

**Report on Valuation of Factory Land, Building / Shed
of M/S. Inland Power Ltd. (Unit: Gola, Ramgarh)**

(Refinery Unit : Gems & Jewellery Park, Ankurhati)

Name of the Borrower: **M/S. Inland Power Ltd.
(Unit: Gola, Ramgarh)**

Property situated at: **Gola Charu Ramgarh By-Pass,
Mouza-Tonagatu & Beyang,
P.O. Saram, Block-Gola,
Dist. Ramgarh,
Jharkhand - 829110**

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ICS/20-21/Commercial Br._Jeevandeep-SBI- /VR/054
October 30, 2020

Report on Valuation of Factory Land, Building & Shed / Structures of

M/S. Inland Power Ltd.

At Gola Charu Ramgarh By-Pass, Mouza- Tonagatu & Beyang, P.O. Saram,
Block-Gola, Dist. Ramgarh, Jharkhand - 829110

Name & Address of Branch :	STATE BANK OF INDIA Commercial Branch, Jeevandeep 1, Middleton Street, 2 nd Floor, Kolkata-700071
Name of customer (s) / Borrowable unit : (for which valuation report is sought)	M/s. Inland Power Limited Regd. Office at: 3A, Aukland Place, Suite 5A, Kolkata - 700017 Contact Person: M L Khetan, Director Finance & Corporate Affairs, Mobile No. 8240332616

1. Introduction

a) Name of the Property Owner (with address & phone nos.)	M/s. Inland Power Limited Regd. Office at: 3A, Aukland Place, Suite 5A, Kolkata - 700017 Contact Person: M L Khetan, Director Finance & Corporate Affairs, Mobile No. 8240332616
b) Purpose of Valuation	For securing loan against mortgage to bank
c) Date of Inspection of Property	08.09.2020
d) Date of Valuation Report	30.10.2020
e) Name of the Developer of Property (in case of developer built properties)	Not Known

2. Physical Characteristics of the Property

a) Location of the Property i. Nearby landmark ii. Postal Address of the Property iii. Area of the plot / land, (supported by a plan) iv. Type of land : Solid, Rocky, Marsh land, Reclaimed land, Water-logged, Land locked.	i) Inland Power Ltd (IPL) has setup coal based thermal power plants at Inland Nagar near Gola, District Ramgarh, and Jharkhand. The Factory is 8 km away from Gola Crossing. ii) Gola Charu Ramgarh By-Pass, Mouza- Tonagatu & Beyang, P.O. Saram, Block-Gola, Dist. Ramgarh, Jharkhand - 829110. iii) As per Deed Total Area of land 120.17 Acre. iv) Solid. Industrial area. No water locked, No land Locked.
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	v. Independent access/approach to the property etc. vi. Google Map Location of the Property with a neighborhood layout map vii. Details of roads abutting the property viii. Description of adjoining the property ix. Plot No. Survey No. x. Ward/Village / Taluka xi. Sub-Registry / Block xii. District xiii. Latitude & Longitude	v) Independent access to land. vi) Google map enclosed vii) From village Road, Beyang. viii) Adjoining properties are factories / residential Houses / vacant land. ix) Given in land schedule x) Mouza- Tonagatu & Beyang under Beyang Gram panchyat Area. xi) A.D.S.R. Ramgarh xi) District- Ramgarh xiii) 23.4843° N, 85.6578° E
b)	Plinth Area, Carpet Area and Saleable area are to be mentioned separately and clarified	Details given in Annexure-II
c)	Boundaries of the Plot East West North South	As per Actual By Vacant Land By Bahmni Village By Vacant Land By Road & Vacant Land
3. Town Planning parameters		
a)	i. Master Plan provisions related to property in terms of land use. ii. FAR-Foor Area Rise / FSI - Floor Space Index permitted & consumed iii. Ground coverage iv. Comment on whether OC-Occupancy Certificate has been issued or not v. Comment on unauthorized constructions if any vi. Transferability of developmental rights if any, Building by-laws provisions as applicable to the property viz. setbacks, height restriction etc. vii. Planning area / zone viii. Developmental controls ix. Zoning regulation x. Comment on the surrounding land uses and adjoining properties in terms of uses xi. Comment on demolition proceedings if any xii. Comment on compounding / regularization proceedings. xiii. Any other aspect	This is under Beyang Gram panchyat Area As per Sanctioned As per Sanctioned Not provided Not as such. NA Village cum Industrial. Gram Panchyat area limits Gram Panchyat area limits Adjoining properties are factories / residential Houses / vacant land. NA NA No
4. Document Details and Legal Aspects of Property		
a)	Ownership Documents i. Sale Deed. Gift Deed. Lease Deed ii. TIR of the Property	1) Copy of Deed (Deed No. given in land Schedule) 2) Copy Of Mutation certificate

