?	NA	
10	Corner plot or intermittent plot?	Intermittent Plot	
11	Road facilities	Yes	
12	Type of road available at present	Tar Road	
13	Width of road - is it below 20' or more than 20'	More than 20 ft.	

15	Water potentiality	Yes
16	Underground sewerage system	Yes
17	Is power supply available at the site?	No.
18	Advantage of the site	Located in 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)	No information.
III Part - A (Valuation of land):		
1.	Size of plot	Land Area: 92.20 Acres Or Say 3,73,117 Sq. Mt
	North & South	
	East & West	
2.	Total extent of the plot	Land Area: 92.20 Acres Or Say 3,73,117 Sq. Mt
3.	Prevailing market rate (Along with details /Reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	In this locality land rates are ranging from Rs. 600/- to Rs.800/- per sq mt.
4.	Guideline rate obtained from the Registrar's Office (evidence thereof to be closed)	Rs.29,415 Per Dec Or Say 727 Per Sq. mtr. =Rs.727 X 3,73,117 = Rs.27,12,56,059.00
5.	Assessed / adopted rate of valuation	Rs.720/- per Sq.mt.
6.	Estimated value of land	Rs.720 x 3,73,117 Sq.mt = Rs.26,86,44,240.00
IV Part - B (Valuation of Building):		
1.	Technical details of the building	
	a) Type of Building (Residential / Commercial / Industrial)	Industrial
	b) Type of construction (Load bearing / RCC / Steel Framed)	RCC & Steel Framed
	c) Year of construction	2010,2011,2012
	d) Number of floors and height of each floor including basement, if any	As Per Annexure
	e) Plinth area floor-wise	Details Detail in Valuation
	f) Condition of the building	
	I) Exterior - Excellent, Good, Normal, Poor	Normal
	II) Inferior - Excellent, Good, Normal, Poor	Normal

h)	Approved map / plan issuing authority	Not Available
i)	Whether genuineness or authenticity of approved map / plan is verified	No
j)	Any other comments by our empanelled values on authentic of approved plan	No.

SPECIFICATIONS OF CONSTRUCTION

S.No.	Description	G.r floor Shed
1.	Foundation	RCC & Load Bearing
2.	Basement	--
3.	Superstructure	KB Bricks
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	--
5.	RCC works	Column, Lintel, Chaja & Slab
6.	Plastering	Internal Cement Mortar
7.	Flooring, Skirting, dadoing	AS Flooring
8.	Special finish as marble, granite, wooden paneling, grills, etc.	No
9.	Roofing including weather proof course	No
10.	Drainage	Yes
11.	Compound wall	Yes
	Height	NA
	Length	NA
	Type of construction	NA
12.	Electric Installation	NA
	Type of wiring	NA
	Class of fittings (superior /ordinary /poor)	NA
	Number of light points	NA
	Fan points	NA
	Spare plug points	NA
	Any other items	NA
13.	Plumbing installation	NA
	No. of water closet & their type	NA
	No. of wash basins	NA
	No. of urinals	NA
	No. of bath tubs	NA
	Water meter, taps, etc.	NA
	Any other fixtures	NA

Sl. NO	Name Of Structure	Year Of Const	Area Sq.Mt	
1	<u>Power Plant (M.R.S.S.Building)</u> - (G+2) Storied RCC Buildings, Trymix Flooring, Wooden Doors and Al. Windows	2010	2,050	
2	<u>T.G. Building</u> Single Storied RCC Buildings, Trymix Flooring, Wooden Doors and Al. Windows	2010	1,418	
3	<u>Ventilation Room For T.G. Building</u> Tow Storied R.C.C. Framed Structure, RCC Roof, Trymix Flooring, Wooden Doors And Al. Windows	2010	265	
4	<u>Control Pannel</u>	2010	425	
5	<u>Fly Ash Silo (Cumt) RCC</u> Framed Structure	2010	1400	
6	<u>Bed Ash Silo (Cumt.) RCC</u> Framed Structure	2010	300	
7	<u>CFBC Boiler Chimney</u> RCC Frame Structure, Height-87 MTS.	2010	L.S	
8	<u>WHRB Boiler Chimney</u> RCC Frame Structure, Height	2010	L.S	

