

A. CHATTERJEE CONSULTANTS

ARCHITECTS, SURVEYOR, VALUER.

ZONAL OFFICE :
19-A, SADANANDA ROAD
KOLKATA-700026
(Near Hazra Junction, Behind Ujjala Cinema).
TIME : 10.30 A.M. TO 7.30 P.M.
MONDAY TO SATURDAY
TELEPHONE : 2455-4863

RESIDENCE :
49/1, GURUPADA HALDER ROAD
(Ground Floor), KOLKATA-700026
MOBILE : 9831177303
9331030870

Email: arupchatterjeevaluer@gmail.com

Ref No:- BOI/12/07/01/21

Date:- 12.07.2021

To
The A.G.M.
Bank of India
Large Corporate Branch,
Kolkata.

Dear Sir,

Re: Valuation report a/c. M/s. Tractors India Limited.

In response to your instruction, we made the above valuation report in prescribed format, issued by Head Office, duly filled in and signed, which is enclosed herewith for your kind perusal.

Thanking you.

Yours faithfully,


12.7.21.

ARUP CHATTERJEE

A.M.I.S., M.I.I.M., F.I.I.V.

Govt. Approved Valuer, Surveyor
and L.B.S. of K.M.C.

ARUP CHATTERJEE

A.M.I.S., M.I.I.M., F.I.I.V.

C.B.D.T. Approved Govt. Valuer,
U/S. 34 ab W.T. Act. 1957

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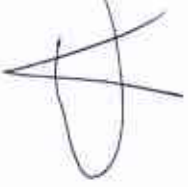
Date : 12.07.2021

TO,
THE MANAGER,
BANK OF INDIA,
LARGE CORPORATE BRANCH,
KOLKATA

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING/STRUCTURE)

I. GENERAL

- | | | |
|----|---|--------------------------------------|
| 1. | Purpose for which the valuation is made | For making the present market value. |
| 2. | a) Date of inspection | 18.06.2021 |
| | b) Date on which the valuation is made | 18.06.2021 |
| 3. | List of documents produced for perusal | |
| | i) | Title Deed (Nos. 4916/ 1961 & |
| | ii) | 4740 /2002) have been produced |
| | iii) | before us for scrutinization. |



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4. Name of the owner (s) and his / their address (es) with Photo no. (details of share of each owner in case of joint ownership) : **M/s. Tractors India Limited.**
5. Brief description of the property (Including leasehold / freehold etc) : It is land & structure (factory).
It is freehold property.
6. Location of the Property : Mouza : Agarpara, J.L. No. 11, Touzi No. 155, Dag Nos. 1524,1525,1526,1527, 1527/1600,1528,1593, Khatian No. 312/2,147/1 28, 1349 (old -314), 1350 (old -314),1348 (old -312), 312/1, Ward No.7, Holding No.517 & 66, B.T. Road,under Panihati Municipality, P.O. Kamarhati, P.S. Khardah, Kolkata - 700058, Dist.: North 24 Parganas
7. Postal Address of the property : The property is located near near Agarpara Jute Mill (B.T. Road).
8. City / Town : Agarpara, Kolkata
Residential Area : Yes.
Commercial Area : NO.
Industrial Area : Yes.
9. Classification of the area : It is Middle Class locality.
i) High / Middle / Poor
ii) Urban / Semi Urban / Rural
10. Coming under Corporation limit / Village Panchayat / Municipality : Under Municipality.

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VALUER

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 N.A.
13. Boundaries of the property
- | | |
|--------------|---------------------------------------|
| On the North | By P.B. Ghat Road; |
| On the South | By Agarpa Jute Mill; |
| On the East | By B.T. Road; |
| On the West | By Municipal lane and others property |
14. Dimensions of the site
- | | | |
|-------|------------|---------|
| | A | B |
| North | As per the | Actuals |
| South | Deed | |
| East | | |
| West | | |
- The above land is not square or rectangle, for the reason not possible the dimensions of land
- 14.2 Latitude, Longitude and Coordinates
- Latitude – 22.680550
- Longitude – 88.372240
15. Extent of the site
- Total Land Area as per of deeds
Land : **386.085 Cottah (approx.).**
16. Extent of the site considered for valuation (least of 14 A & 14 B)
17. Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.
- Sole occupy (Occupied by
M/s. Tractors India Limited.