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		3) Copy of Tax Receipt 4) Copy of Lay out Plan
b)	Name of the Owner/s	M/s. Inland Power Limited Factory At: Gola Charu Ramgarh By-Pass, Mouza- Tonagatu & Beyang, P.O. Saram, Block- Gola, Dist. Ramgarh, Jharkhand - 829110 It is a Freehold Property
c)	Ordinary status of freehold or leasehold including restriction on transfer	Not Known
d)	Agreement of casement if any	Not Known
e)	Notification of acquisition if any	Not Known
f)	Notification of road widening if any	Not Known
g)	Heritage restriction, if any	NA
h)	Comment on transferability of the property ownership	Since the property is freehold transferability of the property is not very difficult.
i)	Comment on the existing mortgages/ charges/ encumbrances on the property, if any	Mortgaged with SBI, Commercial Branch, Jeevandeep 1, Middleton Street, 2 nd Floor, Kolkata-700071.
j)	Comment on whether the owners of the property have issued by guarantee (personal or corporate) as the case may be	NA
k)	Building plan sanction : Authority approving the plan - Name of the office of the Authority - Any violation from the approved Building Plan -	Lay out Plan Passed from Chief Inspector of Factories, Jharkhand. Not as such
l)	Whether Property is Agriculture Land if yes, any conversion is contemplated	Factory land.
m)	Whether the property is SARFAESI compliant	Yes.
n)	a. All legal documents, receipts related to electricity, Water Tax, Municipal Tax and other building taxes to be verified and copies as applicable to be enclosed with the report. b. Observation on dispute on Dues if any in payment of bills / taxes to be reported	Verified and enclosed No, as reported
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged.	Yes, mortgaged in Bank
p)	Qualification in TIR / Mitigation suggested if any.	NA
q)	Other aspect	Not as such
5. Economic Aspects of the Property		
a)	ii. Reasonable letting value ii. If property is occupied by tenant - Name of tenants - Since how long (tenant - wise) - Status of tenancy right - Rent received per month (tenant-wise) with a comparison of existing	N.A. The property is occupied by the aforesaid company.

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	market rent. iii. Taxes and other outings iv. property Insurance v. Monthly maintenance charges vi. Security charges vii. Any other aspect	Borne by the Company Yes, up to date Borne by the Company Yes NA.
6. Socio-cultural Aspects of the Property		
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	The Factory is situated at Inland Nagar near Gola, District Ramgarh, and Jharkhand. The Factory is 8 km away from Gola Crossing. Economic level- Middle class Slums- NA. There is no question of squatter settlement in the locality.
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
7. Functional and Utilitarian Aspects of the Property		
a)	Description of the functionality and utility of the property in terms of : i. Space allocation ii. Storage Spaces iii. Utility spaces provided within the building iv. Car Parking etc. v. Balconies, etc.	Used for Industrial purposes Yes Yes Yes Yes No
b)	Any other aspect	Not as such
8. Infrastructure Availability		
a)	Description of aqua infrastructure availability in terms of i. Water supply ii. Sewerage / sanitation System Underground or Open iii. Storm water drainage.	Available at the site Sanitation system is underground Yes
b)	Description of other physical infrastructure viz. i. Solid waste management ii. Electricity iii. Road and public transport connectivity iv. Availability of other public utilities nearby	Yes Yes Yes Yes
c)	Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	Yes, within reasonable distance Yes Available within 10 km
9. Marketability of the Property		
a)	Marketability of the property in terms of i. Locational attributes	Good. Industrial area