	t-79MIS.			
9	CFBC MCC Room and Compressor Room (G+2) Storied RCC Buildings, Trymix Flooring, Woode n Doors and Al. Windows	2010	38	1
10	WHRB Pannel Room (G+1) Storied RCC Buildings, Trymix flooring, Wooden doors and Al. Windows	2010	500	1
11	Administrative Office RCC Frame Structure, A.C Shed roofing, Ceramic tiles flooring, Wooden doors and Al. Windows	2010	570	1
12	Coal Storage Shed RCC Frame Structure, Profile Sheet roofing, trymix flooring	2010	4000	
13	Coal Ground Hopper Shed MS Structure, Profile Sheet roofing, Concrete flooring	2010	104	
14	Concrete Platforms	2010	1100 0	
15	Product Storage Building (Spounge Iron) Concrete hoppers, RCC	2010	320	

	Ground hopper Shed			
	Load Out Bin Shed M.S. Structure, M.S. Platform, Profile Sheet roofing, concrete flooring	2010	125	1 0
17	RMHS Main Control Room- G+2 Storied, RCC frame structure, RCC roofing, ceramic tiles flooring, wooden doors and Al. windows	2010	480	9
18	PSE-I-Bean- M.S. Structure, Profile Sheet roofing, concrete flooring	2010	L.S	
19	Day Bin (Stock House) Concrete hoppers, RCC	2010	640	
20	Klin Axis-4 Stations (A, B, C, D) & Cooler Axis, 2 Stations (A, B) RCC and M.S foundation	2010	L.S	
21	Main Control room (MCC) (G+3) Storied RCC Buildings, trymi x flooring, wooden doors and Al. windows	2010	1955	
22	Hot Well Tank (Cumt)	2010	800	
23	KCTB Building M.S. Structure, profile sheet roofing, concrete flooring	2010	130	
24				

25	CD Building	2010	L.S	
	Compressor Room RCC roof,ips flooring.			1
26		2011	144	0
	Quality Control Room RCC framed structure,G.I sheet roof, M.S. Shutter,ceramic tiles flooring			
27		2012	96	
28	Machine Foundation	2010	L.S	
29	Gate Office	2010	L.S	
	D.M. Water Plant-WTP RCC framed Structure,trymi x flooring,Profile sheet roof,Wooden doors & Al. Windows			
30		2012	665	
	Water Clarifier (DIA) RCC framed structure,RCC Wall			
31		2012	17	
	Clear Water Storage Tank. RCC Framed Structure, RCC Wall			
32		2012	220	
	Cooling Tower (4 Shells), Holding Capacity-14500 Cumt., RCC Structure			
33		2012	760	
	Pump Shed (adjucent to Colling tower) M.S. Structure, Profile Sheet roofing			
34		2012	210	
	D.M. Water Tank Foundations RCC foundation			
35		2010	L.S	
	Fire Station RCC frame structure,G.I			
36		2012	480	

	shed		
37	Electrical Pannel Room	2012	437
38	Dispensary	2012	245
39	Police Out Post	2012	225
40	WBM Road	2012	L.S
41	Drains	2012	L.S
42	Compound Wall	2012	L.S
43	Others Expense	2012	L.S

