

**Kolkata Office:**

Office no. 912, Delta House, 4,  
Government Place (North), Opposite - Raj Bhawan  
Kolkata, West Bengal - 700001  
Phone : +91-9651070248, +91-9836192296

REPORT FORMAT: V-L2 (Medium-BOI) | Version: 12.0 | 2023

CASE NO. VIS(2022-23)-PL677-568-940

DATED: 23/03/2023

# VALUATION REPORT

OF

NATURE OF ASSETS	LAND & BUILDING AND PLANT & MACHINERY
CATEGORY OF ASSETS	INDUSTRIAL
TYPE OF ASSETS	INDUSTRIAL PLANT

## SITUATED AT

M/S J.P. FLOUR MILLS PVT LTD., L.S. PLOT NO.5117,5114,5115,5116 MOUZA  
BIGHATI, BIGHATI GRAM PANCHAYAT, A.D.S.R. CHANDANAGAR, P.S.-  
BHADRESWAR, DISTRICT- HOOGHLY

## OWNER/S

M/S. J.P. FLOUR MILLS PVT LTD.

## REPORT PREPARED FOR

BANK OF INDIA, SME, KOLKATA

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

*Important: In case of any query/ issue/ concern or escalation you may please contact Incident Manager @  
valuers@rkassociates.org. We will appreciate your feedback in order to improve our services.*

*NOTE: As per IBA Guidelines please provide your feedback on the report within 15 days of its submission after which  
report will be considered to be accepted & correct.*

*Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.*

## CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301  
Ph - +91-0120-4110117, 4324647, +91 - 9958632707  
E-mail - valuers@rkassociates.org | Website: [www.rkassociates.org](http://www.rkassociates.org)



**PART A**

**SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION**



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**PART B**

**BOI FORMAT ON OPINION REPORT ON VALUATION**

Name & Address of the Branch	Bank of India, SME Branch, Kolkata
Name & Designation of concerned officer	Mr. Wasim Ahmed
Name of the Customer	M/s. J.P Flour Mills Pvt Ltd.

S.NO.	CONTENTS	DESCRIPTION		
<b>I.</b>	<b>GENERAL</b>			
1.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property		
2.	a. Date of Inspection of the Property	15 March 2023		
	b. Date of Valuation Assessment	23 March 2023		
	c. Date of Valuation Report	23 March 2023		
	d. Work Order No. & Date	Via email dated- 27 <sup>th</sup> February 2023		
3.	List of documents produced for perusal ( <i>Documents has been referred only for reference purpose</i> )	<b>Documents Requested</b>	<b>Documents Provided</b>	<b>Documents Reference No.</b>
		Total <b>05</b> documents requested.	Total <b>03</b> documents provided	Total <b>01</b> documents provided
		Property Title document	Multiple number of Sale Deed	Refer to the sheet attached below
		Property Title document	Lease Deed	Deed No.7860/17 Dated 06/09/2017
		Approved Map	District Engineer Hooghly Zilla Parishad	Dated: 08/11/2005
		Last paid Electricity Bill	Last paid Electricity Bill	Consumer Id:931622400 Dated:02/02/2023.
		Nocs and Approval	Factory License, Pollution Certificate	License No.16231, Memo No.179/PCB/HGY/2381-06(I).
		Change of Land Use	None	----
4.	Documents provided by	<b>Bank</b>		
		<b>Name</b>	<b>Relationship with the Owner</b>	<b>Contact Number</b>
		Mr. Wasim Ahmed	Banker	+91-98012 24159
5.	Property Shown By	<b>Name</b>	<b>Relationship with the Owner</b>	<b>Contact Number</b>
		Mr. Biswajit Das	Representative	+91-9748308049
	Name of the owner(s)	M/s. J.P. Flour Mills Pvt.Ltd. (As per Lease Deed)		

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6.	Address/ Phone no.	Address: L.S. Plot No.5117, 5114, 5115, 5116 Mouza Bighati, Bighati Gram Panchayat, A.D.S.R. Chandanagar, P.S.- Bhadreswar, District-Hooghly
		Phone No.: ---

### 7. Brief description of the property

This opinion on valuation report is prepared for the industrial property situated at the aforesaid address having total land area of 227 satak/ 2.27 Acres/ 9186.36 sq.mtr as per the documents provided to us by the bank/client. As per the multiple conveyance Deed provided by the client/bank the subject property is in favor of Mr. Balchand Prasad son of Late Jatan Prasad who is the Director of M/s J.P Flour Mill Pvt. Ltd.

However as per the lease deed the lessor Sri. Balchand Prasad gave the subject property on lease of 30 years starting from 06<sup>th</sup> September 2017 to the M/s J.P Flour Mill Pvt. Ltd.

The Conveyance Deed of subject property is a free hold and agriculture in nature however, CLU is obtained from 'Sali to factory'. The subject property used as industrial and running a Flour Mill on it. The bank/client has provided the factory license, pollution certificate, change of land use certificate, therefore we have considered the subject property as industrial free hold for this valuation report.

Conveyance deed detail mentioned below:

S.no	Type of Deed	Deed No.	Deed Date	Area in Satak	L.R. Plot No.	Khatian No.	Mouza	In Favor of
1	Conveyance Deed	1292	30-07-1999	40	5116	98,74,33,84,91,056	Bighati	Mr. Balchand Prasad
2	Conveyance Deed	1272	28-07-1999	90	5114 and 5115	5 Kri and 511 Kri	Bighati	Mr. Balchand Prasad
3	Conveyance Deed	1157	17-08-1999	48	5117	488 Kri	Bighati	Mr. Balchand Prasad
4	Conveyance Deed	1645	19-09-1999	49	5117	431 Kri	Bighati	Mr. Balchand Prasad
			Total	227				

CLU obtained mentioned below:

The rent as determined is to be paid by the applicant as noted hereunder :-

District :- Hugli, P.S. :- Bhadreswar Mouza :- Bighati & J.L.No. 14

Khatian No.		Plot No.		Classification	Area	Rent
R.S.	L.R.	R.S.	L.R.	existing	changed	
		6061	5117	Sali		97 dec.
		6063	5119	Sali		05 "
1687		6043	5115	Sali	Factory	68 "
		6044	5114	Sali		22 "
		6060	5116	Sali		40 "
						15.00
						Total land - 2.32 dec

payable after conversion

Rb.

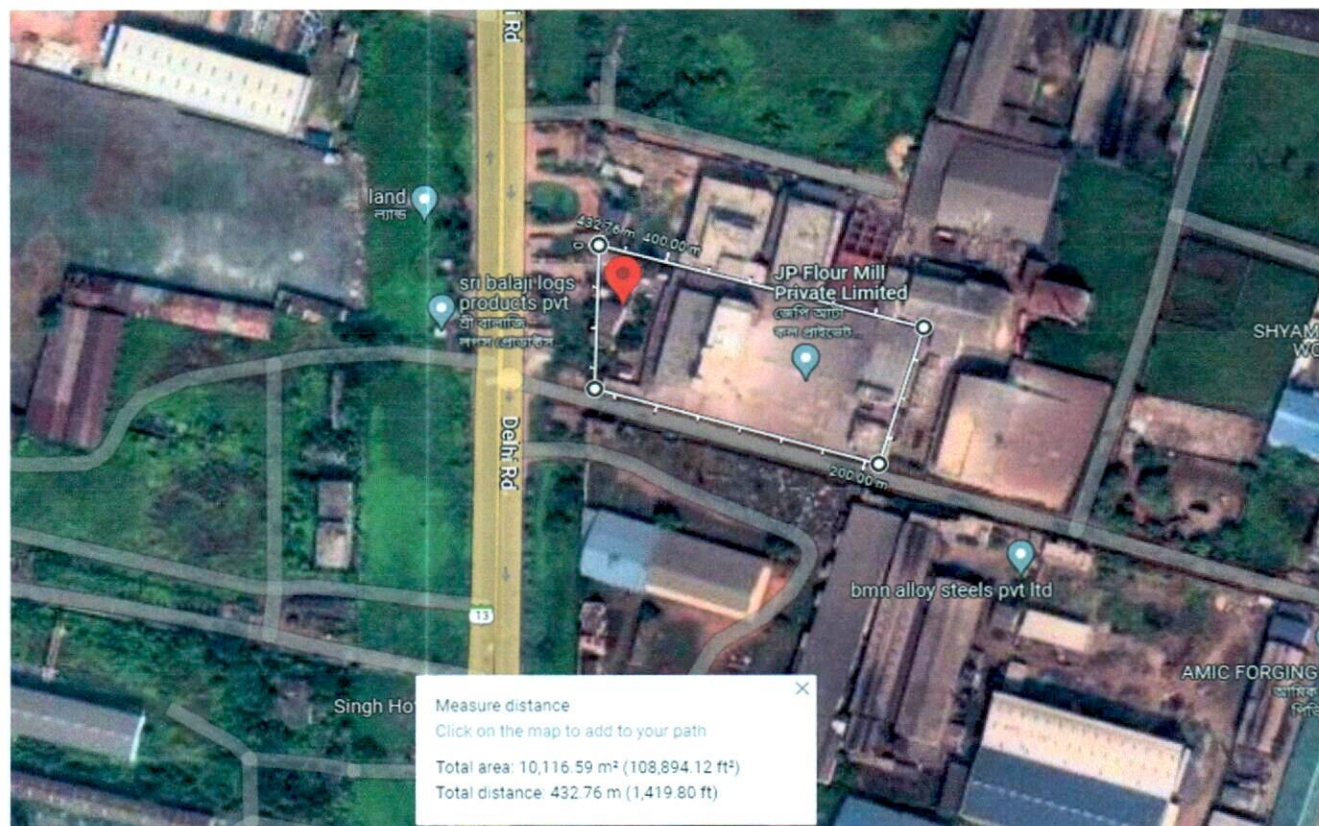
15.00

Total land - 2.32 dec

STRICT LAND & LAND REFORMS OFFICE



The subject property is mostly surrounded by industrial properties. The subject property is abutted to Delhi Road which is ~60 ft. in width.



As mentioned above due to the large size of the property we have cross verified the subject property from the satellite measuring tool which comes out to be 10,116.59 sq.mtr.

As per the sanctioned building map dated 08/11/2005 the plot area of the subject property is 8,309 sq.mtr and total built up area is 6044 sq.mtr.

The total covered area of the subject property as per physical measurement 11673 sq.mtr which is under permissible FAR as per West Bengal Building Byelaws 2014. The covered area details as per physical site visit is mentioned below:

**M/S J.P. FLOUR MILLS PVT LTD., L.S PLOT NO.5117,5114,5115,5116 MOUZA BIGHATI, BIGHATI GRAM PANCHAYAT, A.D.S.R. CHANDANAGAR, P.S.- BHADRESWAR, DISTRICT- HOOGHLY**

S. No.	Description of Building	Floor	Type of Structure/Roof	Area (in sq.mtr.)	Area (in sq.ft)	Floor Height (in ft.)
1	Admin Building	Ground Floor+1	RCC	260.13	2,800	10
	Admin Building	Second Floor	GI Shed	130.06	1,400	10
2	Guest House	G+2	RCC	132.67	1,428	10
3	Godown Finish Product	G+1	RCC	2,044.80	22,010	10



4	Godown Finish Product	Second Floor	Tin Shed	1,022.40	11,005	10
5	Mill	Ground +4	RCC	3,384.00	36,425	10
6	Raw Material	Ground Floor	Brick wall, Iron Truss and Tin Shed	2,203.20	23,715	27
7	Wheat Godown	Ground Floor	Brick wall, Iron Truss and Tin Shed	500.00	5,382	24
8	Labour Quarter 1	Ground+3	RCC	530.88	5,714	10
9	Labour Quarter 2	Ground+1	RCC	290.14	3,123	10
10	Labour Quarter 2	Second Floor	Brick wall, Iron Truss and Tin Shed	145.07	1,562	10
11	Labour Quarter 3	G+3	RCC	817.92	8,804	10
12	Electrical Operating Room	G+1	RCC	35.30	380	11
13	Panel, Transformer and Meter Room	Ground Floor	RCC	105.54	1,136	11
14	Security Room	Ground Floor	Brick wall and Tin Shed	59.88	645	9
15	Weigh Bridge	Ground Floor	RCC	11.15	120	9
<b>TOTAL</b>				11,673	1,25,648	

In case of discrepancy in the address mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or client misled the valuer by providing the fabricated document, the valuation should be considered of the property shown to us at the site of which the photographs are also attached. Our responsibility will be only related to the valuation of the property shown to us on the site and not regarding matching from the documents or searching the property from our own. Banker to verify from district administration/ tehsil level the identification of the property if it is the same matching with the document pledged.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property found on as-is-where basis on site for which the Bank/ customer has shown & asked us to conduct the Valuation for which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. It doesn't contain any due-diligence other than the valuation assessment of the property shown to us on site. Information/ data/ documents given to us by Bank/ client has been relied upon in good faith. This report doesn't contain any other recommendations of any sort.