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	ii. Scarcity iii. Demand and supply of the kind of subject property iv. Comparable sale prices in the locality	Average demand of Industrial land Average As per local enquiry we have found that Price range varies Rs. 0.40 lacs to Rs. 00.60 lacs per Decimal for Industrial land depending on the size, location, approach, width of road, frontage, civic amenities etc. and other beneficial advantages.
	b) Any other aspect which has relevance on the value or marketability of the property.	Not as such. This is industrial area.
10. Engineering and technology Aspects of the Property.		
a)	Type of construction	RCC column structure along
b)	Material & Technology used	Cement, sand, stone chips mixture in the batching plant. Brick Masonry Structure with Load bearing wall.
c)	Specification	RCC structure supported on RCC columns, lintel, beams, RCC slab, etc. Brick wall, Vitrified tiles fitted and partly marble finished floor.
d)	Maintenance issues	Not as such.
e)	Age of the building	Constructed 2014.
f)	Total life of the building	Shed 60Yrs, Building-70 yrs. from the date of construction
g)	Extant of deterioration	NA.
h)	Structural safety	Ok. Structure is safe upto 60 years.
i)	Protection against natural disaster viz. earthquakes	Not known, Structural Engineer to provide the Stability Certificate.
j)	Visible damage in the building	Not as such
k)	System of air-conditioning	Yes
l)	Provision of firefighting	Yes
m)	Copies of the plan and elevation of the building to be included	To be submitted by the borrower
11. Environmental factors		
a)	Use of environment friendly building materials, Green Building techniques if any	NA
b)	Provision of rain water harvesting	No
c)	Use of solar heating and lightening system, etc.	No
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	This is an industrial area, but pollution is not alarming.
12. Architectural and aesthetic quality of the Property		



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a)	Description account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Plain looking
13. Valuation		
a)	Methodology of valuation - Procedure adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumption made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at	Land & Building: Since the existing 'Land' is Freehold land, realistic value of the subject property is assessed on the basis of local enquiry and market investigation. To calculate Fair Market Value of Property we have used Land & Building Method.
b)	Prevailing Market Rate / price trend of the Property in the locality/ city from property search sites viz. magickbricks.com, 99acres.com, makaan.com etc. of available	As per local enquiry Price range varies Rs. 00.40 lacs to Rs. 00.60 lacs per Decimal.
c)	Guideline Rate obtained from Register's office/ State Govt. Gazette / Income Tax Notification	Beyang Mouza- Rs. 7000/- per Decimal Tonagatu Mouza -Rs. 8237/- per Decimal Govt. Value enclosed
d)	Summary of Valuation i) Guideline Value Land and Building ii) Fair Market Value of Land & Buildg. iii) Realizable Value of Land & Buildg. iv) Distress Sale value of Land & Buildg.	Guideline Value Beyang Mouza- = Rs. 620.18 lacs Tonagatu Mouza- =Rs. 260.08 lacs Total Guideline Value of land - 880.26 lacs But as per local enquiry Price range varies Rs. 0.40 lacs to Rs. 00.60 lacs per Decimal. Rs. 7922.95 lacs Rs. 7130.65 lacs Rs. 5942.21 lacs
v)	Insurance Value of Shed/Building	Rs. 2772.55 lacs
e)	i. 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	Guideline rate are abnormally very low because there is no revision in the rate. Therefore rate has been considered as sourced from recent Sale instances of land in this locality (information collected from Ramgarh registry office, Deed attached) local enquiry, magickbricks.com, 99acres.com, mitula.com, quikrHomes. i) Inland Power Ltd (IPL) has setup coal based thermal power plants at Inland Nagar near Gola, District Ramgarh, and Jharkhand. The Factory is 8 km away from Gola Crossing where demand of Industrial land is average. For the valuation

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	ii. Details of last two transactions in the locality / area to be provided, if available	purposes we have considered a reasonable conservative rate. ii) As per local enquiry Price range varies Rs. 0.40 lacs to Rs. 00.60 lacs per Decimal. iii) We are providing current Deed of conveyance collected from Registry office for our supporting. Deed collected from Registry office is attached.
14. Declaration		
I hereby declare that :		
	<ul style="list-style-type: none">i. The information provided is true and correct to the best of my knowledge and belief.ii. The analysis and conclusions are limited by the reported assumption and conditions.iii. We have read the Handbook on Policy, Standard and procedures for Real Estate Valuation by Banks and HFIs in India 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.iv. We have no direct or indirect in the above property valued.v. We have inspected the subject property on 08.09.2020.vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957.vii. I am /am not an approved Valuer under SARFAESI ACT - 2002 and am approved by the Bank.viii. We have not been depanelled or removed from any Bank/ Financial Institution/ Government Organization at any point of time in the past.ix. This report is based on the data provided, our inspection, to the best of my knowledge and issued without any prejudice.x. We have submitted the Valuation Report (s) directly to the Bank.xi. The property is identified by Sri Arup Mukherjee, Manager, of M/s. Inland Power Limited, Inland Nagar, Tonagatu, Ramgarh.	
	<p>Name and address of the Valuer Ideal Consultancy Services. Add : 38/1, Purna Das Road, 2nd Floor, Kolkata-700029 Email...idealconsultancyservices@yahoo.com</p> <p style="text-align: center;"><i>Sarat Kumar Chakravarty</i> Sarat Kumar Chakravarty Chartered Valuer (Regd No) M 623034-5 Structural Engineer (Regd No) ESE-11/261 (K.M.C.) Fellow Institution of Valuers F 18575 Govt. Regd. Valuer V/126/CAT-I/2012-13</p> <p>Date 30/10/2020 Tel No...033-2464-2822</p>	