UNION BANK OF INDIA

Sl. No.	Name Of Structure	Year Of Detail	Area Sq. M.	Rate/Sq. M. Rs.	Total Bldg. Yrs.	Rate/M. Yrs.	Present Market Value Rs.	Depreciated Value Rs.	Net Replacement Value Rs.
1	Power Plant B.S.S. Building (G) situated RCC Building, Tyreka Flooring, Wooden Doors and Al Windows	2010	2,030	900	60	46	1848000	1374500	1407850
2	T.G. Building, Single Storied RCC Buildings, Tyreka Flooring, Wooden Doors and Al Windows	2010	1,418	9100	60	46	1284600	744450	2100150
3	Ventilation Room For T.O. Building, Two Storied R.C.C. Framed Structure, RCC Roof, Tyreka Flooring, Wooden Doors and Al Windows	2010	268	9000	60	46	238800	509550	1884160
4	Central Tank	2010	403	1500	60	46	604500	754050	2933875
5	Fire Ash Silo (Circular) RCC Framed Structure	2010	1,400	1000	60	46	1400000	212000	8830000
6	Red Ash Silo (Circular) RCC Framed Structure	2010	1380	6000	60	46	8280000	801000	1359000
7	CPWD Bore Chumney RCC Frame Structure, Height-87 MTS.	2010	1.8						11600000
8	WDRS Bore Chumney RCC Frame Structure Height-79 MTS.	2010	1.8						11000000
9	CPWD MCC Room and Compressor Room (0-7 Storied) RCC Buildings, Tyreka Flooring, Wooden Doors and Al Windows	2010	85	14000	60	46	968000	700280	764720
10	WDRS Manual Room (0-11) Storied RCC Buildings, Tyreka Flooring, Wooden Doors and Al Windows	2010	500	8500	60	46	4400000	234000	3476000
11	Administrative Office RCC Frame Structure, AC Shed roofing, Concrete Tiles Roofs, Wooden doors and Al Windows	2010	670	9200	60	36	6144000	1103240	4142760
12	Coal Storage Shed RCC Frame Structure, Profile Sheet roofing, Tyreka Flooring	2010	4000	6500	60	36	26000000	6818000	25018000
13	Coal Storage Shed RCC Frame Structure, Profile Sheet roofing, Tyreka Flooring	2010	1,104	6350	60	36	644400	103400	509190
14	Shed roofing, Concrete Roofs	2010	11000	2200	30	36	2420000	802300	1991800
15	Concrete Pile/Frame	2010	320	67000	60	36	18840000	4166400	15673400
16	Iron Ore Gravel Bypass Shed	2010	70	9200	60	36	644000	01160	263400
17	Lead Ore Silo Shed S.S. Structure, S.S. Roofing, Profile Sheet roofing, concrete Roofs	2010	125	13000	60	36	1625000	285750	1089250
18	20000 Tonne Central Room-02 Storied, RCC Frame structure, RCC roofing, concrete Tiles Roofs, wooden doors and Al windows	2010	658	9300	60	36	6500000	057600	2007400
19	Profile Sheet S.S. Structure, Profile Sheet roofing, concrete Roofs	2010	1.8						2200000
20	Dry Mix (Stock) Storage Concrete Roofs, RCC	2010	640	14000	60	36	10240000	2189400	8099600
21	Min And-4 Storied (A,B,C,D) & Copier And-3 Storied (A,B) RCC and S.S. Foundation Main Central room (MCC) (0-11) Storied RCC Buildings, Tyreka Flooring, Wooden Doors and Al Windows	2010	1958	15000	30	46	21200000	6816050	15881900
22	Hot Well Tank (Circular)	2010	100	5500	30	36	550000	073600	206400
23	RCC Building, M.S. Structure, profile sheet roofing, concrete Roofs	2010	180	4800	60	36	774000	162840	611460
24	CPD Building	2010	144	11000	60	47	1584000	291800	1202000
25	Compressor Room RCC and S.S. Structure, Ovality Central Room RCC framed structure, 01 shed roof, M.S. Structure, concrete tiles Roofs	2010	36	6750	60	36	240000	181200	658800
26	Machine Foundation	2010	1.8						81000000
27	Gate Office	2010	1.8						300000
28	D.M. Water Plant-WCP RCC Vented Structure, Tyreka Flooring, Profile sheet roofing, wooden doors and Al Windows	2010	668	9000	60	36	6384000	1149120	3234880
29	Water Clarifier (DA) RCC framed structure, RCC Wall	2010	17	21000	60	36	3870000	512600	2927400
30	Clear Water Storage Tank RCC Framed Structure, RCC Wall	2010	200	26000	60	36	5200000	1029600	4090400
31	Cooling Tower (4 Stalls) Holding Capacity 145000 Ccu, RCC Structure	2010	740	32000	30	18	2320000	16899600	74430400
32	Pump shed (adjacent to Cooling tower) S.S. Structure, Profile Sheet roofing	2010	310	5600	60	36	1716000	100170	436130
33	D.M. Water Tank Foundation RCC foundation	2010	1.8						3000000
34	Fire station RCC frame structure, 01 shed roofing	2010	150	4750	60	36	6225000	785000	6440000
35	Garage (Panel Room)	2010	107	7750	60	36	2386780	509615	2777130
36	Garage	2010	144	4600	60	36	2038000	370640	1667360
37	Police Out Post	2010	128	3500	60	36	1487800	503750	1523750
38	Weld Shed	20							