8.	Location of the property					
	6.1 Plot No. / Survey No.	S.no	Deed No.	Deed Date	Area in Satak	L.R. Plot No.
		1	1292	30-07-1999	40	5116
		2	1272	28-07-1999	90	5114 and 5115
		3	1157	17-08-1999	48	5117
		4	1645	19-09-1999	49	5117
			<b>Total</b>	<b>227</b>		
	6.2 Door No.	---				
	6.3 T. S. No. / Village	Bighati				
6.4 Ward / Taluka	---					
6.5 Mandal / District	Hooghly					
6.6 Postal address of the property	L.S. Plot No.5117, 5114, 5115, 5116 Mouza Bighati, Bighati Gram Panchayat, A.D.S.R. Chandanagar, P.S.- Bhadreswar, District- Hooghly					
6.7 Latitude, Longitude & Coordinates of the site	22°48'26.3"N 88°18'56.3"E					
6.8 Nearby Landmark	Property itself a Land mark					
9.	City Categorization	Village		Urban developing		
	Type of Area	Within unnotified industrial area				
10.	Classification of the area	Middle Class (Ordinary)		Urban developing		
		Within unnotified Industrial area				
11.	Local Government Body Category (Corporation limit / Village Panchayat / Municipality) - Type & Name	Semi Urban		Village Panchayat (Gram Panchayat) Bighati Gram Panchayat		
12.	Whether covered under any prohibited/ restricted/ reserved area/ zone through State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area/ heritage area/ coastal area	No		NA		
		NA				
13.	In case it is an agricultural land, any conversion of land use done	Yes from Agricultural to Industrial				
14.	Boundary schedule of the Property					
	Are Boundaries matched	Multiple boundaries for multiple deeds				
	Directions	As per Documents		Actually found at Site		
	North	Multiple boundaries for multiple deeds		JP Flour Mill unit 2 own lease land		
	South	Multiple boundaries for multiple deeds		Mahavir Complex Road		
	East	Multiple boundaries for multiple deeds		V.K Udyog Limited		
	West	Multiple boundaries for multiple deeds		NH-2 Delhi Road		
15.	Dimensions of the site					

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	Directions	As per Documents (A)	Actually found at Site (B)				
	North	Not available in documents.	Due to large size of property it couldn't be possible to physical measure.				
	South	Not available in documents.	Due to large size of property it couldn't be possible to physical measure.				
	East	Not available in documents.	Due to large size of property it couldn't be possible to physical measure.				
	West	Not available in documents.	Due to large size of property it couldn't be possible to physical measure.				
16.	Extent of the site	2.27 Acres	~2.53 Acres				
17.	Extent of the site considered for valuation (least of 14A & 14B)	11673 sq.mtr/ 125648 sq.ft ( <b>Covered Area</b> )					
18.	Property presently occupied/ possessed by	Owner					
	If occupied by tenant, since how long?	Not applicable since the subject property is not occupied by tenant					
	Rent received per month	NA					
II.	CHARACTERISTICS OF THE SITE						
1.	Classification of the locality	Industrial					
2.	Development of surrounding areas	Developing area					
3.	Possibility of frequent flooding / sub-merging	No					
4.	Proximity to the Civic amenities & social infrastructure like school, hospital, bus stop, market, etc.						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~3 km.	~6 km.	~3 km.	~11 km.	~3 Km.	---	~35 km.
5.	Level of land with topographical conditions	on road level/ Plain Land					
6.	Shape of land	Irregular					
7.	Type of use to which it can be put	Appropriate for industrial use					
8.	Any usage restriction	Yes only for industrial use					
9.	Is plot in town planning approved layout?/ Zoning regulation	Can't say since no confirmation on jurisdiction				Can't ascertain since zonal plan not available.	
10.	Corner plot or intermittent plot?	It is a corner plot					
11.	Road facilities						
	(a) Main Road Name & Width		Delhi Road			~60 Ft	
	(b) Front Road Name & width		Delhi Road			~60 Ft	
	(c) Type of Approach Road		Bituminous Road				
	(d) Distance from the Main Road		Adjoined				
12.	Type of road available at present	Bituminous Road					
13.	Width of road – is it below 20 ft. or more than	More than 20 ft.					



14.	Is it a land – locked land?	No
15.	Water potentiality	Yes available from borewell/ submersible
16.	Underground sewerage system	Yes
17.	Is power supply available at the site?	Yes
18.	Advantages of the site	The subject property is abutted with highway.
19.	Special remarks, if any, like:	
	a. Notification of land acquisition if any in the area	No such information came in front of us and could not be found on public domain
	b. Notification of road widening if any in the area	No such information came in front of us and could not be found on public domain
	c. Applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	No, the subject property is not close to any coastal region
	d. Any other	No

### III. VALUATION OF LAND

1.	Size of plot North & South East & West	Please refer to Part B – Area description of the Property.
2.	Total extent of the plot	
3.	Prevailing market rate (Along with details/reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	Please refer to Part C - Procedure of Valuation Assessment section.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	
5.	Assessed / adopted rate of valuation	
6.	Estimated Value of Land	

### IV. VALUATION OF BUILDING

1.	<b>Technical details of the building</b>		
	a. Type of Building (Residential / Commercial/ Industrial)	INDUSTRIAL / INDUSTRIAL PLANT	
	b. Type of construction (Load bearing / RCC/ Steel Framed)	Structure	Slab
		Refer to the attached sheet below	Refer to the attached sheet below
	c. Architecture design & finishing	Interior	Exterior
		Ordinary regular architecture	Ordinary regular architecture
	d. Class of construction	Class of construction: Class B construction (Good)	

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	e. Year of construction/ Age of construction	Refer to the attached sheet below	Refer to the attached sheet below
	f. Number of floors and height of each floor including basement, if any	Refer to the attached sheet below	
	g. Plinth area floor-wise	Refer to the attached sheet below	
	h. Condition of the building	Interior Good	Exterior Good
	i. Maintenance issues	No maintenance issue, structure is maintained properly	
	j. Visible damage in the building if any	No visible damages in the structure	
	k. Type of flooring	Refer to the attached sheet	
	a. Class of electrical fittings	Internal/ Normal quality fittings used	
	b. Class of plumbing, sanitary & water supply fittings	Internal/ Normal quality fittings used	
<b>2.</b>	<b>Map approval details</b>		
a. Status of Building Plans/ Maps and Date of issue and validity of layout of approved map / plan	Sanctioned by competent authority as per copy of Map provided to us/		
b. Approved map / plan issuing authority	Authorised Signatory by Hooghly Authority		
c. Whether genuineness or authenticity of approved map / plan is verified	Not in our scope.		
d. Any other comments on authenticity of approved plan	Verification of authenticity of documents with the respective authority can be done by a legal/ liasoning person and same is not in our scope.		
e. Is Building as per copy of approved Map provided to Valuer?	No, appears to be as per sample measurement done.		
f. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the approved plan	<input checked="" type="checkbox"/> Permissible alterations	NA	
	<input type="checkbox"/> Non permissible alterations	NA	
g. Is this being regularized			
<b>V.</b>	<b>SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF</b>		
1.	Foundation	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. These points are covered in totality in lumpsum basis under Technical details of the building under "Class of construction, architecture design & finishing" point.	
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	
7.	Flooring, Skirting, dadoing	
8.	Special finish as marble, granite, wooden paneling, grills, etc	
9.	Roofing including weather proof course	
10.	Drainage	
11.	Compound wall	Yes, demarcated Properly.
	Height	~7 ft.
	Length	~440 running mtr.
	Type of construction	Brick Wall
12.	Electrical installation	Please refer to "Class of electrical fittings" under Technical details of the building above in totality and lumpsum basis. This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis.
	Type of wiring	
	Class of fittings (superior / ordinary / poor)	
	Number of light points	
	Fan points	
	Spare plug points	
	Any other item	
13.	Plumbing installation	Please refer to "Class of plumbing, sanitary & water supply fittings" under Technical details of the building above in totality and lumpsum basis. This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis.
	No. of water closets and their type	
	No. of wash basins	
	No. of urinals	
	No. of bath tubs	
	No. of water closets and their type	
	Water meter, taps, etc.	
	Any other fixtures	

**\*NOTE:**

1. For more details & basis please refer to **Part C - Procedure of Valuation Assessment section.**
2. This valuation is conducted based on the comparable composite market rate method which is inherently inclusive of the additional items as mentioned in S.No. 2 to 8 if present in the flat at ordinary level. For any exclusive and superfine finish over and above ordinary finishing, additional value is taken in lumpsum as described in the **Procedure of Valuation Assessment section under "Valuation of Additional Aesthetic & Decor Works in the Property".**
3. Estimated Value is subject to the assumptions, limitations, basis of computation, caveats, information, facts came during valuation within the limited available time & cost.
4. **PART A - SBI format on opinion report on Valuation** is just the description of the asset as per the format requirement of the client. The real procedure of Valuation is discussed from **PART C – Procedure of Valuation Assessment** where all different aspect of Valuation as per the standards are described in detail.
5. This Valuation is guided by Valuation Terms of Service and Valuer's Important Remarks which can also be found at [www.rkassociates.org](http://www.rkassociates.org).

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**PART C**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Land Area considered for Valuation	Land Area as per Conveyance Deed and Lease Deed – 2.27 Acres/137.335 Cottah	
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	As per the documents provided by the client conveyance deed and lease deed, the subject property is 227 satak/2.27 acre/137.35 Cottah. But as per sanctioned plan is the plot area is 8309 sq.mtr/ 2.05 acre. However we have considered the area as per conveyance deed.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	<b>Covered Area</b>	11673 sq.mtr/125648 sq.ft Please Refer to the attached sheet
	Area adopted on the basis of	Sample site measurement	
	Remarks & observations, if any	The total covered area as per sanctioned plan is 6044 sq.mtr. But as per physical site measurement the total covered area is 11673 sq.mtr/125648 sq.ft which is permissible as per west Bengal building bye laws year 2014.	

**Note:**

1. Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
2. Verification of the area measurement of the property is done based on sample random checking only.
3. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.
4. Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.






**PART D**

**PROCEDURE OF VALUATION ASSESSMENT**

1.	GENERAL INFORMATION			
i.	Important Dates	<b>Date of Inspection of the Property</b>	<b>Date of Valuation Assessment</b>	<b>Date of Valuation Report</b>
		15 March 2023	23 March 2023	23 March 2023
ii.	Client	BOI, SME, Kolkata		
iii.	Intended User	BOI, SME, Kolkata		
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above.		
viii.	Manner in which the proper is identified	<input checked="" type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by the owner's representative <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Cross checked from the boundaries/ address of the property mentioned in the documents provided to us <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done		
ix.	Is property number/ survey number displayed on the property for proper identification?	No.		
x.	Type of Survey conducted	Full survey (inside-out with approximate measurements & photographs).		

2.	ASSESSMENT FACTORS	
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.






ii.	Nature of the Valuation	Fixed Assets Valuation			
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type	
		LAND & BUILDING AND PLANT & MACHINERY	INDUSTRIAL	INDUSTRIAL PLANT	
		Classification	Income/ Revenue Generating Asset		
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value & Govt. Guideline Value		
		Secondary Basis	On-going concern basis		
v.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
vi.	Property Use factor	Current/ Existing Use	Highest & Best Use <i>(in consonance to surrounding use, zoning and statutory norms)</i>	Considered for Valuation purpose	
		Industrial	Industrial	Industrial	
vii.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us.  However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith.  Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
viii.	Class/ Category of the locality	Middle Class (Ordinary)			
ix.	Property Physical Factors	Shape	Size	Layout	
		Irregular	Medium	Normal Layout -	
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Village	Ordinary	Road Facing	G+4
		Industrial	Within unnotified Industrial area	Near to Highway	
			Within unnotified	Not Applicable	

*Rahul*





			Industrial area		
		Property Facing			
		West Facing			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from borewell/ submersible	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Industrial area			
xiii.	Neighbourhood amenities	Average			
xiv.	Any New Development in surrounding area	None	None		
xv.	Any specific advantage/ drawback in the property	The subject property is abutted with highway			
xvi.	Property overall usability/ utility Factor	Good			
xvii.	Do property has any alternate use?	No			
xviii.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with permanent boundary			
xix.	Is the property merged or colluded with any other property	No			
		Comments: ---			







xx.	Is independent access available to the property	Clear independent access is available		
xxi.	Is property clearly possessable upon sale	Yes		
xxii.	Best Sale procedure to realize maximum Value ( <i>in respect to Present market state or premise of the Asset as per point (iv) above</i> )	Fair Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxiii.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value		
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxiv.	Approach & Method of Valuation Used	Land	Approach of Valuation	Method of Valuation
			Market Approach	Market Comparable Sales Method
		Building	Cost Approach	Depreciated Replacement Cost Method
xxv.	Type of Source of Information	Level 3 Input (Tertiary)		
xxvi.	Market Comparable			
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered ( <i>from property search sites &amp; local information</i> )	1	Name:	Mr. Prosenjit
			Contact No.:	+91-74391 52578
			Nature of reference:	Property Consultant
			Size of the Property:	3.5 Bigha
			Location:	Bighati
			Rates/ Price informed:	Rs. 3,50,000/- to Rs. 4,50,000/- per Cottah for industrial land.
			Any other details/ Discussion held:	As per the discussion with the property dealer of the subject locality we came to know that the prevailing market rate for a property located in Bighati Rs. 3,50,000/- to Rs. 4,50,000/- per

*Rahul*





			Cottah for industrial land.
	2	Name:	Mr. Sibhu DA
		Contact No.:	+91-9088534920
		Nature of reference:	Property Consultant
		Size of the Property:	5.5
		Location:	Blghati
		Rates/ Price informed:	Rs. 3,50,000/- to Rs. 4,50,000/- per Cottah for industrial land.
		Any other details/ Discussion held:	As per the discussion with the property dealer of the subject locality we came to know that the prevailing market rate for a property located in Bighati Rs. 3,50,000/- to Rs. 4,50,000/- per Cottah for industrial land.
xxvii.	NOTE: The given information above can be independently verified to know its authenticity.		
xxviii.	Adopted Rates Justification	As per the discussion with the property dealer of the subject locality we came to know that the prevailing market rate for a property located in Bighati Rs. 3,50,000/- to Rs. 4,50,000/- per Cottah for industrial land.	
<b>NOTE:</b> We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record.  Related postings for similar properties on sale are also annexed with the Report wherever available.			
xxix.	<b>Other Market Factors</b>		
	Current Market condition	Normal	
		Remarks: NA	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Easily sellable	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	Demand	Supply
		Moderate	Adequately available
		Remarks: Moderate demand of such properties	
		Adjustments (-/+): 0%	
xxx.	Any other special	Reason: NA	



	consideration	<b>Adjustments (-/+): 0%</b>
xxxi.	Any other aspect which has relevance on the value or marketability of the property	<p>NA</p> <p>Valuation of the same asset/ property can fetch different values under different circumstances &amp; situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.</p> <p>This Valuation report is prepared based on the facts of the property &amp; market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time &amp; socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.</p> <p><b>Adjustments (-/+): 0%</b></p>
xxxii.	<b>Final adjusted &amp; weighted Rates considered for the subject property</b>	<b>Rs. 4,00,000/- per Cottah</b>
xxxiii.	Considered Rates Justification	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.
xxxiv.	<b>Basis of computation &amp; working</b>	
	<ul style="list-style-type: none"> <li>Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</li> <li>Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.</li> <li>For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.</li> <li>References regarding the prevailing market rates and comparable are based on the verbal/ informal/</li> </ul>	



secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.

- Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.
- The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.
- This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.
- Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.
- Verification of the area measurement of the property is done based on sample random checking only.
- Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
- Drawing, Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
- Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation & deterioration factor as per its age, existing condition & specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.
- Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.
- The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/






bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

**xxxv. ASSUMPTIONS**

- a. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- b. Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- c. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- d. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- e. Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- f. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- g. If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

**xxxvi. SPECIAL ASSUMPTIONS**

None

**xxxvii. LIMITATIONS**

None






3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Please refer to the attached sheet below	Rs. 3,50,000/- to Rs. 4,50,000/- per Cottah
b.	Deduction on Market Rate	---	---
c.	Rate adopted considering all characteristics of the property	Please refer to the attached sheet below	Rs.4,00,000/- per Katha
d.	Total Land Area considered (documents vs site survey whichever is less)	2.27 Acres / 137.335 Cottah	2.27 Acres / 137.335 Cottah
e.	Total Value of land (A)	Please refer to the attached sheet below <b>Rs. 3,52,41,750/-</b>	137.335 Cottah x Rs.4,00,000/- per Katha <b>Rs. 5,49,34,000 /-</b>

**4. VALUATION COMPUTATION OF BUILDING STRUCTURE**

M/S J.P. FLOUR MILLS PVT LTD., L.S PLOT NO.5117,5114,5115,5116 MOUZA BIGHATI, BIGHATI GRAM PANCHAYAT, A.D.S.R. CHANDANAGAR, P.S.- BHADRESWAR, DISTRICT- HOOGHLY															
S. No.	Description of Building	Floor	Type of Structure/Roof	Area (in sq.mtr.)	Area (in sq.ft)	Floor Height (in ft.)	Year of Construction	Year of Valuation	Total Life Consumed (in years)	Total Economic Life (in years)	Plinth Area Rate (in per sq.ft)	Gross Replacement Value (INR)	Depreciation (INR)	Depreciated Value (INR)	Depreciated Replacement Market Value (INR)
1	Admin Building	Ground Floor+1	RCC	260.13	2,800	10	2006	2023	17	60	₹ 1,400	₹ 39,20,000	₹ 9,99,600	₹ 29,20,400	₹ 29,20,400
	Admin Building	Second Floor	GI Shed	130.06	1,400	10	2006	2023	17	45	₹ 800	₹ 11,20,000	₹ 3,80,800	₹ 7,39,200	₹ 7,39,200
2	Guest House	G+2	RCC	132.67	1,428	10	2006	2023	17	60	₹ 1,400	₹ 19,99,200	₹ 5,09,796	₹ 14,89,404	₹ 14,89,404
3	Godown Finish Product	G+1	RCC	2,044.80	22,010	10	2006	2023	17	60	₹ 1,400	₹ 3,08,14,000	₹ 78,57,570	₹ 2,29,56,430	₹ 2,29,56,430
4	Godown Finish Product	Second Floor	Tin Shed	1,022.40	11,005	10	2006	2023	17	45	₹ 800	₹ 88,04,000	₹ 29,93,360	₹ 58,10,640	₹ 58,10,640
5	Mill	Ground +4	RCC	3,384.00	36,425	10	2006	2023	17	60	₹ 1,400	₹ 5,09,95,000	₹ 1,30,03,725	₹ 3,79,91,275	₹ 3,79,91,275
6	Raw Material	Ground Floor	Brick wall, Iron Truss and Tin Shed	2,203.20	23,715	27	2006	2023	17	45	₹ 1,100	₹ 2,60,86,500	₹ 88,69,410	₹ 1,72,17,090	₹ 1,72,17,090
7	Wheat Godwn	Ground Floor	Brick wall, Iron Truss and Tin Shed	500.00	5,382	24	2006	2023	17	45	₹ 1,100	₹ 59,20,200	₹ 20,12,868	₹ 39,07,332	₹ 39,07,332
8	Labour Quarter 1	Ground +3	RCC	530.88	5,714	10	2006	2023	17	60	₹ 1,400	₹ 80,00,075	₹ 20,40,019	₹ 59,60,056	₹ 59,60,056
9	Labour Quarter 2	Ground +1	RCC	290.14	3,123	10	2006	2023	17	60	₹ 1,400	₹ 43,72,253	₹ 11,14,925	₹ 32,57,329	₹ 32,57,329
10	Labour Quarter 2	Second Floor	Brick wall, Iron Truss and Tin Shed	145.07	1,562	10	2006	2023	17	45	₹ 800	₹ 12,49,215	₹ 4,24,733	₹ 8,24,482	₹ 8,24,482
11	Labour Quarter 3	G+3	RCC	817.92	8,804	10	2006	2023	17	60	₹ 1,400	₹ 1,23,25,613	₹ 31,43,031	₹ 91,82,581	₹ 91,82,581
12	Electrical Operating Room	G+1	RCC	35.30	380	11	2006	2023	17	60	₹ 1,400	₹ 5,32,000	₹ 1,35,660	₹ 3,96,340	₹ 3,96,340
13	Panel, Transformer and Meter Room	Ground Floor	RCC	105.54	1,136	11	2006	2023	17	60	₹ 1,400	₹ 15,90,400	₹ 4,05,552	₹ 11,84,848	₹ 11,84,848
14	Security Room	Ground Floor	Brick wall and Tin Shed	59.88	645	9	2006	2023	17	45	₹ 800	₹ 5,15,600	₹ 1,75,304	₹ 3,40,296	₹ 3,40,296
15	Weigh Bridge	Ground Floor	RCC	11.15	120	9	2006	2023	17	60	₹ 1,400	₹ 1,68,000	₹ 42,840	₹ 1,25,160	₹ 1,25,160
<b>TOTAL</b>				<b>11,673</b>	<b>1,25,648</b>							<b>₹ 15,84,12,056</b>		<b>₹ 11,43,02,863</b>	<b>₹ 11,43,02,863</b>
Remarks:															
1. All the details pertaining to the building such as area has been taken from site survey only.															
2. The valuation is done by considering the Depreciated Replacement Cost Approach.															
3.All the structure that has been taken in the area statement belonging to M/s J.P Flour Mills Pvt Ltd.															






5. VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY			
S.No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	----
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	----
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	<b>Rs. 16,09,200/-</b>
e.	<b>Depreciated Replacement Value (B)</b>	----	<b>Rs. 16,09,200/-</b>
f.	<b>Note:</b> <ul style="list-style-type: none"> <li>Value for Additional Building &amp; Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above.</li> <li>Value of common facilities of society are not included in the valuation of Flat/ Built-up unit.</li> </ul>		

*[Handwritten Signature]*





**PART E**

**CHARACTERISTICS DESCRIPTION OF PLANT/ MACHINERY**

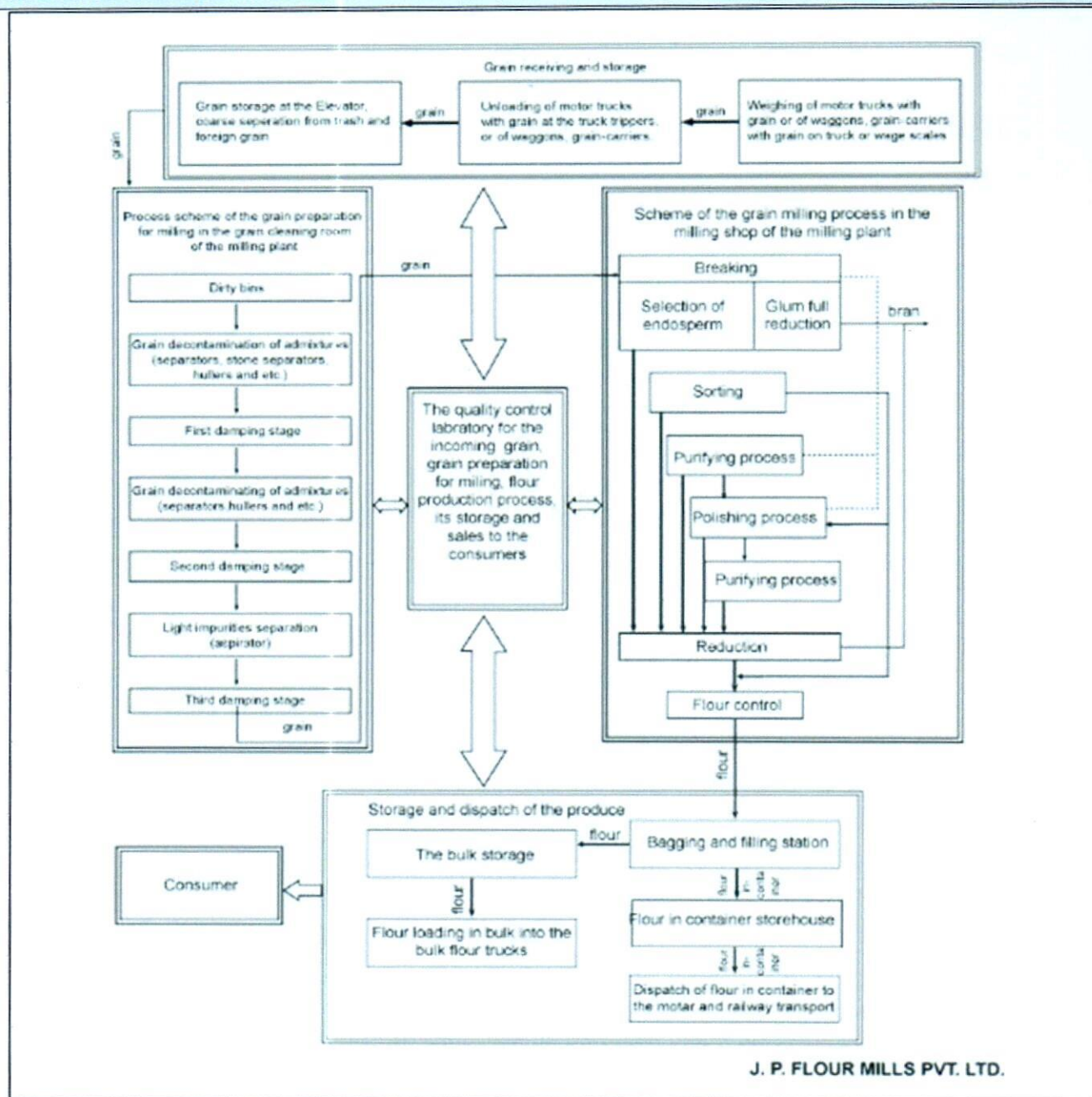
S.NO.	CONTENTS	DESCRIPTION		
1.	TECHNICAL DESCRIPTION OF THE PLANT/ MACHINERY			
a.	Nature of Plant & Machinery	Flour Mill		
b.	Size of the Plant	Medium scale Plant		
c.	Type of the Plant	Semi Automatic		
d.	Year of Installation/ Commissioning/ COD (Commercial Operation Date)	Year 2006 (As per information provided)		
e.	Production Capacity	S.no	Particulars	Production Capacity Ton Per Annum
		1	Maida	64575
		2	Mill Atta	13650
		3	Suji	1575
		4	Bran	25200
		5	Chakki Atta	30000
			Total	135000
f.	Capacity at which Plant was running at the time of Survey	At Full capacity, 135000 Ton per annum		
g.	Number of Production Lines	Total Five Production Line		
h.	Condition of machines	Good.		
i.	Status of the Plant	Fully operational		
j.	Products Manufactured in this Plant	Maida, Mill Atta, Suji (Semolina), Bran, Chakki Atta.		
k.	Recent maintenance carried out on	Yes, Company spent Rs.3,10,101/- on maintenance of machines.		
l.	Recent upgradation, improvements if done any	No		
m.	Total Gross Block & Net Block of Assets	Gross Block		Net Block
		As per FAR		As on 31/03/2022 As per Balance Sheet
		Rs.8,99,33,116/-		Rs.3,11,41,278/-
n.	Any other Details if any	No		

*(Signature)*





## 2. MANUFACTURING PROCESS



## 3. TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY

a.	Technology Type/ Generation Used in this Plant	Semiautomatic
b.	Technological Collaborations If Any	No
c.	Current Technology used for this Industry in Market	Automatic



<b>4.</b>	<b>RAW MATERIALS REQUIRED &amp; AVAILABILITY</b>	
	Type of Raw Material	Wheat
	Availability	Easily Available
<b>5.</b>	<b>AVAILABILITY &amp; STATUS OF UTILITIES</b>	
	Power/ Electricity	Available
	Water	Available
	Road/ Transport	Available
<b>6.</b>	<b>COMMENT ON AVAILABILITY OF LABOUR</b>	
	Availability	Appears to be easily & adequately available.
	Number of Labours working in the Factory	50 (Including Skilled and Unskilled )
<b>7.</b>	<b>SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY</b>	
	Strategic Sale as part of the ongoing concern company.	
	<b>Reason:</b> This is a Mid scale Plant and all are general used machines which can be used in similar industry and cost of dismantling and transporation will not be very high. So, for fetching maximum value is through strategic sale to the players who are already into same or similar Industry who have plans for expansion or any large conglomerate who plans to enter into this new Industry is through strategic sale to the players who are already into same or similar Industry who have plans for expansion or any large conglomerate who plans to enter into this new Industry	
<b>8.</b>	<b>DEMAND OF SUCH PLANT &amp; MACHINERY IN THE MARKET</b>	
	Appears to be good as per general information available in public domain.	
<b>9.</b>	<b>INSPECTION/ SURVEY DETAILS</b>	
a.	Plant has been surveyed by our Engineering Team from 15/03/2023 being experienced and expert in such kind of industry.	
b.	Site inspection was done in the presence of banker. Mr. Biswajeet Das (Owner Representative) who was available to furnish any specific detail about the machines.	
c.	Our team examined & verified the machines from the list provided by the bank/Client.	
d.	Photographs have also been taken of all the Machines and its accessories installed there.	
e.	Plant was found operational and working at the time of survey. Machines such as separator machine, filling machine, plan shifter, conveyors, silos, packaging machine, transformer, chakki, bran finisher,	





	bag closure machine, ink printer, electrical panel etc was verified.
f.	Details have been cross checked as per the machine list provided to us by the company and what was observed at the site.
g.	Condition of the machines is checked through visual observation only. No technical/ mechanical/ operational testing has been carried out to ascertain the condition and efficiency of machines.
h.	Site Survey has been carried out on the basis of the physical existence of the assets rather than their technical expediency.
i.	As per the overall site visit summary, machine appeared to be in Good condition.