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15. Enclosure

a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Yes
b)	Building Plan	Checked/ Not Provided
c)	Floor Plan	Checked/ Not Provided
d)	Google Map location of the property	Yes
e)	Price trend of the Property in the locality city from property search sites viz., Magickbrick.com, 99acres.com.Makan.com	Yes
f)	Any other relevant documents / extras	NA

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Annexure - A

VALUATION OF FACTORY LAND, BUILDING, SHED & STRUCTURES

Area of Land Considered for Valuation:

As per Deed Total Area of land in Beyang Mouza - 8859.792 Decimal

As per Deed Total Area of land in Tonagatu Mouza - 3157.468 Decimal

Total Area of land **12017.26 Decimal i.e. 120.17 Acres**

A: VALUE OF LAND

The present value of land is ascertained as per market value of similar land as on date of its valuation. The widely accepted method of determining the value of land is to locate the sale price of reasonably comparable property which has been sold in recent past in the vicinity of the plot of land being valued. In this connection it needs be noted that market price is the amount which a willing purchaser would pay having regards to its potential possibilities in the background of existing condition and statutory constraints. On local enquiry, it was found that the present market price for small plots of land varies as shown below:

<u>LOCATION</u>	<u>RATE Rs. Per Decimal</u>
- Gola Charu Ramgarh By-Pass, Mouza- Tonagatu & Beyang	Rs. 0.40 lacs to Rs. 00.60 lacs per Decimal Industrial Land

The above Rates are again dependent on site, situation, size, encumbrances, etc. For the purpose of valuation we have adopted to the following rates considering encumbrance with shade and buildings, restriction & limitation in free marketability being part of a large unit complex.

BASE RATES OF INDUSTRIAL LAND

For Mouza- Tonagatu & Beyang

Less: 20% for Largeness encumbrances

Rs. 00.50 lacs per Decimal

Rs. 00.10 lacs per Decimal

Rs. 0.40 lacs per Decimal

say, **Rs. 0.40 lacs per Decimal Industrial land**

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i) VALUE OF LAND:

Category	Area	Base rate per Decimal	Less Discount	Value (Rs. In lacs)
Industrial land	12017.26 Decimal	Rs. 0.40 lacs per Decimal	-	Rs. 4806.90 lacs
Land Development Cost	12017.26 Decimal	Rs. 0.05 lacs per Decimal		Rs. 0600.86 lacs
Total Value of Land	12017.26 Decimal			Rs. 5407.76 lacs

Total Fair Market Value of Land = Rs. 5407.76 lacs

B. VALUE OF SHED BUILDING & OTHER STRUCTURE (ANNEXURE-II):

- Value of Shed Building & Other Structures	Rs. 2408.15 lacs
TOTAL VALUE OF SHED, BUILDING / STRUCTURE	Rs. 2408.15 lacs

Total Value of Building & Structures - = Rs. 2408.15 lacsB

C. VALUE OF SERVICES (ANNEXURE-II):

- Value of Services (Water supply, Drainage, Boundary wall)	Rs. 107.04 lacs
TOTAL VALUE OF SERVICES	Rs. 107.04 lacs

Total Value of Services - = Rs. 0107.04 lacsC

C. TOTAL COMPOSITE RATE ARRIVED FOR VALUATION :

Sl. No.	Particulars	Total Vaue
1	Fair Market Value of Land	Rs. 5407.76 lacs
2	Value of Building, Shed & Structures	Rs. 2408.15 lacs
3	Value of Services	Rs. 0107.04 lacs
	Total Fair Market Value of the Land & Building, Shed/Structures	Rs. 7922.95 lacs

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Total Fair Market Value of Land & Building	= Rs. 7922.95 lacs
Realisable Value of Land & Building	= Rs. 7130.65 lacs
Distress Sale Value of Land & Building	= Rs. 5942.21 lacs