Sl. NO	NAME OF MACHINE & EQUIPMENTS.	QTY.
1	WHRB BOILER & AUXILIARIES J Seal Blower-2	1
2	Motor-1	1
3	Water Cooled Condenser(WCC)-2	2
4	Motor -1	1
5	Dearator -1	1
6	Electrostatic Precipitator(ESP)	1
7	Condensate Extraction Pump(CEP)	1
8	Motor	1
9	Boiler Feed Pump(BFP)-	2
10	Motor	1
11	Fans(PA/ID/FD/SA)	02(each)
12	Cbfc Boiler & Auxillaries	1
13	(Turbine & Generator) Generator-1	1
14	Generator-2	1
15	Steam Turbine -1	1
16	Steam Turbine -2	1
17	Electrostatic Precipitator(ESP)	1
18	Motor	
19	Emergency Boil Feed Pump	1

20	Motor		
21	Boiler Feed Pump	3	
22	Motor		
23	Id Fan	4	
24	Whrb 1&2	2	
25	Cooling Tower	1	
26	Eot Crane	1	
27	Conveying Air Compressors	3	
28	Ash Handling Plan	3	
29	Flip Flow Secondary Screen		
30	Flip Flow Secondary Screen	2	
31	Primary Vibrating Screen		
32	Primary Vibrating Screen	2	
33	Secondary Crusher		
34	Secondary Crusher	2	
35	Primary Crusher		
36	Primary Crusher	1	
37	Coal Handdling Plant (CHP)	1	
38	DMW Storage Tank & Make Up Water Tank	2	
39	RO Feed Pump		
40	RO Feed Pump	2	
41	Water Treatment Plant DM Plant	1	
42	Water Treatment Plant Clarifier	1	
43	Motor		
44	ETP Pumps	3	
45	Motor		
46	Raw Water Pumps	2	
47	Motor		
48	Cooling Tower Make Up Pumps	3	
49	Motor		
50	ACW Pumps	4	
51	Motors	1	
52	MCW Pumps	3	
53	Fire Fighting Main Pump	2	
54	Fire Fighting Main Pump		
55	Fire Fighting Diesel Driven Pump	1	



56	Fire Fighting Diesel Driven Pump	1
57	Fire Fighting Jockey Pump	2
58	Low Voltage Switch Gear Pannel	2
59	High Voltage Switch Gear Pannel	2
60	Transmissicn Network Scope (owner scope)	2
61	Station Transformers (ST)	2
62	Power Transformers With Generator	1
63	Ups	5
64	Battery & battery Charger (650AH)	2
65	Battery & battery Charger (310AH)	1
66	DG Set	2
67	Intake Well Pump	1
68	Kiln 1 & 2	1
69	Air Compressor House	6
70	Dri Control Room Building	2
71	Conveyors	1
72	Rmhs Control Room	1
73	Product Separation & 1 Bin Bldg.	1
74	Product storage Building	1
75	Q.C.Lab	1
76	Ash Handling System	1
77	Cooler 1 & 2	1
78	Daybin	1
79	Bag Filter (11 Nos.)	1
80	Brokk Machine	1
81	Work Shop	1

Description of Immovable property

All the piece and parcel of Non-Agriculture Industrial Land admeasuring aggregate of 92.20 acres at village Totaiwadi, P.S. Kharaswan, in the District Saraikela, in the State of Jharkhand contained in the following Plot No. and Khata No. as follows:

S.N.	DEED NO.	MUTATION CASE NO.	PLOT NO.	KHATA NO.	THANA	THANA NO.	AREA (Acres)
	YEAR 2009						
1	31	165/09-10	4	15	SHARAWAN	193	0.59
2	32	167	5	14	SHARAWAN	193	0.160