*[Handwritten Signature]*





**PART F****PROCEDURE OF VALUATION ASSESMENT**

1.		GENERAL INFORMATION			
i.	Important Dates	Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		27 February 2023	15 March 2023	23 March 2023	23 March 2023
ii.	Client	BOI, SME, Kolkata			
iii.	Intended User	BOI, SME, Kolkata			
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.			
v.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property			
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above.			
viii.	Manner in which identification of the Assets is done	<input type="checkbox"/>	Cross checked from the name of the machines mentioned in the FAR/ Inventory list name plate displayed on the machine		
		<input checked="" type="checkbox"/>	Identified by the Owner's representative		
		<input type="checkbox"/>	Identified from the available Invoices		
		<input type="checkbox"/>	Identification of the machines could not be done properly		
		<input type="checkbox"/>	Due to large number of machines/ inventories, only major production lines & machines have been checked		
		<input type="checkbox"/>	Enquired from local residents/ public		
		<input type="checkbox"/>	Physical inspection of the machines could not be done		
ix.	Type of Survey conducted	Full survey (inside-out for verification of assets with photographs)			






2.		ASSESSMENT FACTORS			
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.			
ii.	Nature of the Valuation	Fixed Assets Valuation			
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category		Type
		PLANT & MACHINERY	INDUSTRIAL	SMALL/ MID-SCALE MANUFACTURING UNIT	
		Classification	Only business use asset		
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Fair Market Value		
		Secondary Basis	On-going concern basis		
v.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State			
		Reason: Asset under free market transaction state			
vi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
vii.	Neighbourhood amenities	Average			
viii.	Any New Development in surrounding area	None		None	
ix.	Any specific advantage/ drawback in the plant and machines	No			
x.	Machines overall usability/ utility Factor	Good			






xi.	Subject Industrial sector/ product manufactured outlook	Good	
xii.	Best Sale procedure to realize maximum Value ( <i>in respect to Present market state or premise of the Asset as per point (iv) above</i> )	Fair Market Value	
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xiii.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value	
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xiv.	Approach & Method of Valuation Used	Approach of Valuation	Method of Valuation
		Cost Approach	Depreciated Replacement Cost Method
xv.	Type of Source of Information	Level 3 Input (Tertiary)	
xvi.	Any other aspect which has relevance on the value or marketability of the machines	<p>The marketability for the machines depends upon the industry outlook, make, market condition, raw material, maintenance, raw material usability, capacity.</p> <p>This Valuation report is prepared based on the facts of the assets &amp; market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time &amp; socio-economic conditions prevailing in the region/ country. In future assets market may go down, asset conditions may change or may go worse, plant vicinity conditions may go down or become worse, plant sector outlook may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the Plant may change, etc. Hence user of this report should take into consideration all such future risk while taking any business decision.</p>	
xvii.	Basis of computation & working		
xviii.	<p>Main Basis:</p> <p>a. <b>Basic Methodology:</b> For arriving at fair market value of inventory/stocks, our engineering team has applied '<b><u>Cost Approach (Depreciated Replacement Cost Method) &amp; sales comparison approach (market approach)</u></b>'. The fair market value of machines on the date of valuation is its cost of reproduction depending upon their Technical, Economic, Functional specifications.</p> <p>b. Machine Valuation is done keeping in mind various factors like technology used, machines availability, its condition, average age, maintenance &amp; service and parts replacement availability of the machines and more importantly demand in the market.</p>		



- c. *Provided Capitalization cost in FAR doesn't include any kind of soft cost like pre-operative, finance, IDC expenses, etc. incurred during establishment of the Project.*
- d. *For calculating Replacement Cost of the machines as on date, Cost Inflation Index is taken into consideration.*
- e. *No further obsolescence/ deterioration or maintenance factor has been applied on the Depreciated Replacement Cost (DRC) since the Depreciated Replacement Cost (DRC) looks to be in line with the estimated Prospective Fair Market Value.*
- f. **Underline assumption** for the evaluation of these machines is that it will be sold as an Integrated Plant and not as discrete/ piecemeal machinery basis.
- g. *Market & Industry scenario is also explored for demand of such Plants and it is found that many other Wheat Flour Mill plants are also present in different states of the India.*
- h. *Valuation of the asset is done as per the assets list provided and identified to us by Owners representative during site inspection by our engineer/s unless otherwise mentioned in the report.*
- i. *The valuation of the Plant/ Machinery has been done considering the plant as a whole. The individual value for machines shown is for illustration purpose,*
- j. *Valuation of the machine is done taking into consideration that whether it is specific purpose machines or general used machines.*
- k. *Consolidated valuation sheet of machines and other asset items are mentioned below with depreciated current market value as per different category of the machines/assets cumulated together. Our engineering team has separated the Cost of Equipment's in the different sections of the plant. The cost of equipment considered from P&M List includes Pre-operative, Finance, and IDC Charges etc. The capitalized/ purchase cost of machinery considered from P&M List consists of final commissioning of machines which includes freight, taxes, insurance, etc.*

**Other Basis:**

- l. *Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.*
- m. *The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.*
- n. *Secondary/ Tertiary costs related to asset transaction like Installation, maintenance and Logistics costs pertaining to the sale/ purchase of the assets are not considered separately while assessing the indicative estimated Market Value and is assumed to be included in the Cost of capitalization provided by the client.*
- o. *The condition assessment and the estimation of the residual economic life of the machinery and assets are only based on the visual observations and appearance found during the site survey. We have not carried out any physical tests to assess the working and efficiency of the machines and assets.*
- p. *Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.*
- q. *Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/*



	data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.	
xix.	<b>ASSUMPTIONS</b>	
	h. Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.	
	i. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.	
	j. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.	
	k. Payment condition during transaction in the Valuation has been considered on all cash basis which includes both formal & informal payment components as per market trend.	
	l. Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.	
xx.	<b>SPECIAL ASSUMPTIONS</b>	
	None	
xxi.	<b>LIMITATIONS</b>	
	Unavailability of the data & information in public domain pertaining to the subject location.	

*Rahul*





**SUMMARY OF PLANT & MACHINERY**

S. No.	Particulars	Gross Block (As per FAR) (In Rs.)	Net Block (As on 31/03/2022) (In Rs.)	Estimated Reproduction Cost of the Asset (In Rs.)	Fair Market Value (In Rs.)
1	Plant and Machinery	8,99,33,116	3,11,41,278	10,08,99,431	4,16,67,917
<b>Total</b>		<b>8,99,33,116</b>	<b>3,11,41,278</b>	<b>10,08,99,431</b>	<b>4,16,67,917</b>

1. The machines valued above is address as L.S. Plot No.5117, 5114, 5115, 5116 Mouza Bighati, Bighati Gram Panchayat, A.D.S.R. Chandanagar, P.S. - Bhadreswar, District- Hooghly.
2. However, as per market trend the current replacement cost of new Wheat Flour Mill machinery of the same capacity is around Rs.7 to 8 Crore. Adding cost of lab machines, machine tools, other spare machines, electrical will add upto Rs.2 – cr. more. Therefore the total replacement cost calculated using WPI is also similar to the market trend.
3. We have not been provided copy of invoices of the machine which is installed at site.
4. Market information is gathered for some machines that are particular plants and equipment. However, the market price for some machines is offered for comparable new or used machines.
5. As per information provided, the plant was commissioned in the year 2006. During the survey the plant was in operational and working condition.
6. The plant manufacturing products are Maida, Mill Atta, Suji, Bran, Chakki Atta.
7. The overall physical conditions of machine is Good.






6. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET			
S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land Value (A)	Rs. 3,52,41,750/-	Rs. 5,49,34,000 /-
2.	Building Structure Value (B)	---	Rs.11,43,02,863/-
3.	Boundary Wall (C)	---	Rs. 16,09,200/-
4.	Plant and Machinery (D)		Rs. 4,16,67,917/-
5.	Total Add (A+B+C +D)	----	Rs. 21,25,13,980 /-
6.	Additional Premium if any	NA	NA
	Details/ Justification	NA	NA
7.	Deductions charged if any	---	---
	Details/ Justification	---	---
8.	Total Indicative & Estimated Prospective Fair Market Value	---	Rs. 21,25,13,980 /-
9.	Rounded Off	---	Rs.21,25,00,000/-
10.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Twenty-One Crore and Twenty Five Lakhs Only
11.	Expected Realizable Value (@ ~15% less)	---	Rs. 18,06,25,000 /-
12.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 15,93,75,000 /-
13.	Percentage difference between Circle Rate and Fair Market Value	More than 20%	
14.	Likely reason of difference in Circle Value and Fair Market Value in case of more than 20%	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.	
15.	Concluding Comments/ Disclosures if any		
	a. We are independent of client/ company and do not have any direct/ indirect interest in the property. b. This valuation has been conducted by R.K Associates Valuers & Techno Engineering Consultants (P) Ltd. and its team of experts.		



- c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report.
- d. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.
- e. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.
- f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.
- g. This report only contains opinion based on technical & market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.
- h. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

## 16. IMPORTANT KEY DEFINITIONS

**Fair Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.

**Fair Market Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently





without any compulsion on the date of the Valuation.

Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

**Market Value** suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.

Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the market Value definition.

**Realizable Value** is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

**Distress Sale Value\*** is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

**Liquidation Value** is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

**Difference between Cost, Price & Value:** Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.



The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.

Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

#### 17. Enclosures with the Report:

- Enclosure: I – Google Map Location
- Enclosure: II - References on price trend of the similar related properties available on public domain
- Enclosure: III – Photographs of the property
- Enclosure: IV – Copy of Circle Guideline Rate
- Enclosure V: Important Property Documents Exhibit
- Enclosure VI: Annexure: VI - Declaration-cum-Undertaking
- Enclosure VII: Annexure: VII - Model code of conduct for valuers
- Enclosure VII: Part D - Valuer's Important Remarks






## **IMPORTANT NOTES**

**DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.



**COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format or any content of this report wholly or partially other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

## **IF REPORT IS USED FOR BANK/ FIs**

**NOTE:** As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.

**At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.**

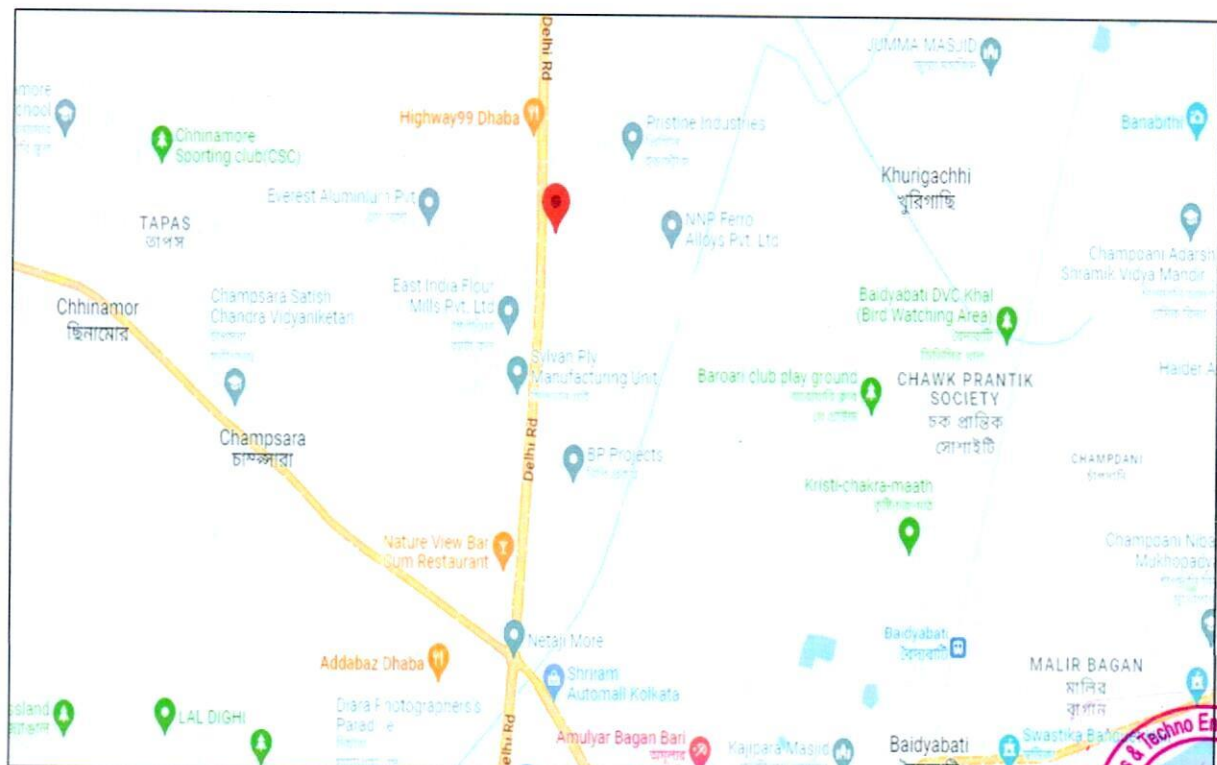
**Valuation Terms of Services & Valuer's Important Remarks are available at**  
**[www.rkassociates.org](http://www.rkassociates.org) for reference.**

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Rajat Choudhary and Anirban Roy	Rahul Gupta	Ashish Sawe
		





**ENCLOSURE: I – GOOGLE MAP LOCATION**

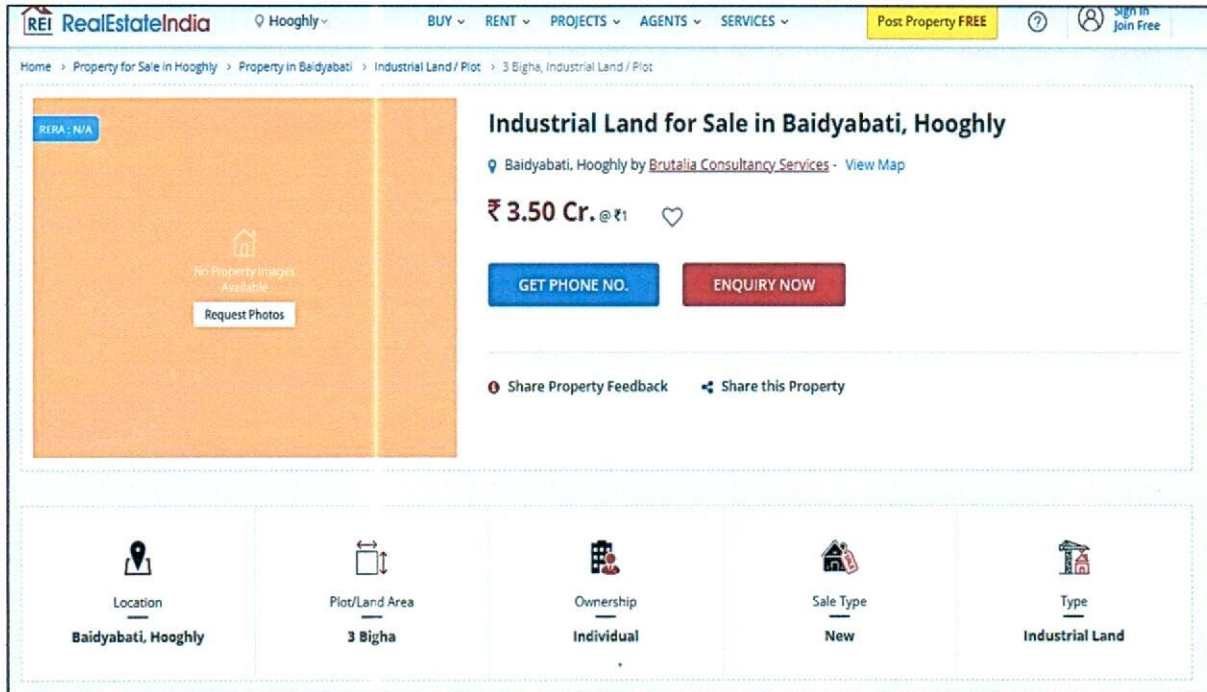


*Pahul*





## ENCLOSURE: II - REFERENCES ON PRICE TREND OF THE SIMILAR RELATED PROPERTIES AVAILABLE ON PUBLIC DOMAIN




REI RealEstateIndia Hooghly BUY RENT PROJECTS AGENTS SERVICES Post Property FREE Sign In Join Free