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Land Schedule

Mouza - Baiyang

Sl. No.	Deed No.	Owner Name	Land Area (in decimal)	Mutated (in decimal)	Non Mutated (in decimal)
01.	I - 2067/2008	M/S Inland Power Limited	55.08	55.08	Nil.
02.	I - 3196/2008	-do-	59.00	59.00	Nil.
03.	I - 3533/2008	-do-	97.50	97.50	Nil.
04.	I - 3656/2008	-do-	86.33	86.33	Nil.
05.	I - 3680/2008	-do-	68.00	68.00	Nil.
06.	I - 4016/2008	-do-	20.00	20.00	Nil.
07.	I - 4162/2008	-do-	68.916	68.916	Nil.
08.	I - 4195/2008	-do-	330.50	330.50	Nil.
09.	I - 1194/2009	-do-	103.00	103.00	Nil.
10.	I - 1233/2009	-do-	20.67	20.67	Nil.
11.	I - 1244/2009	-do-	28.00	28.00	Nil.
12.	I - 1866/2009	-do-	35.00	35.00	Nil.
13.	I - 2050/2009	-do-	12.67	12.67	Nil.
14.	I - 2051/2009	-do-	35.00	35.00	Nil.
15.	I - 2052/2009	-do-	14.00	14.00	Nil.
16.	I - 2144/2009	-do-	45.00	45.00	Nil.
17.	I - 2207/2009	-do-	51.67	51.67	Nil.
18.	I - 2208/2009	-do-	95.00	95.00	Nil.
19.	I - 2212/2009	-do-	93.33	93.33	Nil.
20.	I - 2294/2009	-do-	123.93	123.93	Nil.
21.	I - 2371/2009	-do-	61.00	61.00	Nil.
22.	I - 0085/2010	-do-	75.00	75.00	Nil.
23.	I - 372/2010	-do-	74.00	74.00	Nil.
24.	I - 373/2010	-do-	16.00	16.00	Nil.
25.	I - 374/2010	-do-	20.00	20.00	Nil.
26.	I - 440/2010	-do-	525.00	525.00	Nil.
27.	I - 646/2010	-do-	7.66	7.66	Nil.
28.	I - 647/2010	-do-	99.00	99.00	Nil.
29.	I - 650/2010	-do-	142.00	142.00	Nil.
30.	I - 793/2010	-do-	111.50	111.50	Nil.

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31.	I - 794/2010	M/S Inland Power Limited	10.00	10.00	Nil.
32.	I - 798/2010	-do-	25.00	25.00	Nil.
33.	I - 943/2010	-do-	37.50	37.50	Nil.
34.	I - 949/2010	-do-	45.75	45.75	Nil.
35.	I - 967/2010	-do-	260.5	260.5	Nil.
36.	I - 970/2010	-do-	21.00	21.00	Nil.
37.	I - 1009/2010	-do-	52.00	52.00	Nil.
38.	I - 1014/2010	-do-	134.66	134.66	Nil.
39.	I - 1192/2010	-do-	59.00	59.00	Nil.
40.	I - 1193/2010	-do-	90.00	90.00	Nil.
41.	I - 1257/2010	-do-	77.75	77.75	Nil.
42.	I - 1330/2010	-do-	19.00	19.00	Nil.
43.	I - 1334/2010	-do-	83.32	83.32	Nil.
44.	I - 1542/2010	-do-	79.47	79.47	Nil.
45.	I - 1762/2010	-do-	14.00	14.00	Nil.
46.	I - 1837/2010	-do-	61.82	61.82	Nil.
47.	I - 2291/2010	-do-	83.00	83.00	Nil.
48.	I - 2293/2010	-do-	161.75	161.75	Nil.
49.	I - 3523/2010	-do-	74.00	74.00	Nil.
50.	I - 3524/2010	-do-	252.00	252.00	Nil.
51.	I - 3750/2010	-do-	114.75	114.75	Nil.
52.	I - 4428/2010	-do-	39.73	39.73	Nil.
53.	I - 5123/2010	-do-	259.64	259.64	Nil.
54.	I - 5475/2010	-do-	61.33	61.33	Nil.
55.	I - 5523/2010	-do-	392.79	392.79	Nil.
56.	I - 077/2011	-do-	235.12	235.12	Nil.
57.	I - 292/2011	-do-	392.70	392.70	Nil.
58.	I - 717/2011	-do-	70.50	70.50	Nil.
59.	I - 957/2011	-do-	60.00	60.00	Nil.
60.	I - 1263/2011	-do-	69.13	69.13	Nil.
61.	I - 1322/2011	-do-	225.00	225.00	Nil.
62.	I - 1323/2011	-do-	376.00	376.00	Nil.
63.	I - 1715/2011	-do-	40.15	40.15	Nil.
64.	I - 1824/2011	-do-	129.00	129.00	Nil.
65.	I - 1930/2011	-do-	16.00	16.00	Nil.
66.	I - 2270/2011	-do-	200.00	200.00	Nil.