S.N.	DEED NO.	MUTATION CASE NO.	PLOT NO.	KHATA NO.	THANA	THANA NO.	AREA (Acres)
			13	15	KHARSAWAN	193	0.015
			5	16	KHARSAWAN	193	0.250
3	41	160	4	15	KHARSAWAN	193	0.540
4	42	170/09-10	3	14	KHARSAWAN	193	0.160
			13	15	KHARSAWAN	193	0.015
			5	16	KHARSAWAN	193	0.245
5	47	168/09-10	4	15	KHARSAWAN	193	0.505
6	49	170/09-10	3	14	KHARSAWAN	193	0.160
			13	15	KHARSAWAN	193	0.020
			5	16	KHARSAWAN	193	0.245
7	1403	173	91	9	KHARSAWAN	193	0.260
8	2402	171	80	8	KHARSAWAN	193	0.200
			125	8	KHARSAWAN	193	2.050
			129	8	KHARSAWAN	193	1.700
9	2404	166	40	28	KHARSAWAN	193	2.600
			42	28	KHARSAWAN	193	0.000
			45	28	KHARSAWAN	193	0.680
			47	28	KHARSAWAN	193	0.350
			52	28	KHARSAWAN	193	0.100
			54	28	KHARSAWAN	193	0.430
			58	28	KHARSAWAN	193	0.140
			59	28	KHARSAWAN	193	0.139
			63	28	KHARSAWAN	193	0.480
			68	28	KHARSAWAN	193	0.330
			184	28	KHARSAWAN	193	0.010
			185	28	KHARSAWAN	193	0.350
			193	28	KHARSAWAN	193	0.240
			46	29	KHARSAWAN	193	0.160
			51	29	KHARSAWAN	193	0.550
			127	29	KHARSAWAN	193	0.600
10	1394	172	57	6	KHARSAWAN	193	0.030
			60	6	KHARSAWAN	193	0.200
			61	6	KHARSAWAN	193	0.110
			62	6	KHARSAWAN	193	0.110
			65	6	KHARSAWAN	193	0.140
			66	6	KHARSAWAN	193	0.250
			67	6	KHARSAWAN	193	0.130
			72	6	KHARSAWAN	193	0.130
			95	6	KHARSAWAN	193	0.410
			96	6	KHARSAWAN	193	0.300

S.N.	DEED NO.	MUTATION CASE NO.	PLOT NO.	KHATA NO.	THANA	THANA NO.	AREA (Acres)
			97	6	KHARSAWAN	193	0.340
			98	6	KHARSAWAN	193	0.170
			99	6	KHARSAWAN	193	0.120
			100	6	KHARSAWAN	193	0.320
			101	6	KHARSAWAN	193	0.770
			111	6	KHARSAWAN	193	0.210
			112	6	KHARSAWAN	193	1.110
			188	6	KHARSAWAN	193	0.330
			56	5	KHARSAWAN	193	0.160
			78	5	KHARSAWAN	193	0.340
			126	5	KHARSAWAN	193	1.260
11	1395	173	94	28	KHARSAWAN	193	0.660
12	1374	302	123	9	KHARSAWAN	193	0.770
			191	9	KHARSAWAN	193	0.450
			7	9	KHARSAWAN	193	0.150
13	1375	269/88-09	185	9	KHARSAWAN	193	0.770
			71	9	KHARSAWAN	193	0.520
			190	9	KHARSAWAN	193	0.340
			123	9	KHARSAWAN	193	0.170
14	1376	323	91	9	KHARSAWAN	193	1.000
			102	9	KHARSAWAN	193	0.150
			185	9	KHARSAWAN	193	0.100
15	1378	292	143	12	KHARSAWAN	193	0.880
			110	12	KHARSAWAN	193	0.540
16	1435	183	162	12	KHARSAWAN	193	0.820
			163	12	KHARSAWAN	193	0.560
			165	12	KHARSAWAN	193	0.800
			166	12	KHARSAWAN	193	0.220
			167	12	KHARSAWAN	193	0.310
17	1436	174	162	12	KHARSAWAN	193	1.420
18	1620	128	128	32	KHARSAWAN	193	1.360
19	1944	104	124	13	KHARSAWAN	193	1.200
20	1949	131	128	32	KHARSAWAN	193	1.040
21	1960	132	128	32	KHARSAWAN	193	1.080
22	1961	135	128	32	KHARSAWAN	193	0.680
23	1980	136	128	32	KHARSAWAN	193	1.580
24	1984	130	128	32	KHARSAWAN	193	1.580
25	1985	134	128	32	KHARSAWAN	193	1.740
26	2140	133	128	32	KHARSAWAN	193	1.340
27	2141	162/05-10	6	17	KHARSAWAN	193	1.120