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II. CHARACTERISTICS OF THE SITE

1. Classification of locality : Good.
2. Development of surrounding areas : Good.
3. Possibility of frequent flooding / sub- merging : NO.
4. Feasibility to the Civic amenities like school, hospital, bus stop, market etc. : Market, School & Play Ground etc.
5. Level of land with topographical conditions : Road level land.
6. Shape of land : N.A.
7. Type of use to which it can be put : Uses as factory.
8. Any usage restriction : NO.
9. Is plot in town planning approved layout? : Plot is in town area.
10. Corner plot or intermittent plot? : It is continue land entry road is attach with main Road.
11. Road facilities : Bus, Taxi, Auto Rickshaw etc. are available
12. Type of road available at present : Developed Road (Pitch).
13. Width of road — is it below 20 ft. or more than 20 ft. : More than 60 ft.
14. Is it land – locked land? : NO.
15. Water potentiality : Deep Tube well water.
16. Underground sewerage system : Internal Drain line, soak pit and septic tank.
17. Is power supply available at the site? : C.E.S.C. Connection.
18. Advantage of the site : It is industrial area.
It is main road.

1. *Ahath*
2. *18/7/20*



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.

1.
2.

20. Part — A (Valuation of land)

1. Size of Plot	:	386.085 Cottah. (approx.)
North & South	:	N.A.
East & West	:	N.A.
2. Total extent of the plot	:	Total land area – 386.085 Cottah
3. Prevailing market rate (Along with details /reference of atleast two latest deals/ transactions with respect to adjacent properties in the areas)	:	Rs.24,25,000 /-P/Cottah.
4. Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	Govt. Market Value enclosed. Rs. 86,48,30,554/- (Land)
5. Assessed / adopted rate of valuation	:	Approx. Rs.24,25,000/-P/Cottah
6. Estimate Value of land	:	

Value of the Land with boundary wall

386.085 Cottah X @ Rs.24,25,000 /- Cottah : Rs.93,62,56,125.00

Part — B (Valuation of Building)

1. Technical details of the building
- a) Type of Building (Residential / Commercial / Industrial) : Industrial.

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- b) Type of construction (Load bearing / RCC / Steel Framed)
- c) Year of construction
- d) Number of floors and height of each floor including basement, if
- e) Plinth area floor-wise
- Details vide Annexure.

- f) Condition of the building : Satisfactory.
- i) Exterior — Excellent, Good, Normal, Poor : Satisfactory.
- ii) Interior - Excellent, Good, Normal, Poor : Satisfactory.
- g) Date of issue and validity of layout of approved map / plan : Old construction that reason sanction plan not available.
- h) Approved map / plan issuing authority : N.A.
- i) Whether genuineness or authenticity of approved map / plan is verified : N.A.
- j) Any other comments by our empanelled valuers on authentic of approved plan : N.A.

Specifications of construction (floor-wise) in respect of : Details vide annexure

SL. NO.	Description	Ground floor	Other floors
1.	Foundation	Annexure -I	



2.	Basement		
3.	Superstructure		
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)		

5.	RCC works		
6.	Plastering	Annexure -I	
7.	Flooring, Skirting, dadoing		
8.	Special finish as marble, granite, wooden paneling, grills, etc		
9.	Roofing including weather proof course		
10.	Drainage		

Details of Valuation Details vide Annexure

SL. NO.	Particulars of item	Plinth area	Roof Height	Age of building	Estimated replacement rate of construction on Rs.	Replacement Rs,	Depreciation Rs.
	Ground floor				Annexure -I		
	First floor						
	Other floor, if any						
	Total						