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67.	I - 2298/2011	M/S Inland Power Limited	188.75	188.75	Nil.
68.	I - 2396/2011	-do-	28.50	28.50	Nil.
69.	I - 2397/2011	-do-	193.00	193.00	Nil.
70.	I - 2429/2011	-do-	204.25	204.25	Nil.
71.	I - 2467/2011	-do-	161.00	161.00	Nil.
72.	I - 2468/2011	-do-	235.00	235.00	Nil.
73.	I - 3968/2011	-do-	39.73	39.73	Nil.
74.	I - 4006/2011	-do-	438.94	438.94	Nil.
75.	I - 4458/2011	-do-	69.13	69.13	Nil.
76.	I - 4459/2011	-do-	13.00	13.00	Nil.
77.	I - 4682/2011	-do-	344.39	344.39	Nil.
78.	I - 1011/2010	-do-	47.00	47.00	Nil.
Total Land area			8859.792	8859.792	

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Mouza - Tonagatu

Sl. No.	Deed No.	Owner Name	Land Area (in decimal)	Mutated (in decimal)	Non Mutated (in decimal)
1.	I - 1903/2008	M/S Inland Power Limited	20.40	20.40	Nil.
2.	I - 1934/2008	-do-	61.60	61.60	Nil.
3.	I - 1933/2008	-do-	29.00	29.00	Nil.
4.	I - 2026/2008	-do-	26.00	26.00	Nil.
5.	I - 2066/2008	-do-	59.66	59.66	Nil.
6.	I - 2693/2008	-do-	59.66	59.66	Nil.
7.	I - 2880/2008	-do-	17.33	17.33	Nil.
8.	I - 2968/2008	-do-	36.5	36.5	Nil.
9.	I - 2969/2008	-do-	89.875	89.875	Nil.
10.	I - 3034/2008	-do-	42.03	42.03	Nil.
11.	I - 3197/2008	-do-	105.00	105.00	Nil.
12.	I - 3330/2008	-do-	36.00	36.00	Nil.
13.	I - 3560/2008	-do-	349.00	349.00	Nil.
14.	I - 3616/2008	-do-	47.00	47.00	Nil.
15.	I - 4230/2008	-do-	220.00	220.00	Nil.
16.	I - 4353/2008	-do-	132.00	132.00	Nil.
17.	I - 4588/2008	-do-	110.00	110.00	Nil.
18.	I - 4707/2008	-do-	68.92	68.92	Nil.
19.	I - 4831/2008	-do-	26.00	26.00	Nil.
20.	I - 4846/2008	-do-	36.00	36.00	Nil.
21.	I - 4880/2008	-do-	309.00	309.00	Nil.
22.	I - 4933/2008	-do-	34.66	34.66	Nil.
23.	I - 4996/2008	-do-	28.10	28.10	Nil.
24.	I - 5148/2008	-do-	95.50	95.50	Nil.
25.	I - 0177/2009	-do-	83.25	83.25	Nil.
26.	I - 360/2009	-do-	23.25	23.25	Nil.
27.	I - 432/2009	-do-	22.85	22.85	Nil.
28.	I - 642/2009	-do-	27.75	27.75	Nil.
29.	I - 2355/2009	-do-	17.60	17.60	Nil.
30.	I - 2447/2009	-do-	8.80	8.80	Nil.
31.	I - 3162/2009	-do-	7.75	7.75	Nil.
32.	I - 3610/2009	-do-	21.583	21.583	Nil.

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33.	I - 4200/2009	M/S Inland Power Limited	114.50	114.50	Nil.
34.	I - 4275/2009	-do-	57.25	57.25	Nil.
35.	I - 5033/2009	-do-	79.50	79.50	Nil.
36.	I - 18588/2010	-do-	205.00	205.00	Nil.
37.	I - 2925/2010	-do-	13.00	13.00	Nil.
38.	I - 4154/2009	-do-	300.50	300.50	Nil.
39.	I - 3404/2010	-do-	21.50	21.50	Nil.
40.	I - 1034/2011	-do-	43.50	43.50	Nil.
41.	I - 3507/ 2010	-do-	70.65	70.65	Nil.
	Total Land area		3157.468	3157.468	

Total Land Area = (8859.792 + 3157.468) = 12017.26 Decimal = 120.17 Acre

INLAND POWER LIMITED AT MOUZA- TONAGATU & BEYANG, BLOCK - GOLA, DIST. RAMGARH, JHARKHAND - 829110
Statement of Valuation of Building, Shed & Structures : As on 08.09.2020