Home > Property for Sale in Hooghly > Property in Baidyabati > Industrial Land / Plot > 3 Bigha, Industrial Land / Plot

**Industrial Land for Sale in Baidyabati, Hooghly**

Baidyabati, Hooghly by Brutalia Consultancy Services - View Map

**₹ 3.50 Cr. @ ₹1** 

[GET PHONE NO.](#) [ENQUIRY NOW](#)

[Request Photos](#)

[Share Property Feedback](#) [Share this Property](#)

**Location**  
Baidyabati, Hooghly

**Plot/Land Area**  
3 Bigha

**Ownership**  
Individual

**Sale Type**  
New

**Type**  
Industrial Land





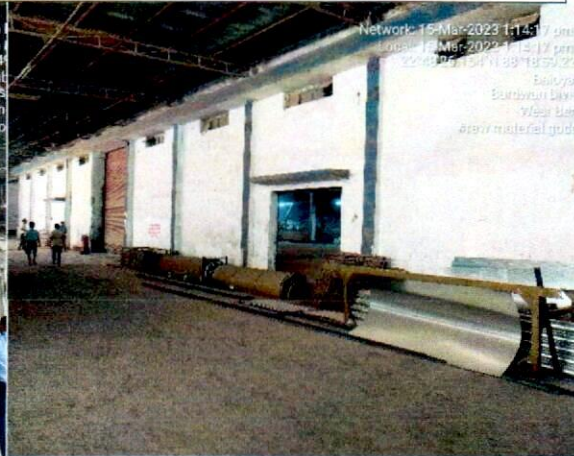
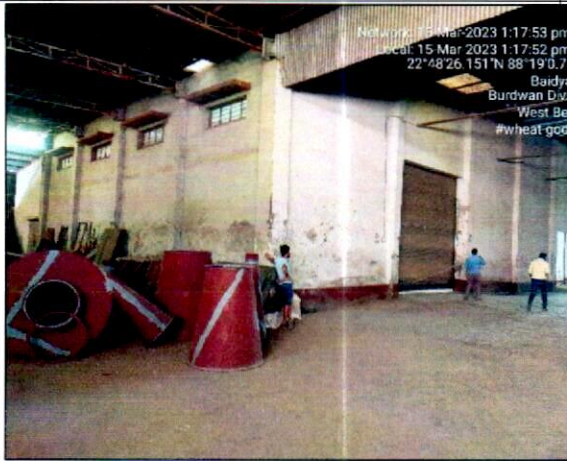
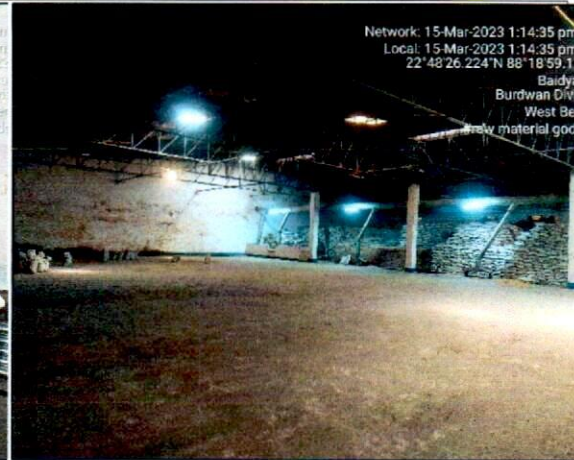

**ENCLOSURE: III – PHOTOGRAPHS OF THE PROPERTY**



*Rahul*







*Handwritten signature*



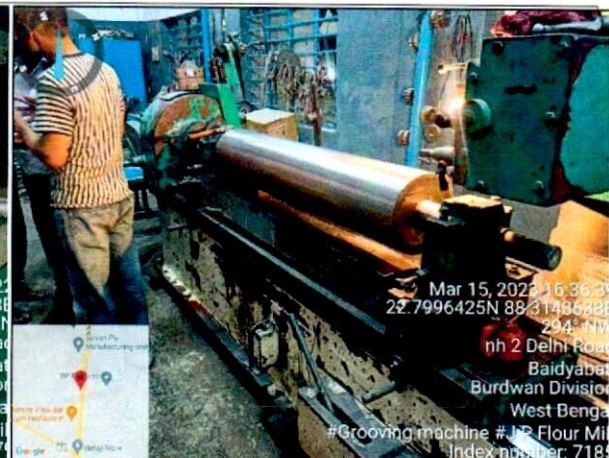




*Rohit*



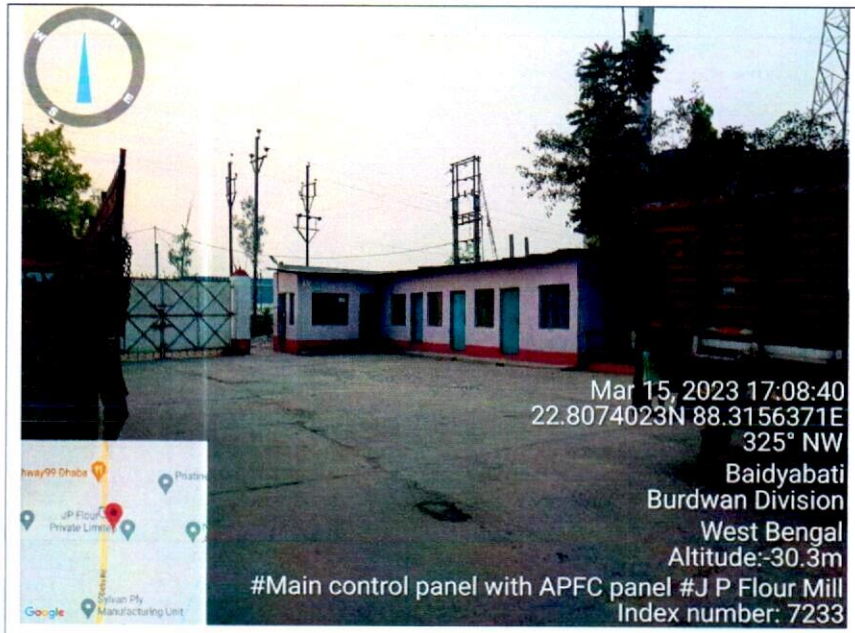




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*Rohit*





Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

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Rules, Acts & Notification +

Stamp Duties & Fees

Grievance Redressal -

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Officers Login

Market Value of Land

(\*) marked items are mandatory

District \*

Hooghly

Local Body \*

Gram Panchayat

Road

Premises No.

Premises No.

Jurisdiction of \*

A.D.S.R. CHANDANNAGAR

Project Name

Not Available

Thana \*

Bhadreswar

Mouza \*

Bighati

Road Zone

Ward No.

Ward No.

Gram Panchayat \*

Bighati

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

Plot No

RS05117 / 00000

RS Khatian No

1687 / 00

Proposed Land Use \*

Existing Industry/Karkhana

Nature of Land \*

Industrial Use

(as recorded in ROR)

Area of Land \*

Acre

2.27

Decimal

0

Bigha

Katha

Chatak

Sq Feet

Total Area of Land(Decimal)

227

Adjacent to Metal Road

Yes

Approach Road Width \*

60

(In feet)

Encumbered by Tenant

No

Tenant is Purchaser ?

No

Bargadar

No

Bargadar is Purchaser?

YesNo

Litigated Property

YesNo

This plot has any road access in any side be mentioned properly below:

North side

YesNo

East side

YesNo

West side

YesNo

South side

YesNo

Type the characters shown

U2T2H5

Try new characters

Market Value:-  
Rs:3,52,41,750/-

Display Market Value

Service Count: 47,01,866

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

GRIIPS

Finance Department  
Government of West Bengal

iFMS  
WEST BENGAL

Land & Land Reforms  
WWW.BANGLADESHGOVT.GOV

SILPASATHI  
Ease of Doing Business  
Single Window Services for Business

india.gov.in  
national portal of india

Site Map

TOTAL VISITOR :  
(Since 25/05/2016)

The information provided Online is updated and no physical visit is required for the Services provided Online.  
  
Last Updated : 24/03/2023



**ENCLOSURE V: IMPORTANT PROPERTY DOCUMENTS EXHIBIT**

**CLU CERTIFICATE**

*original with owner & land have kept for 3 yrs x deed.*

Government of West Bengal  
 Office of the District Land & Land Reforms Officer  
Hugli


No. EK (2)/26(H)/22215/13/99 Dated: 30/12/99  
O R D E R

In exercise of the power conferred by Section 4C(2) of the West Bengal Land Reforms Act, 1985 as amended by the West Bengal Land Reforms (Amended) Act, 1981 change of classification of land as per schedule described below for the purpose of Start a business ~~of factory~~ is hereby allowed with effect from the date of this order in favour of Sri. Bala Chandra Prasad ~~sp. Jatan Prasad~~.

The rent as determined is to be paid by the applicant as noted hereunder :-

District :- Hugli, P.S. :- Bhadreswar Mouza :- Bigati  
 & J.L.No. 14

Khatian No.	Plot No.	Classification	Area	Rent	
R.S.	L.R.	R.S.	L.R.	existing changed	
	6061	S117	Sali	97 dec.	payable after conversion Rs. 15.00
	6063	S119	Sali	05 "	
1687	6043	S115	Sali	68 "	
	6044	S114	Sali	22 "	
	6060	S116	Sali	40 "	
				Total land - 2.32 dec	

 This permission is granted subject to the following terms & conditions :-


- 1) That the permission is without prejudice to any of the provisions of Chapter III of the Act.
- 2) That where the land is situated within any Urban agglomeration within the meaning of the Urban Land (Ceiling and Regulation) Act, 1975 (37 of 1975) the permission is without prejudice to any of the said Act and
- 3) That where the land is situated within the jurisdiction of a Development Authority constituted under the West Bengal town and Country (Planning and development) Act, 1979 (West Bengal XIII of 1979). The permission is without prejudice to the provisions of the said Act.

*File 25/1/00*  
 District Land & Land Reforms Officer  
Hugli  
 Contd...



**ELECTRICITY BILL**

(A Government of West Bengal Enterprise)  
Office Of The Chief Engineer (Commercial)  
VIGNUT BHAWAN, 4TH FLOOR, BLOCK - D, SECTOR - II, SALT LAKE, PIN- 700091  
Phone: 19121(TOLL FREE), Fax: 033-23598398, Email: commercial.chief@wbsecl.in, TAN: CALW05053G



Consumer ID: 931622400 Installation No: 2032567 M/S. J.P. FLOUR MILLS PVT. LTD. POGRAM BUILDING, 6TH FLOOR 5/2, RESCEL STREET KOLKATA Pin - 700071 Country: India		Invoice No.: 649000159283 Billing Date: 02.02.2023 Billing Cycle: JAN, 2023 Present Reading Date: 01.02.2023 Previous Reading Date: 01.01.2023 Service At: BIGHATI, HOOGHLY, BILL No: C/BC/HUG/83/IE/224/ Account Reference No: 2183039 Consumer No: C16224		Tariff Code: E(BT) Supply Voltage (KV): 11.00 Contract Demand (KVA): 990.00 PF: 0.9966 IFA: 65.9536 Nature Of Industry: MISCELLANEOUS INDUSTRIES Pan No: AABCJ4160E	
---	--	---	--	--	--

Meter No	WBS00846	Type	TOD	MC	1	MF	1.000	Loss Factor	1	Net MF	1
----------	----------	------	-----	----	---	----	-------	-------------	---	--------	---

Meter Readings		KVAH			KWH			KVA / Hr. & Time of MD		
Time		Normal	Peak	Off-peak	Normal	Peak	Off-peak	Normal	Peak	Off-peak
Present	19092443.000	8226986.500	13751658.000	18822949.000	8152812.500	13519610.000	1115.600	992.400	1150.800	
Previous	18830194.500	8117768.000	13558980.000	18561709.000	8043760.500	13327667.000	24.01.23	20.01.23	27.01.23	
							08:00:00	18:15:00	00:15:00	

Reading Advance		KVAH			KWH			KVA		
* Net MF		Normal	Peak	Off-peak	Normal	Peak	Off-peak	Normal	Peak	Off-peak
	0	262248.50	109218.50	192678.000	261240.000	109052.000	191943.000	1115.600	992.400	1150.800

Energy Charge		Normal	Peak	Off-peak	Energy/Min Charge (Rs.)	3913807.88
Rate	EC (p/990)	729	871	552	Rebate on EC (Rs.)	0.00
	P.F. Reb (-)/Sur (+) (hor EC)	-8.00	-9.00	-7.00	Add. EC (Rs.)	0.00
	L.F. Reb (-) (p/990)	14			Total EC (Rs.)	3913807.88
Chargeable	KWH	261240.000	109052.000	191943.000		
EC Amount	Rs.	1904439.600	949842.9200	1059525.3600		
Chargeable	PF	0.9962	0.9985	0.9962		
PF	Rs.	-152355.17	-85485.86	-74166.78		

Demand Charge		* Demand Charge		441746.37
Rate	Normal (Rs/KVA/month)	384.00	Add. DC (Rs.)	9671.60
Chargeable	Normal KVA	1151.00	Total DC (Rs.)	451417.97
	Add. KVA	126.00	Reb on DC (on TP)	

Rebate (-)/Surcharge (+) (Rs.)		
LF Reb (-)/Sur (+)		-78712.90
TF Reb (-)/Sur (+)		-312007.81
MCA Charges @ 0.00 Paise/KWH		0.00
*** Government subsidy		
** Other Arrear Charges		-1312.78

Electricity Duty			
EDM Units	561415.00	% On Net Charge	15.00
EDCM Units	00.00	% On Net charge	17.50
SEDM Units	00.00	% On Net charge	5.00
ED DCM Units	120.00	% On Net charge	15.00
		Net ED (Rs.)	590214.02
		Exemption (Rs.)	
		* Arrear ED (Rs.)	0.00
		ED Adjust (Rs.)	
		Total ED (Rs.)	590214.02

Other Charges & Outstanding (Rs.)		
Total of Meter/Meters	590214.02	Spec. Fee Current Meters (Rs.)