S.N.	DEED NO.	MUTATION CASE NO.	PLOT NO.	KHATA NO.	THANA	THANA NO.	AREA (Acres)
			88	17	KHARSAWAN	193	0.030
			93	17	KHARSAWAN	193	0.630
			69	17	KHARSAWAN	193	0.320
			76	17	KHARSAWAN	193	0.190
28	2317	129/08-09	149	32	KHARSAWAN	193	2.000
29	2889	140	149	32	KHARSAWAN	193	2.000
30	2990	139	2	32	KHARSAWAN	193	2.000
31	2995	138	2	32	KHARSAWAN	193	2.000
32	3100	130	180	1	KHARSAWAN	193	0.140
			181	2	KHARSAWAN	193	0.770
33	3102	141	2	32	KHARSAWAN	193	1.990
34	3164	170	119	30	KHARSAWAN	193	0.700
35	3170	143	136	52	KHARSAWAN	193	0.930
36	3171	176	163	19	KHARSAWAN	193	0.820
37	3173	291	73	31	KHARSAWAN	193	0.160
			74	31	KHARSAWAN	193	0.120
			75	31	KHARSAWAN	193	0.100
			89	31	KHARSAWAN	193	0.010
38	3174	142	128	32	KHARSAWAN	193	1.500
					KHARSAWAN	193	
39	30	104/09-10	121	32	KHARSAWAN	193	1.200
40	2134	193	132	32	KHARSAWAN	193	0.350
41	1444	111	77	12	KHARSAWAN	193	0.060
			79	12	KHARSAWAN	193	0.060
			139	12	KHARSAWAN	193	0.500
42	1445	113	139	12	KHARSAWAN	193	0.900
			158	12	KHARSAWAN	193	0.440
43	1447	127/08-09	154	12	KHARSAWAN	193	0.450
			179	12	KHARSAWAN	193	0.250
			182	12	KHARSAWAN	193	0.100
			196	12	KHARSAWAN	193	0.600
			164	12	KHARSAWAN	193	0.410
			195	11	KHARSAWAN	193	0.100
44	1448	126	177	12	KHARSAWAN	193	1.270
45	1449	125	161	12	KHARSAWAN	193	1.340
			173	12	KHARSAWAN	193	0.610
46	1450	187	92	4	KHARSAWAN	193	0.400
			103	4	KHARSAWAN	193	0.880
			153	4	KHARSAWAN	193	0.530
			187	4	KHARSAWAN	193	0.460

S.N.	DEED NO.	MUTATION CASE NO.	PLOT NO.	KHATA NO.	THANA	THANA NO.	AREA (Acres)
			101	4	KHARSAWAN	193	0.340
47	1454	183/08-09	76	4	KHARSAWAN	193	0.359
			90	4	KHARSAWAN	193	0.780
			92	4	KHARSAWAN	193	0.260
49	2132	181/09-10	120	18	KHARSAWAN	193	0.400
50	5024	145	2	32	KHARSAWAN	193	1.000
51	5025	146	2	32	KHARSAWAN	193	1.000
52	5026	147	2	32	KHARSAWAN	193	1.000
53	5027	148/08-09	2	32	KHARSAWAN	193	1.000
54	5059	151	114	32	KHARSAWAN	193	0.940
55	5097	154	135	32	KHARSAWAN	193	0.110
			138	32	KHARSAWAN	193	0.110
56	5098	154	138	32	KHARSAWAN	193	0.750
57	5099	153	120	32	KHARSAWAN	193	0.750
58	5101	149	128	32	KHARSAWAN	193	0.750
59	5105	156	128	32	KHARSAWAN	193	0.750
60	5124	159	149	32	KHARSAWAN	193	0.830
61	5136	155	130	32	KHARSAWAN	193	0.760
62	5293	190/09-10	115	32	KHARSAWAN	193	0.610
63	5315	189	108	32	KHARSAWAN	193	0.930
64	5319	191	137	32	KHARSAWAN	193	0.470
			172	32	KHARSAWAN	193	0.610
65	5639	187	120	32	KHARSAWAN	193	0.750
66	5640	185	128	32	KHARSAWAN	193	0.750
67	6084	180	113	32	KHARSAWAN	193	1.120
		TOTAL					92.20