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A CHARTERED
VALUER

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**Part C- (Extra Items)
(Amount in Rs.)**

1. Portico	
2. Ornamental front door	
3. Sit out/ Verandah with steel grills	
4. Overhead water tank	
5. Extra steel/ collapsible gates	
Total	

Not applicable

**Part D- (Amenities)
(Amount in Rs.)**

1. Wardrobes	
2. Glazed tiles	
3. Extra sinks and bath tub	
4. Marble / ceramic tiles flooring	
5. Interior decorations	
6. Architectural elevation works	
7. Paneling works	
8. Aluminum works	
9. Aluminum hand rails	
10. False ceiling	
Total	

Not Applicable

Total



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**Part E- (Miscellaneous)
(Amount in Rs.)**

1.	Separate toilet room	:	}	Details vide Annexure
2.	Separate lumber room	:		
3.	Separate water tank/ sump	:		
4.	Trees, gardening	:		
Total		:		

**Part F- (Services)
(Amount in Rs.)**

1.	Water supply arrangements	:	}	Details vide Annexure
2.	Drainage arrangements	:		
3.	Compound wall	:		
4.	C.B. deposits, fittings etc.	:		
5.	Pavement	:		
Total		:		

Total abstract of the entire property

Part- A	Land	:	Rs. 93,62,56,125.00
Part-B	Building	:	Rs.8,65,88,425.00
Part-C	Extra Items	:	
Part-D	Amenities	:	



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Part-E	Miscellaneous
Part-F	Services

Total	:	Rs.102,28,44,550.00
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Say	:	Rs.102,28,44,500.00
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(Rupees One Hundred Two Crore Twenty Eight Lakh Forty Four Thousand Five Hundred Only)

Remarks :

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites.

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 102,28,44,500.00 (Rupee One Hundred Two Crores Twenty Eight Lakh Forty Four Thousand Five Hundred Only)**. The realizable value of the above property is **Rs. 97,17,00,000.00 (Rupees Ninety Seven Crores Seventeen Lakh Only)** and the distress sale value is **Rs. 86,94,18,000.00 (Rupees Eighty Six Crores Ninety Four Lakh Eighteen Thousand Only)**.

Note :- This is to inform you that as a valuer we are giving the present position of market value of Industrial property. Please note that the market value of Industrial Property is decaling day by day due to demonetization and implementation of GST with Covid-19, Pandemic. So we consider the above valuation.

Place: Kolkata

Date: 12.07.2021

Signature

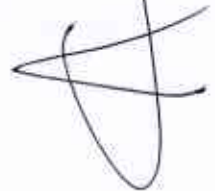
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PANEL VALUER OF BANK OF INDIA
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U/S. 34 ab W.T. Act. 1957

12.7.21.

DECLARATION FROM VALUERS

I hereby declare that-

- a. The information furnished in my valuation report dated on 12.07.2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property;
- b. I have no direct or indirect interest in the property valued;
- c. I have personally inspected the property on 18.06.2021. The work is not sub-contracted to any other valuer and carried out by myself;
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. 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.
- g. 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.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. Further, I hereby provide the following information.



12.7.21.

Sl No.	Particulars	Valuer comment
1	Background information of the asset being valued;	Local enquiry.
2.	Purpose of valuation and appointing authority identity of the valuer and any other experts involved in the valuation;	Bank of India Large Corporate Branch. For revaluation purpose.
3.	Identity of the valuer and any other experts involved in the valuation;	Arup Chatterjee (Valuer)
4.	Disclosure of valuer interest or conflict, if any;	NO.
5.	Date of appointment, valuation date and date of report:	Date of appoint date – 16.06.2021 Inspection date – 18.06.2021 Valuation date – 12.07.2021
6.	Inspections and/or investigations undertaken;	Yes.
7.	Nature and sources of the information used or relied upon;	Local market quarry.
8.	Procedures adopted in carrying out the valuation and valuation standards followed;	Market value adopted.
9.	Restrictions on use of the report, if any;	N.A.
10	Major factors that were taken into account during the valuation;	N.A.
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.	N.A.