**CONVEYANCE DEED**

1272 ① 2 1004

भारतीय गैर न्यायिक

द्वीस हजार रुपये

RUPEES

20000

रुपये

Rs 20000 रु INDIAN NON JUDICIAL Rs 20000 रु

Admissible under Regn. Rule-D  
also under Section 147 of the WBLR Act 1888  
as v. St. med. exempt from Stamp  
— as not require Stamp duty  
under Indian Stamp Act 1899 Sec  
1A 25 & 4. Fees Paid Rs. 5-78-00  
P. Fee Rs. in C.F.R. 7-00  
Bills-00

00CC 023477

23218

5/22/91  
22/2/91  
A 5173  
E 5104

Handwritten notes:  
10/7/91  
22/2/91  
A 5173  
E 5104

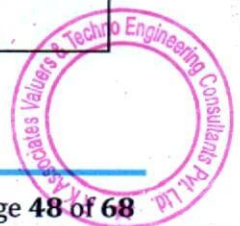
A. D. R.  
CHANDERNAGORE  
MOOGLY

28 JUL 1999

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 28<sup>th</sup> day of July  
in the year of Christ One thousand Nine hundred ninety  
Nine B E T W E E N (1) SRI TINKARI MUKHOPADHYAY, (2) SRI  
AJOY KUMAR MUKHOPADHYAY, both are Sons of Late Sarat  
Chandra Mukhopadhyay, both are by faith Hindu, by occupation  
Retired/Service, residing at Vill - Bighati Daspara, P.O.  
Bighati, P.S. Bhadreswar, Dist. Moogly; hereinafter  
Jointly referred to as the "V E N D O R S" (which  
expression shall unless excluded by or repugnant subject  
to the context be deemed to mean and include each of their  
respective heirs, executors, administrators, legal  
representatives and/or assigns) of the FIRST PART.

Contd...2







= 2 =

A N D

✓ MR. BALCHAND PRASAD Son of Late Jatan Prasad, by faith Hindu, by occupation Business, residing at 25B, Camac Street, 6D, Camac Court, P.S. Park Street, Calcutta - 700 017 ; hereinafter referred to as the " PURCHASER " ( which expression shall unless excluded by or repugnant subject to the context be deemed to mean and include each or his respective heirs, executors, administrators, legal representatives and/or assigns) of the OTHER PART.

ALL THAT Piece and Parcel of Sali/Agricultural Land measuring an total area of 90( Ninety) Satak out of which 22( Twenty two) Satak of land comprised in Revisional Settlement Plot No. 6044 appertaining to R.S. Khatian No. 780 , under L.R. Plot No. 5114 corresponding to

Contd..3

Contd...6







Admissible under Regn. Rule-X  
 also under S. 147(1)(c) VBLR Act 1886  
 duly Stamped from Stamp  
 under Indian Stamp Act 1899 See  
 LA 2384 Fees Paid Rs. 2717/-  
 P. Fee Rs. 7/-  
 2724/-

00AA 367963

12400

**A. D. J. R.**  
**SHANDERNAGOR**  
**HOOGHLY**  
 17 AUG 1999

### DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE made this 17<sup>th</sup> day of August  
 in the year of Christ One thousand nine hundred ninety  
 Nine B E T W E E N (1) SMT. SUMITRA BALA MONDAL  
 w/o. Late Tarak Chandra Mondal, by faith Hindu, by  
 occupation House wife, (2) SRI SAMARENDRA NATH MONDAL  
 s/o. Late Tarak Chandra Mondal, by faith Hindu, by  
 occupation Cultivation, residing at Vill- Dhobapukur,  
 P.O. Bighati, P.S. Bhadreswar, Dist. Hooghly ;  
 hereinafter referred to as the "V E N D O R S"  
 ( which expression shall unless excluded by or repugnant  
 subject to the context be deemed to mean and include  
 their respective heirs, executors, administrators legal  
 representatives and/or assigns) of the FIRST PART







Judicial

d Rs 2000/-

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Clerk  
Treasury

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Treasury

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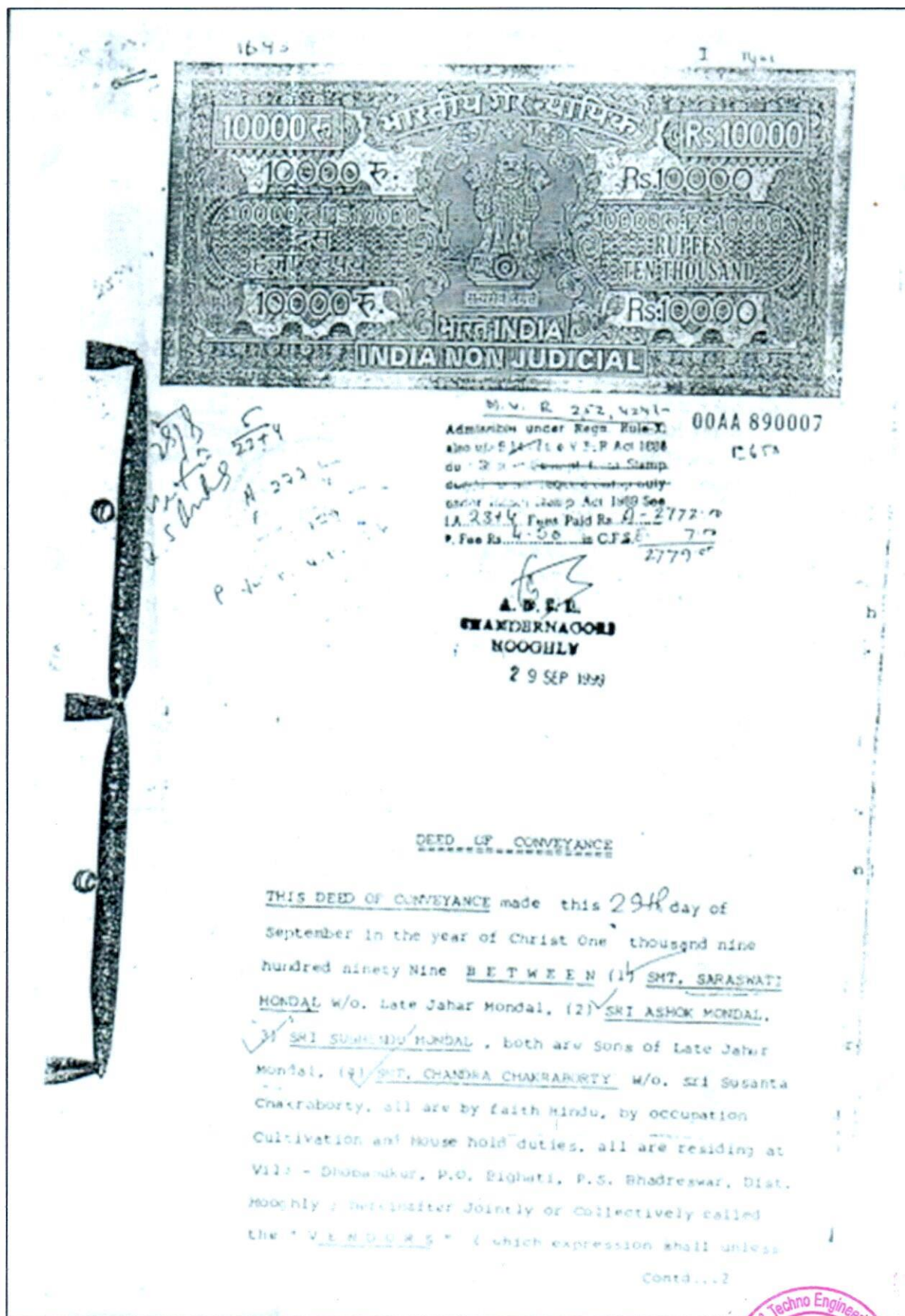
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A N D

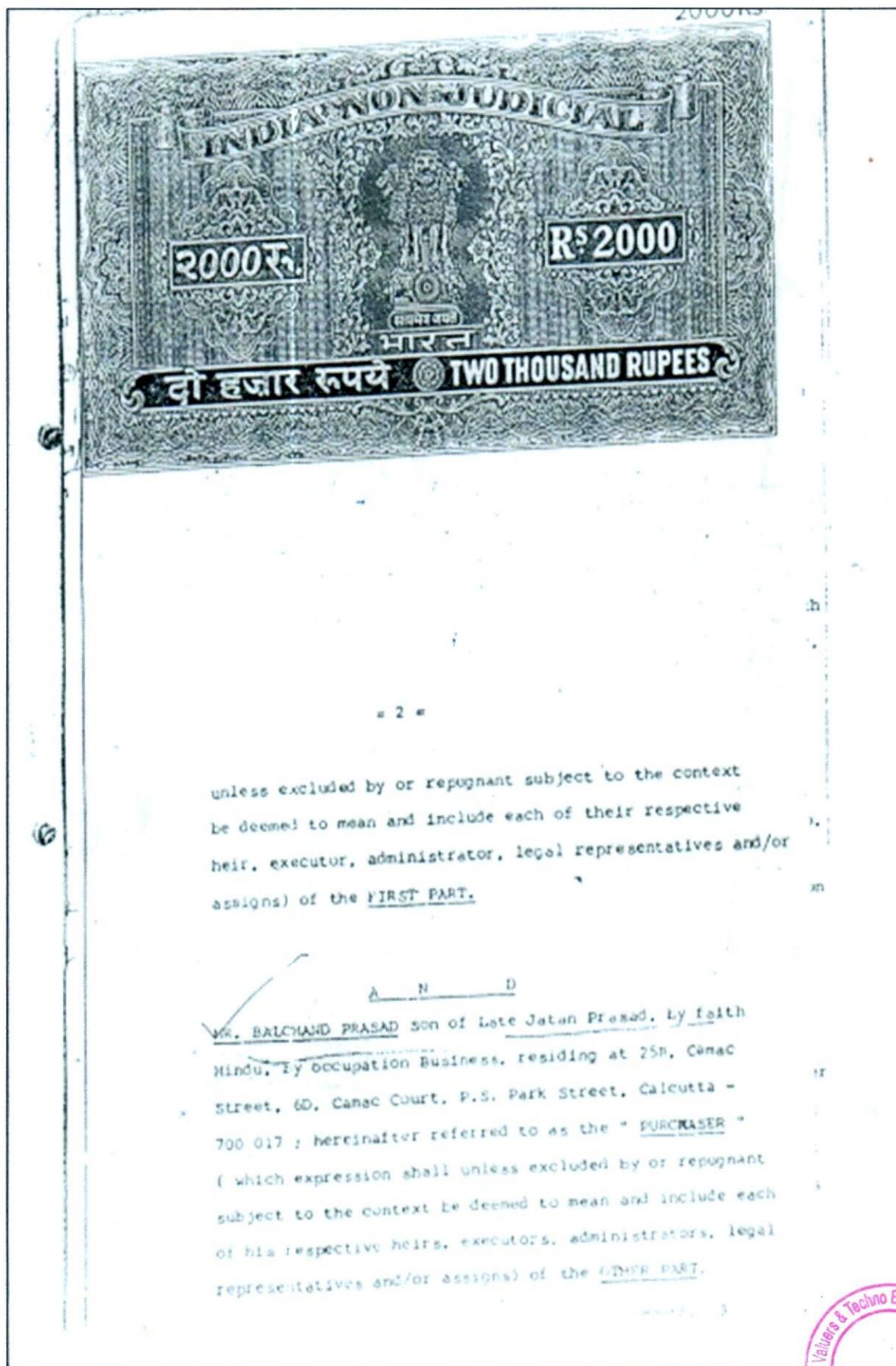
MR. BALCHAND PRASAD S/o. Late Jatan Prasad, by faith Hindu, by occupation Business, residing at 25B, Camac Street, 6D, Camac Court, P.S. Park Street, Calcutta - 700 017 ; hereinafter referred to as the "PURCHASER" ( which terms or expression shall unless excluded by or repugnant subject to the context be deemed to mean and include his heirs, executors, administrators, legal representatives and/or assigns) of the OTHER PART.

WHEREAS ALL THAT Piece and Parcel of SALI/AGRICULTURAL Land measuring an area of 48( Forty eight) Satak out of total 97( Ninety seven) Satak comprised in Revesional Settlement Plot No. 6061 appertaining to R.S. Khatian No. 290 under L.R. Plot No. 5117 corresponding to L.R. Khatian No. 488 Kri lying and situate at Mouza Bighati.











### LEASE DEED

7860/17 I 2140/17

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 5000

पाँच हजार रुपये

Rs. 5000

FIVE THOUSAND RUPEES

INDIA

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

6/9/17  
12-02  
305322/17

1.R. 5000/17

D 448723

Fee-1042/-

U/c-2751/-

Deed

Additional Registrar of Assurances III Kolkata

2017

DEED OF LEASE

THIS INDENTURE OF LEASE is made this 6<sup>th</sup> day of the month of September of the year Christ Two thousand Seventeen (2017);

BETWEEN



2

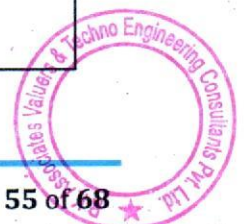
**SRI BALCHAND PRASAD (PAN : AFAPP8355C)**, son of Late Jatan Prasad Gupta, by faith - Hindu, by occupation - Business, residing at N.S. Road, Jaigaon, P.O. & P.S. Jaigaon, formerly of District - Jalpaiguri, now District Alipurduar, hereinafter referred to as the **"LESSOR"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators and assigns) of the **ONE PART**.

AND

**M/S. J.P. FLOUR MILLS (PRIVATE) LIMITED (PAN : AABCJ4160E)**, a Private Limited Company incorporated as per the provisions of the Indian Companies Act, 1956 having its registered office situated at 5/2, Russell Street, 4<sup>th</sup> Floor of Poonam Building, P.S. - Shakespeare Sarani, Kolkata - 700 071, represented by its one of the Director namely Sri Sujit Gupta, son of Sri Balchand Prasad, resident of Block-HA, 234 Sector-III, Salt Lake, Kolkata - 700097, by faith - Hindu, by occupation - Business, hereinafter referred to as the **"LESSEE"** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include its heirs, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS :

A. The Lessor herein by dint of a deed of conveyance being No.1157, executed and registered on 17<sup>th</sup> August, 1999 entered into





book No.I, Volume No.22, pages from 287 to 298 for the year 1999 of the Additional Sub Registrar at Chandernagore, Hooghly purchased **ALL THAT** piece and parcel of Sali Land measuring an area of 48 (forty eight) satak out of total 97 satak and also purchased balance 49 satak by dint of another Deed of Conveyance being No. 1401 executed and registered on 29<sup>th</sup> September of the year 1999 which was duly entered in Book No.I, Volume No.27, pages from 71 to 82 for the year 1999 of the Additional Sub-Registrar at Chandernagar, Hooghly i.e. to say by the said two deeds total 97 satak of Sali land comprised in R.S. Plot No. 6061 appertaining to R.S. Khatian No. 298, under L.R. Plot No. 5117, corresponding to L.R. Khatian No. 431 Kri, lying and situate at Mouza- Bighati, J.L. No.14, Revenue Survey No. 899, Touzi No.16, within the ambit of Bighati Gram panchayat; Additional District Sub-Registrar Office at Chandannagar, Police Station- Bhadreswar, District- Hooghly along with all right of easement thereto from its erstwhile respective owners.