Sl No.	Items & Description	Year of Construction	Plinth Area (As per Plan)	Plinth Area (As measured)	Plinth Area Considered	Total life	Age As on date of Valuation	Expected Balance Economical useful life (in years)	Prevailing Market Rate (Rs./sq. ft.)	Replacement Cost (Rs.)	Total Depreciation on (Rs.)	Depreciated amount (Rs.)	Fair Market Value CDRC (Rs.)
1	Time Office (G+1)	2014	861.12	892	861	70	6	64	950	818064	7.50%	61355.	756,709
2	Canteen Buildg. (G+1 Storied)	2014	4323.89	4420	4324	70	6	64	1,050	4540085	7.50%	340506.	4,199,578
3	Hostel Block G + 1 Storied	2014	20232.84	21200	20233	70	6	64	1,050	21244482	7.50%	1593336.	19,651,146
4	Project office (ACC shed)	2014	4490.2	4510	4490	50	6	44	750	3367650	10.80%	363706.	3,003,944
5	Store & Workshop ACC shed	2014	4490.2	4578.79	4490	50	6	44	750	3367650	10.80%	363706.	3,003,944
6	Security Barrack	2014	5131.2	5455	5131	50	6	44	675	3463560	10.80%	374064.	3,089,496
7	Workers Colony AC Shed	2014	16372.044	17532	16372	50	6	44	750	12279033	10.80%	1326136.	10,952,897
8	Weighbridge Building	2014	172.24	180	172	70	6	64	950	163628	7.50%	12272.	151,356
9	Cooling Tower	2014	17922.06	18000	17922	60	6	54	950	17025957	9.00%	1532336.	15,493,621
10	TG Building	2014	18872.74	19000	18873	60	6	54	1,700	32083658	9.00%	2887529.	29,196,129
11	Boiler	2014	11767.74		11768	60	6	54	1,050	12356127	9.00%	1112051.	11,244,076
12	ESP	2014	5941.73		5942	60	6	54	850	5050471	9.00%	454542.	4,595,928
13	Chimney	2014	162.86		163	60	6	54	0	3000000	9.00%	270000.	2,730,000
14	Transfer House-II AC Shed	2014	387.5	392	388	60	6	54	875	339063	9.00%	30516.	308,547
15	Deducting System House AC shed	2014	320	356		320	6	54	725	232000	9.00%	20880.	211,120
16	Bag Filter Chimney	2014		49		49	6	54	0	800000	9.00%	72000.	728,000
17	Dolachar Feed System House RCC	2014	492.45	556	492	60	6	54	950	467827.5	9.00%	42104.48	425,723
18	CHP Control Room G+2 storied	2014	2906.28	3250	2906	70	6	64	950	2760966	7.50%	207072.	2,553,894
19	Screen Hose AC Shed	2014	2663	3100	2663	60	6	54	750	1997250	9.00%	179753.	1,817,498
20	Bed Ash Silo	2014	949.38		949	60	5	54	1,250	1186725	9.00%	106805.	1,079,920
21	Fly Ash Silo	2014	2900.14		2900	60	5	54	1,250	3625175	9.00%	326266.	3,298,909
22	Ground Hopper AC shed	2014	1619.44	1700	1619	50	6	44	700	1133608	10.80%	122430.	1,011,178
23	Coal Shed(AC shed)	2014	52317.35		52317	50	6	44	920	48131962	10.80%	5198252.	42,933,710
24	Brick Plant	2014	8054.16	8500	8054	50	6	44	750	6040620	10.80%	652387.	5,388,233