Date: 12.07.2021

Place: Kolkata



 Signature
ARUP CHATTERJEE
 PANEL VALUER OF BANK OF INDIA
 KOLKATA.
ARUP CHATTERJEE
 A.M.J.S., M.I.I.M., F.I.J.V.
 C.B.D.T. Approved Govt. Valuer,
 U/S. 34 ab W.T. Act. 1957

Anexure - I

Detail description of Civil Structure/Building

M/s. Tractors India Limited

Mouz : Agarpara, Premises No.517, B.T.Road, P.O. Kamarhati, P.S. Khardaha,
Panihati Municipality, Ward No.07, District : North 24 parganas.

<u>Sl. No.</u>	<u>Description of Structure/ Building</u>	<u>Nature of Construction</u>	<u>Area</u>	<u>Rate</u>	<u>Amount (Rs.)</u>
1	Personnel, Administrative and Finance Purchasurs Building (Partly three & partly two storied building)	R.C.C.	8100 sq.ft.	1250	10125000.00
2	Reception & Office Building (three storied)	R.C.C.	10746 sq.ft.	1250	13532500.00
3	Laboratory Building and Training Centre with store sub room (two storied)	R.C.C. & Asbestos	3500 sq.ft.	1100	3850000.00
4	Canteen & Dining Hall				
a	R.C.C. Structure	R.C.C.	1080 sq.ft.	1100	1188000.00
b	Asbestos Shed	Asbestos	3092 sq.ft.	650	2009800.00
5	Security room	R.C.C.	220 sq.ft.	1100	242000.00
6	Common toilet block	Asbestos	80 sq.ft.	600	48000.00
7	Divers room	Asbestos	150 sq.ft.	600	90000.00
8	Cycle stand	Asbestos	1150 sq.ft.	350	402500.00
9	Gas Godown	Asbestos	260 sq.ft.	600	156000.00
10	Electrical room	R.C.C.	340 sq.ft.	1100	374000.00
11	Shop building Shed - 1	Asbestos	12250 sq.ft.	650	7962500.00
12	Shop building Shed - 2	Asbestos	11100 sq.ft.	650	7215000.00
13	Shop building Shed - 3	Asbestos	10000 sq.ft.	650	6500000.00
14	Shop building Shed - 4	Asbestos	10000 sq.ft.	650	6500000.00
15	Store Area	Asbestos	15500 sq.ft.	650	10075000.00



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16	Shop building Shed - 5 (Fabrication Zone)	Asbestos	10192 sq. ft.	650	6624800.00
17	Shop building Shed - 6 (Machine Shop area)	Asbestos	4820 sq. ft.	650	3133000.00
18	Shop building Shed - 7 (Fabrication Zone)	Asbestos	12600 sq. ft.	650	8190000.00
19	Shop building Shed - 8 (Coolant Pump)	Asbestos	5600 sq. ft.	650	3640000.00
20	Machin Test room	Asbestos	510 sq. ft.	600	306000.00
21	Diesel room	Asbestos	60 sq. ft.	600	36000.00
22	C.E.S.C Electrical room	R.C.C.	330 sq. ft.	950	313500.00
22	Paint Shop Shed A : Shot Blasting (a & b)	Asbestos	1976 sq. ft.	600	1185600.00
23	Paint Shop Shed B : Blasting (a & b)	Asbestos	2080 sq. ft.	600	1248000.00
24	Paint Shop Shed C : Blasting (a & b)	Asbestos	2080 sq. ft.	600	1248000.00
25	Paint Shop Shed D : Blasting (a & b)	Asbestos	2444 sq. ft.	600	1466400.00
26	Compressor room (partly two & partly single storied building)	Iron shee & Asbestos	510 sq. ft.	500	255000.00
26	Electrical and DG room	Asbestos	1016 sq. ft.	600	609600.00
27	Generator room	Asbestos	720 sq. ft.	600	432000.00
Total :					98,958,200.00
Depreciation 12.5 %					12,369,775.00
Total :					8,65,88,425.00



 2-7-21.