B. The lessor herein also by dint of deed of conveyance executed and registered on 28<sup>th</sup> day of July of the year 1999 by deed being No. 1004 before the A.D.S.R. Chandernagore entered in to Book No.I, Volume No.19, pages from 383 to 394 of the year 1999 have purchased **ALL THAT** piece and parcel of Sali land measuring total





### POLLUTION CERTIFICATE

## WEST BENGAL POLLUTION CONTROL BOARD

Paribesh Bhawan Bldg. No. 10A, Block-LA, Sector-III, Salt Lake City, Kolkata - 700 098  
Co 108162. (Orange/Green Category Unit)



Memo Number 199 / WCo/HQ/2381-067

Date 27.03.2017

Consent to Operate under Section 25 & 26 of the Water (Prevention and Control of Pollution) Act, 1974, and Section 21 of the Air (Prevention and Control of Pollution) Act, 1981.

The West Bengal Pollution Control Board (hereinafter referred to as State Board) under the provisions of Section 25 & 26 of the Water (Prevention and Control of Pollution) Act, 1974 as amended and Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 as amended, and Rules and Orders made thereunder hereby grants its Consent to

M/s J.P. Flour Mill (P) Ltd.

(hereinafter referred to as Applicant) for its unit located at Darini Road, Vill & P.O. Bighati,

P.S.- Bhadreswar, Dist- Hooghly. Pin-712124.

(Detailed address of the manufacturing unit) is as follows.

for a period from Issue date 30/09/2023 to 30/09/2023 to operate the industrial unit and to discharge liquid effluent and to emit gaseous effluent from the premises of the industrial unit in accordance with the conditions as mentioned below provided on any day at any instance the quantity and quality of liquid discharge and gaseous emission shall not exceed the permissible limit as specified in this consent letter and as specified in the Environmental (Protection) Act, 1986.

Breach of the conditions and/or failure to comply with the directions as mentioned below shall render the applicant liable for prosecution under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981.

The State Board reserve the right to revoke, withdraw or make any reasonable variation/change/alter the conditions of this consent letter giving one month's notice to the applicant.

#### Conditions:

01. This Consent is valid for the manufacture of

Sl. No.	Name of major products and by-products	Quantity produced per month	Sl. No.	Name of major products and by-products	Quantity produced per month
01	Flour, Sujl.	350 MT/d	02	Atta	100 MT/day

02. The Applicant shall observe the following fuel consumption pattern:

Sl. No.	Type of fuel	Quantity per day	Sl. No.	Type of fuel	Quantity per day	Sl. No.	Type of fuel	Quantity per day
01	nil	-----	02	-----	-----	03	-----	-----

03. The Applicant falls in the ----- category of the Water (Prevention and Control of Pollution) Cess Act, 1977 and Rules made thereunder and shall comply with the provisions of said Act, and Rules and regularly submit to the Board the Returns of Water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

04. Daily water consumption for the following purposes should not exceed

Industrial use: spraying in mine pits and boiler feed water (water used for gardening should be included in this category of use)	Domestic purpose	Processing whereby water gets polluted and the pollutants are easily biodegradable	Processing whereby water gets polluted and the pollutants are not easily biodegradable
-----	2.73 kl	-----	-----

05. Daily discharge of effluent shall not exceed

	Industrial liquid effluent	Domestic liquid effluent	Mixed (Industrial & domestic) liquid effluent
No. of outlets	-----	01	-----
Quantity	----- Kl	2.316 Kl	----- Kl
Place of discharge	-----	Ranchayet drain.	-----





## ENCLOSURE VI: ANNEXURE: VI - DECLARATION-CUM-UNDERTAKING

- a Persons worked on this report are citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c The information furnished in our valuation report dated 24/3/2023 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor Mr. Rajat Choudhury and Mr. Anirban have personally inspected the property on 15/3/2023 the work is not subcontracted to any other valuer and is carried out by us.
- e Valuation report is submitted in the format as prescribed by the Bank.
- f We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- g We have not been removed/ dismissed from service/employment earlier.
- h We have not been convicted of any offence and sentenced to a term of imprisonment.
- i We have not been found guilty of misconduct in professional capacity.
- j I have not been declared to be unsound mind.
- k We are not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- l We are not an undischarged insolvent.
- m No penalty is levied 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 We 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 Our PAN Card number/ GST number as applicable is **AAHCR0845G/09AAHCR0845G1ZP**.
- p We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- q We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.






- r We 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 our ability.
- s We 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 We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u Our Valuer is registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable).
- v Our Valuer is registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable).
- w Our CIBIL Score and credit worthiness is as per Bank's guidelines.
- x I am the authorized official of the firm / company, who is competent to sign this valuation report.
- y We have undertaken the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- z Further, we hereby provide the following information.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	<p>This opinion on valuation report is prepared for the industrial property situated at the aforesaid address having total land area of 227 satak/ 2.27 Acres/ 9186.36 sq.mtr as per the documents provided to us by the bank/client. As per the multiple conveyance Deed provided by the client/bank the subject property is in favor of Mr. Balchand Prasad son of Late Jatan Prasad who is the Director of M/s J.P Flour Mill Pvt. Ltd.</p> <p>However as per the lease deed the lessor Sri. Balchand Prasad gave the subject property on lease of 30 years starting from 06<sup>th</sup> September 2017 to the M/s J.P Flour Mill Pvt. Ltd.</p> <p>The Conveyance Deed of subject property is a free hold and agriculture in nature however, CLU is obtained from 'Sali to factory'. The subject property used as industrial and running a Flour Mill on it. The bank/client has provided the factory license, pollution certificate, change of land use certificate, therefore we have considered the subject property as industrial free hold for this valuation report.</p> <p>as-is-where basis which owner/ owner representative/</p>



		client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing.
2.	Purpose of valuation and appointing authority	Please refer to Part-C of the Report.
3.	Identity of the Valuer and any other experts involved in the valuation	<b>Survey Analyst:</b> Er. Rajat Choudhary & Anirban Roy <b>Valuation Engineer:</b> Er. Rahul Gupta <b>L1/ L2 Reviewer:</b> Ar. Ashish Sawe
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.
5.	Date of appointment, valuation date and date of report	<b>Date of Appointment:</b> 27/2/2023
		<b>Date of Survey:</b> 15/3/2023
		<b>Valuation Date:</b> 23/3/2023
		<b>Date of Report:</b> 23/3/2023
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Rajat Choudhary and Anirban Roy bearing knowledge of that area on 15/2/2023. Property was shown and identified by <b>Mr. Biswajit Das</b> (☎-9748308049)
7.	Nature and sources of the information used or relied upon	Please refer to Part-C of the Report. Level 3 Input (Tertiary) has been relied upon.
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-C of the Report.
9.	Restrictions on use of the report, if any	<p>Value varies with the Purpose/ Date/ Market &amp; Asset Condition &amp; Situation prevailing in the market. We recommend not to refer the indicative &amp; estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in This report. I/we do not take any responsibility for the unauthorized use of this report.</p> <p>During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at</p>



		<p>any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null &amp; void.</p> <p>This report only contains general assessment &amp; opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p>
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report.
11.	Major factors that were not taken into account during the valuation	Please refer to Part A, B & C of the Report.
12.	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.	Please refer to Part C of the Report and Valuer's Important Remarks enclosed herewith.

**Date: 23/3/2023****Place: Noida**


**(Authorized Person of R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.)**



## ENCLOSURE VII: ANNEXURE: VII - MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client in so far as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.



16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching or offering" convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

### Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

### Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.  
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).



26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

#### **Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

#### **Occupation, employability and restrictions.**

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

#### **Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Signature of the Valuer: \_\_\_\_\_

Name of the Valuer: R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.

Address of the Valuer: D-39, Sector-2, Noida-201301

Date: 23/3/2023

Place: Noida






## ENCLOSURE VIII

### VALUER'S IMPORTANT REMARKS

1.	Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2.	The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3.	Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4.	In the course of the valuation, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment.
5.	Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services and same has not been done in this report unless otherwise stated.
6.	Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and should not be construed as a professional opinion. Legal aspects are out of scope of this report. Details mentioned related to legal aspect are only based on the copy of the documents provided to us and whatever we can interpret as a non-legally trained person. This should be cross validated with a legal expert. We do not vouch any responsibility regarding the same
7.	We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed.
8.	This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
9.	We have relied on the data from third party, external sources & information available on public domain to conclude the valuation. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
10.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
11.	Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of the asset given in this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should



	not be referred.
12.	Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report.
13.	We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
14.	This report is having limited scope as per its fields & format <u>to provide only the general basic idea of the value of the property prevailing in the market</u> based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened <u>as free market transaction</u> .
15.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
16.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.
17.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
18.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
19.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
20.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
21.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
22.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
23.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
24.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about






	the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
25.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
26.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
27.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
28.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
31.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.
32.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
33.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
35.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
36.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.





37.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
38.	<b>Defect Liability Period is 15 DAYS.</b> We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	Our Data retention policy is of <b>ONE YEAR</b> . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
41.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or atleast within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
42.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
44.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.






**ANNEXURE | VALUATION OF PLANT AND MACHINERY | M/S J.P. FLOUR MILLS PVT.LTD.**

Sl.No	Description	Make	Qty	Yr of Inst.	Original Cost	Economic Life	Age (In Years)	Estimated Reproduction Cost of the Asset	Depreciated Replacement Market Value
1	Silo Seperator SAC -1500 with Spare Screen Set	Fowler Westrap (India) P. Ltd	1	2005	6,10,000	20	18	7,94,921	1,51,035
2	Acrylic Glass,Lift Sleeve, Pipe Ring, Naqmda, Elevator Boxes Elevator Dia, Elevator Bucket	M.R.Engineers	1 Set	2005	7,22,000	20	18	9,40,874	1,78,766
3	Scourer, Hammer Mill Cyclone, Cotton Tape, Stapler, Plansifter Cube with accessories	M.R.Engineers	1 Set	2005	1,99,000	20	18	2,59,327	49,272
4	a) Plansifter 8/16 with Metal Part b) Vibro Purifier with 2 Motors Purifier Triple Deck Eccentric	Mukul Bros. Eng. Works	5 1 Set	2005	6,76,000	20	18	8,80,929	1,67,377
5	Plansifter Wooden Box 8/16 with Lamination Charges	Mukul Bros. Eng. Works	2.5	2005	3,46,000	20	18	4,50,890	85,669
6	Plansifter Wooden Box 8/16 with Lamination Charges	Mukul Bros. Eng. Works	2.5	2005	3,33,000	20	18	4,33,949	82,450
7	Plansifter, Wooden box, Air Lock with Accessories, Air Separator	M.R.Engineers	1 Set	2005	1,49,000	20	18	1,94,169	36,892
8	Lab Sifter, Gluten Washer, Power Feeder, Moisture Meter, Pie Ring, 120MM Complete(1000) Detacher Pin for 7.5 HP	M.R.Engineers	1 Each	2005	1,32,000	20	18	1,72,016	32,683
9	a) Classifier, Separator ,Destoner Aspirator, Horizobtak Scourer Aspiration Channel, Bran Finishers Impact Detacher b) Impact Detacher	Buhler Indian Pvt Ltd	1 Each 2	2005	22,09,000	20	18	9,40,874	1,78,766 -
10	a) Bran Finisher - Dia 450 b) Bran Finisher - Dia 300	Mukul Bros. Eng. Works	3 1	2005	2,19,000	20	18	9,40,874	1,78,766 -
11	Triple Deck Eccentric Purifier	Mukul Bros. Eng. Works	1	2005	1,06,000	20	18	1,38,134	26,245



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Sl.No	Description	Make	Qty	Yr of Inst.	Original Cost	Economic Life	Age (In Years)	Estimated Reproduction Cost of the Asset	Depreciated Replacement Market Value
12	Pneumatic Complete Grain Tempering Mixture with Bucket, H.Mill Dia 24" Elevator Dia 7", Detacher 5HP & 7.5 HP, Aspirator, Magnet Complete Round Magnet, V Feeder, Airlock Dia 190 MM & 150MM, T Cover Dia 10 MM with accessories	Mukul Bros. Eng. Works	1 Set	2005	11,30,320	20	18	14,72,976	2,79,865
13	Grain Milling Machinery (8437) with Roll Body Dia 250X 1000 (8 Sets 0 and 250 x 1250 (3 Sets) with accessories	Indopol Food Processing	11 Sets	2005	23,24,000	20	18	30,28,520	5,75,419
14	Worms with accessories and Elevator Dia Under Various Specifications	M.R.Engineers	2 Sets	2005	9,02,000	20	18	11,75,441	2,23,334
15	Centrifugal Fan of Different Capacities	Flakt	8	2005	4,67,000	20	18	6,08,571	1,15,628
16	WXUB High Ratio Bag Filter with 47 Bags & accessories	Solutions	1	2005	2,38,000	20	18	3,10,150	58,928
17	Milling Fabric, Sefer Nytal etc.with other accessories	Brindavan Udyog (India)	1 Set	2005	2,51,000	20	18	3,27,091	62,147
18	C.I.Chilled Rolls having Dia 250 X 1000MM and 250x 1250 MM Dia	Indopol Food Processing	36	2005	21,54,880	20	18	28,08,131	5,33,545
19	Cockle Cylinder Machine Type HTC 65, Capacity 6TPH	Hallmark	2	2005	2,04,000	20	18	2,65,843	50,510
20	a) Chakki 30" Jeavy Duty	Punjab Food Machinery	4 Set	2005	1,70,000	20	18	2,21,535	42,092
	b) Emery Rule Machine 14"x 33" x 24"		1 Set						-
21	Chilled C.I.Rolls	Nikhil Roll Casting P. Ltd	1 Lot	2005	3,07,000	20	18	4,00,067	76,013
22	Flour Mills Machinery accessories	M.R.Engineers	1 Lot	2005	83,000	20	18	1,08,161	20,551
23	V Belt & Various Sizes Of Pulley	Misc.	Lot	2005	1,34,000	20	18	2,74,229	52,104
24	Machinery Parts	M.R.Engineers	1 Lot	2005	46,000	20	18	59,945	11,390
25	Nylon Conveyor Rubber Belting	Misc.	11 Rolls	2005	1,33,000	20	18	1,94,791	37,010