INLAND POWER LIMITED AT MOUZA- TONAGATU & BEYANG, BLOCK - GOLA, DIST. RAMGARH, JHARKHAND - 829110
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Sl No.	Items & Description	Year of Construction	Plinth Area (As per Plan)	Plinth Area (As measured)	Plinth Area Considered	Total life	Age As on date of Valuation	Expected Balance Economic useful life (in years)	Prevailing Market Rate (Rs./sq. ft.)	Replacement Cost (Rs.)	Total Depreciation on (Rs.)	Depreciation amount (Rs.)	Fair Market Value CDRC (Rs.)
25	Site Office AC Shed	2014	871.88	895	872	60	6	54	800	697504	9.00%	62775.	634,729
26	Meter Room (RCC)	2014	226.04	250	226	70	6	64	950	214738	7.50%	16105.	198,633
27	Labour Canteen	2014	689	1291.68		689	6	54	800	551200	9.00%	49608.	501,592
28	Toilet Block	2014	1291.68	1400	1292	50	6	44	650	839592	10.80%	90676.	748,916
29	Switch Yard	2014	15823.08	16250	15823	60	6	54	750	11867310	9.00%	1068058	10,799,252
30	Transformer Area	2014	4242.09	4540	4242	70	6	64	1,000	4242090	7.50%	318157.	3,923,933
31	LDO Tank Area	2014	3639	4200	3639	70	6	64	780	2838420	7.50%	212882.	2,625,539
32	Watch Tower	2014	387.504	412	388	60	6	54	650	251878	9.00%	22669.	229,209
33	Sikdir ISW	2014	26910	27532	26910	60	6	54	800	21528000	9.00%	1937520.	19,590,480
34	BCN - 1 AC Shed	2014	1856.79	1900	1857	60	6	54	750	1392593	9.00%	125333.	1,267,259
35	BCN - 3 AC Shed	2014	3417.57	3500	3418	60	6	54	750	2563178	9.00%	230686.	2,332,492
36	BCN - 4 AC Shed	2014	3417.57	3500	3418	60	6	54	750	2563178	9.00%	230686.	2,332,492
37	BCN 6 AC Shed	2014	12109.5	13150	12110	60	6	54	750	9082125	9.00%	817391.	8,264,734
38	Residential Buildg 3 BHK	2014	12093.35	12500	12093	70	6	64	1,150	13907353	7.50%	1043051.	12,864,301
39	Residential Buildg 2 BHK	2014	5021.41	5200	5021	70	6	64	1,150	5774622	7.50%	433097.	5,341,525
40	Crusher House AC Shed	2014	1833	1912	1833	60	6	54	800	1466400	9.00%	131976.	1,334,424
	Total Value of Structures as on date									265,255,738			240,815,062

INLAND POWER LIMITED AT MOUZA- TONAGATU & BEYANG, BLOCK - GOLA, DIST. RAMGARH, JHARKHAND - 829110
Statement of Valuation of Building, Shed & Structures : As on 08.09.2020

Sl No.	Items & Description	Year of Construction	Plinth Area (As per Plan)	Plinth Area (As measured)	Plinth Area Considered	Total life	Age As on date of Valuation	Expected Balance Economic useful life (in years)	Prevailing Market Rate (Rs./sq. ft.)	Replacement Cost (Rs.)	Total Depreciation on (Rs.)	Depreciated amount (Rs.)	Fair Market Value CDRC (Rs.)
1	Water Supply arrangement	2014				50	6	44		1000000	10.80%	108000.	892,000
2	Drainage arrangement	2014				50	6	44		1000000	10.80%	108000.	892,000
3	Boundary Wall 14998 rft & gate	2014				50	6	44		10000000	10.80%	1080000.	8,920,000
	Total Value of Services									12,000,000			10,704,000

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I, Sanat Kumar Chakravarty son of Late S. C. Chakrabarti do hereby solemnly affirm and state that

- a. I am a citizen of India
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- c. The information furnished in my valuation report dated 30/10/2020 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. My authorized representative, Tapan Bhattacharjee has inspected the property on 08/09/2020 The work is not subcontracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed/dismissed from service/employment earlier
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in professional capacity
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent
- m. I 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 be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I 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 and
- o. My PAN Card number/Service Tax number as applicable is
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. I 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 my ability
- s. I 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
- t. I 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. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the proprietor I partner / authorized official of the firm I company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- y. Further, I hereby provide the following information.



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SI. No.	Particulars	Valuer comment
1	background information of the asset being valued;	SBI, Commercial Branch, Jeevandeep 1, Middleton Street, 2 nd Floor, Kolkata-700071
2	purpose of valuation and appointing authority	To assess the Fair Market Value of the property
3	identity of the valuer and any other experts involved in the valuation;	By self
4	disclosure of valuer interest or conflict, if any;	Not as such
5	date of appointment, valuation date and date of report;	Inspection date 08/09/2020 Valuation date 30/10/2020
6	inspections and/or investigations undertaken;	08/09/2020
7	nature and sources of the information used or relied upon;	As per above documents mentioned
8	procedures adopted in carrying out the valuation and valuation standards followed;	Land value is consider on local enquiry and market investigation and Govt. guideline value considered. Land and building method is adopted.
9	restrictions on use of the report, if any;	Not as such
10	major factors that were taken into account during the valuation;	Land status, age of the building, type of construction, etc.
11	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.	NA