Latitude and Longitude Finder

Latitude and Longitude are the units that represent the coordinates at geographic coordinate system. To make a search, use the name of a place, city, state, or address, or click the location on the map to find lat long coordinates.

Place Name

West Bengal, North 24 Pargana, Agarpara, 51

Find

Add the country code for better results Ex: London, UK

Latitude

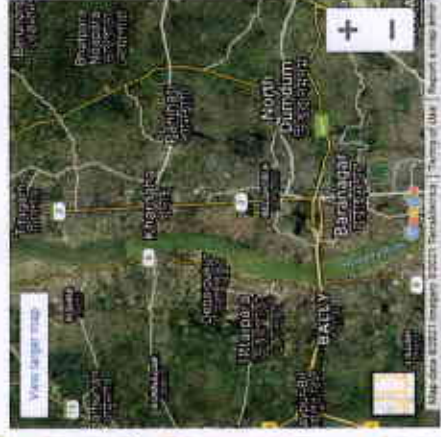
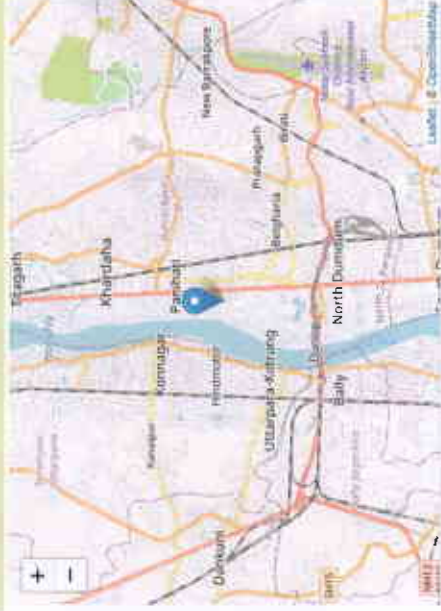
22.680550

Longitude

88.372240

f

For better accuracy please type Name Address City State Zipcode.



Lat Long

(22.680550, 88.372240)

GPS Coordinates

22° 40' 49.98" N

88° 22' 20.064" E

Til (Agarpara)



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Search (Mandatory)

Go

Market Value of Land

(*) marked items are mandatory

District *	North 24 Parganas	Thana *	Khardaha
Local Body	Municipality	Mouza	Agarpara
Road	B.T. Road	Road Zone	Not Available
Premises No	S17	Ward No.	Ward No.
Jurisdiction of	A.D.S.R. SODEPUR	Municipality	PANIHATI
Project Name	Not Available		

PLOT No. LR 01524 / 0 LR Khalian No. 312 / 02

To get owner details of property please enter LR plot no and LR Khalian no.

Proposed Land Use	Industrial Use	Nature of Land (as recorded in ROR)	Industrial Use
Area of Land	Acre	Chatak	Sq Feet
Adjacent to Metal Road	Yes	Chatak	Sq Feet
Encumbered by Tenant	No	Approach Road Width (In feet)	60
Bargadar	No	Tenant is Purchaser ?	No
Litigated Property	Yes	Bargadar is Purchaser?	Yes

Type the characters shown L24816 Try new characters

Existing Market Value of Land: Rs 88,48,30,554/-

Service Count: 47,01,866

N.B.-To be verified from the appropriate Registration Office after filling up proper e-Regulation Form

Til (Agarpara)



Boi (L.C.B)wls. Tractors India Limited .
Add:- Mouza: Agarpara, P.S.-Khardah, 24 P.S. H,
Koj-700058, Holding No: 517 A66, B. P. H.
Under Panikati Municipality .





801 (L.L.B) m/s. Grafters Indig Limited

Add:- Mouza: Agarpura, P.S. Khondah, Dist.

Holding No: 517 & 66, B. P. Road, K. P. - 755 005

under Panikola's municipality.