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Sl.No	Description	Make	Qty	Yr of Inst.	Original Cost	Economic Life	Age (In Years)	Estimated Reproduction Cost of the Asset	Depreciated Replacement Market Value
26	Coupling (60 Sets) Chain Block, accessories, Sockets etc.	Misc.	Lot	2005	30,000	15	18	53,889	5,389
27	Electronic Weighing Machine	ESSAE Teraoka Ltd	5	2005	95,000	20	18	1,22,181	23,214
28	Pit Mounted Eletronic Road Weigh Bridge- Capacity 50 MT, Platform 900 MMx 3000MM, 1 L 225 Digitiser with Eletronic Load Cable, 1 Junction Box Cable	Avery India	1	2005	5,88,000	20	18	7,56,236	1,43,685
29	Sewing Machine		1	2005	40,000	20	18	99,735	18,950
30	Reciprocating Air Compressor RAC Package SS 05 KN 220 L	Associated Equipment	1	2005	57,000	20	18	70,414	13,379
31	PDBA-LSG-11 KV. , 250 MVA, 400 A, Single Phase OCB	BIECCO Lawrie Ltd	1	2005	2,57,000	20	18	4,25,755	80,894
32	Main L.T.Panel with accessories	S.M. Engineers	1	2005	7,22,000	20	18	11,96,091	2,27,257
33	Motor Control Centre with other accessories	S.M. Engineers	1	2005	8,33,000	20	18	13,79,718	2,62,146
34	Various Categories of Gear Motors	Bonfiglioli	53	2005	7,88,000	20	18	13,30,211	2,52,740
35	Various Categories of Electric Motors	Siemens (India)	56	2005	12,22,000	20	18	20,24,028	3,84,565
36	Electric Motors	Misc.	4	2005	50,000	20	18	82,816	15,735
37	Deep Tube Well items, Pumps of various Capacities and accessories	Misc.	1 Lot	2005	1,02,000	20	18	1,56,722	29,777
38	Welding Machine	Local	1	2005	20,000	15	18	30,487	3,049
39	800KVA 11/0, 433 KV oil Filler Transformer	KPEL	1	2005	4,81,820	20	18	7,94,203	1,50,899
40	Various Spares, C.I.Rolls, Small Machines	Misc.	Lot	2006	5,31,067	20	17	6,39,650	1,50,318
41	Various Spares, C.I.Rolls, Small Machines	Misc.	Lot	2007	1,11,516	20	16	1,25,500	35,140
42	Various Spares, C.I.Rolls, Small Machines	Misc.	Lot	2008	16,77,016	20	15	17,76,736	5,77,439



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Sl.No	Description	Make	Qty	Yr of Inst.	Original Cost	Economic Life	Age (In Years)	Estimated Reproduction Cost of the Asset	Depreciated Replacement Market Value
43	Plansifter 8/16 Complete with Wooden Parts, Metal Parts and Mica Lamination in Inner Frame and Spares	Mukul Bros. Eng. Works	6	2009	16,96,778	20	14	17,21,676	6,37,020
44	Vibro Purifier with Double Vibro Motor without Frame and Brush	M.R.Engineers	4	2009	5,31,235	20	14	5,39,030	1,99,441
45	Pneumatic System Complete with life pipe Brends, Lift Glass, Rubber Sleeve, U Bolts, Air Locks Complete with Acrylic Glass Stand & Sleeve	M.R.Engineers	46 Sets	2009	7,14,150	20	14	10,05,935	3,72,196
46	G.I.Single Bucket Elevator Size 4", H-22 M with Rubberised Belt, Bucket , Bolt & Lock Nut According to Design Specification	M.R.Engineers	4 Set	2009	2,32,254	20	14	2,35,662	87,195
47	G.I.Single Bucket Elevator Size 5", H-22 M with Rubberised Belt, Bucket , Bolt & Lock Nut According to Design Specification	M.R.Engineers	4 Set	2009	2,45,916	20	14	2,49,525	92,324
48	G.I.Single Bucket Elevator Size 6", H-22 M with Rubberised Belt, Bucket , Bolt & Lock Nut According to Design Specification	M.R.Engineers	1 Set	2009	67,669	20	14	68,662	25,405
49	Aspirator Channel according to Design and Specificatio	M.R.Engineers	4 Sets	2009	64,169	20	14	65,111	24,091
50	Impact Detacher with Motor	M.R.Engineers	2 Sets	2009	43,988	20	14	58,333	21,583
51	GTM	M.R.Engineers	1 Set	2009	41,400	20	14	42,007	15,543
52	Hammer Mills Lifts Including Cyclone, Bend & Air Lock	M.R.Engineers	2	2009	21,994	15	14	22,317	3,571
53	Chain Conveyor Dia 285 MM, L-50 Mtr. Complete with Penumatic Lift Glass & Feed Roll of Different Sizes According to Design & Specification	M.R.Engineers	1 Set	2009	5,17,500	20	14	5,40,023	1,99,809

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Sl.No	Description	Make	Qty	Yr of Inst.	Original Cost	Economic Life	Age (In Years)	Estimated Reproduction Cost of the Asset	Depreciated Replacement Market Value
54	Chain Conveyor Dia 185 MM, L-15 Mtr. Complete with Penumatic Lift Glass & Feed Roll of Different Sizes According to Design & Specification	M.R.Engineers	1 Set	2009	1,81,125	20	14	1,89,008	69,933
55	Grill Magnet for Suji & Rawa	M.R.Engineers	2 Pcs	2009	20,700	15	14	41,021	6,563
56	Magnet Buhler Type -300 MMx 55MMx 55 MM	M.R.Engineers	5 Pcs	2009	38,812	20	14	76,913	28,458
57	Pipe Ring Dia 120 MM Complete (2500), Air Lock Dia 190 MM Complete (7 No.), Cyclone only Head of Diff. Dia Volumetric Feeder, Scourer Beater, Bilting Cloth, Plansifter Goli (Fibre ), Roll Body Nylon Brush 50" , Air Lock Glass Rubber 19 MM, M,S. Divider Dia 120 MM Flexible Connection Diff. Size Cotton pad	M.R.Engineers	2	2009	2,44,882	20	14	2,48,475	91,936
58	Intensive Scourer without Aspiration Channel	M.R.Engineers	3 Sets	2009	1,56,802	20	14	1,59,103	58,868
59	UXY 0050-540 MJZF 51 Impact Detacher	Buhler Indian Pvt Ltd	6 Pcs	2009	6,12,000	20	14	6,20,980	2,29,763
60	UXY 0066-609 MKLA 45/110Impact Bran Finisher	Buhler Indian Pvt Ltd	4 Pcs	2009	7,75,200	20	14	7,86,575	2,91,033
61	UXY 066-680 MTRA 100/200 Separator Classifier	Buhler Indian Pvt Ltd	1 Pcs	2009	4,28,400	20	14	4,34,686	1,60,834
62	UXY 00066-762 MVSE 100 G Asopirator	Buhler Indian Pvt Ltd	3 Pcs	2009	81,600	20	14	82,797	30,635
63	UXY 00067-521 MHXF 30/ 150 Scourer Ind	Buhler Indian Pvt Ltd	1 Pcs	2009	2,85,600	20	14	2,89,791	1,07,223
64	UXY 00066-247 MVSE 100 G Aspiraion Channel	Buhler Indian Pvt Ltd	1 Pcs	2009	1,34,640	20	14	1,36,616	50,548
65	UXY 00050 -905 MTSC 120/120 Destoner	Buhler Indian Pvt Ltd	1 Pcs	2009	5,10,510	20	14	5,18,001	1,91,660
66	Purifier MQRf- 46/200 (2Nos.) and Mouturising Unit MYFC (1 Nos.)	Buhler Indian Pvt Ltd	2+1	2009	55,30,071	20	14	56,11,218	20,76,151

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Sl.No	Description	Make	Qty	Yr of Inst.	Original Cost	Economic Life	Age (In Years)	Estimated Reproduction Cost of the Asset	Depreciated Replacement Market Value
67	Perforated Sieve Dia 6.0 MM (2Pcs), Dia 3.5 MM Triangular (2pcs), Beater Bar (16 Pca.)	Buhler Indian Pvt Ltd	2+1	2009	1,03,977	20	14	1,05,503	39,036
68	Bag filter Type LKUB- 34	Solutions	1	2009	2,14,531	20	14	2,17,679	80,541
69	Bag filter Type LKUB- 47	Solutions	1	2009	7,06,790	20	14	7,17,161	2,65,350
70	Bag filter Type SKUB - 34	Solutions	2	2009	6,94,366	20	14	7,04,555	2,60,685
71	Bag filter Type SKUB - 60	Solutions	1	2009	5,72,890	20	14	5,81,296	2,15,080
72	Flakt Make Centrifugal Fan Model HCBB -040- 050 Complete with 11 KW/ 2 Pole Motor	Solutions	1	2009	1,53,174	20	14	1,55,422	57,506
73	Hallmarks Cockle Cylinder Machine	Hallmarkb Machine Mfg. Co. Pvt Ltd	Lot	2009	4,81,440	20	14	4,88,505	1,80,747
	1) Type HTC-55, Capacity 5-6 TPH ( for Removal of Cockle ) x2			2009					-
	2) Type HTD-65 (J), Capacity 5-6 TPH ( For Removal of Long Grain- Jai )x2			2009					-
	3)Cockle Cylinder Drum & Pieces Complete Clip Type Locking Arrangement Duly Painted			2009					-
74	a) Purifier Frame Single Rod for Mukul Vibro M/C Size 508 MM x 437MM x 38/42	Bhagyodaya Industries	100+120	2009	39,092	20	14	39,666	14,676
	b) Purifier Brush Single 14.4 x 15.5 Nylon			2009				-	-
75	Grooving Machine Complete with 20 Pcs. Grooving Bitts TH-20	Dahela Food Tech.	1	2009	5,85,480	20	14	5,94,071	2,19,806
76	Roller Mill of Various Sizes as under without Bearing & C.I.Rolls	Dahela Food Tech.						-	-
	a) 1000MM X 250 MM							7,24,477	2,68,057
	b) 1000MM X 300 MM							1,03,497	38,294
	c) 125 MM x 250 MM							12,73,010	4,71,014
	d) Feed Roll -worm Type							10,867	1,087
	Chilled C.I.Rolls for Roller Flour Mills	IRLE Kay Jay Rolls Pvt Ltd						-	-

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Sl.No	Description	Make	Qty	Yr of Inst.	Original Cost	Economic Life	Age (In Years)	Estimated Reproduction Cost of the Asset	Depreciated Replacement Market Value
77	a) 1000MM X 250 MM		20 Pcs	2009	7,16,142	20	14	7,26,651	2,68,861
	b) 1000MM X 250 MM		20 Pcs	2009	9,20,754	20	14	9,34,265	3,45,678
	c) 1250 MM x 250 MM		42 Pcs	2009	18,86,300	20	14	19,13,979	7,08,172
78	Fag Bearing and Sleeves of Various Specifications	Uday Enterprises	56 + 56 Pcs	2009	1,49,993	20	14	1,52,194	56,312
79	Milling Fabric, Sefer Nyal of Various Specification and Other Miscellaneous Item	Brindavan Udyog (India)	Lot	2009	3,97,000	20	14	4,02,826	1,49,045
80	Band Sealing Machine	Pacific Plastic Ind. Pvt Ltd	1	2009	95,001	20	14	96,395	35,666
81	Intermediate Pneumatic Fill & Seal Machine	Rajasthan Packagers Old	1 Set	2009	2,13,180	20	14	3,00,280	1,11,104
82	VFFS Machine TERRA-25 with CBS Auger+ Dump V. PHS Sealing System with Forming Sets +COL	Bosh Limited	1 Set	2009	21,19,695	20	14	21,50,799	7,95,796
83	FFS Machine Model Sprintplus Equipped with CBC AUG Filter for Atta with Accessories + Inclined Screw Conveyor with Dumpvat	Nichrome India Ltd	1 Set	2009	13,72,674	20	14	13,92,816	5,15,342
84	Foot Mounted Gear Motors Of Various Capacities, Specifications And Number	Bonfiglioli Transmissions P. Ltd	Lot	2009	9,35,687	20	14	13,58,822	5,02,764
85	Siemens Make 18.5 KW/25 HP 6 po:e 960RPM Electric Motor	AVCO Eng (P) Ltd	5	2009	2,21,332	20	14	2,93,510	1,08,599
86	Siemens Make Ac Motors fo Various Ratings from 1.5KW to 22 KJW 1000 RPM	Gupta Electric Co.	49	2009	11,30,653	20	14	14,99,367	5,54,766
87	Spare for Drive Panel (1.5KW J7 Drive )	Prayaas Automation (P) Ltd	7	2009	91,000	20	14	1,21,474	44,945
88	Electrical Control Panel	S.M. Engineers				20	2023	-	-
	a) Milling Section "B"		5	2009	6,12,000	20	14	6,20,980	2,29,763
	b) Main Control Panel with APFC Capacitor Panel		1	2009	5,61,000	20	14	7,48,868	2,77,081
	c) Milling Section "C"		5	2009	6,63,000	20	14	6,72,729	2,48,910
	d) Motor Control Centre (Cleaning Section )		4	2009		20	14	6,40,510	2,36,989
	e) L.T.Panel Complete With ACB		1	2009	4,83,000	20	14	-	-

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Sl.No	Description	Make	Qty	Yr of Inst.	Original Cost	Economic Life	Age (In Years)	Estimated Reproduction Cost of the Asset	Depreciated Replacement Market Value
	f) A.C. Drive Panel Complete with Drive		5	2009		20	14	-	-
89	Electrical Cable of Various Ratings, Specifications etc.	Poonam Electricals	7047M	2009	7,76,832	20	14	10,36,979	3,83,682
90	G.I.Perforated Cable Trays/ Earthing Strips (25x5 )	Daga Power Systems	445+200 M	2009	95,066	20	14	1,26,902	46,954
91	Switch Gear Spares	BIECCO Lawrie Ltd	Lot	2009	50,105	20	14	66,884	24,747
92	Globe Make Natural Oil Cooled Copper Wound 1250 KVA Automatic Voltage Controller	Globe Rectifier	1	2009	10,34,866	20	14	13,81,423	5,11,127
93	15 KVA (12 KW) Electric Generating Set	Jaksons Ltd	1	2009	2,51,505	20	14	3,62,992	1,34,307
94	Reciprocating Air Compressor SS 05 090 HN 220L-S- single Stage Two Cylinder, Electric Powered Air Cooled, Belt Driven Oil, Lunricated Horizon Compressor (220 L 9 KG, 5 HP 440V) Complete with Motor Starters and Other accessories	Associated Equipment	4	2009	2,40,000	20	14	2,43,522	90,103
95	Reciprocating Air Compressor SS 07 120 HN 220L-S- single Stage Two Cylinder, Electric Powered Air Cooled, Belt Driven Oil, Lunricated Horizon Compressor (220 L 12 KG, 7.5 HP 440V) Complete with Motor Starters and Other accessories	Associated Equipment	1	2009	71,760	20	14	72,813	26,941
96	Machine Shop Machines	Ramco Machines International					2023	-	-
	a) Lathe Machine 12 FT Complete		1	2009	2,80,602	20	14	5,76,604	2,13,344
	b) Drilling Machine 1" Complete		1	2009	33,660	20	14	56,146	20,774
	c) Hacjsaw Machine Hydraulic		1	2009	42,330	20	14	67,795	25,084
	d) Shaper Complete		1	2009	1,56,570	20	14	2,48,567	91,970
	e) Bench Grinder		1	2009	3,264	10	14	4,479	448
	f) Bench Vice		2	2009	8,670	10	14	13,886	1,389

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Sl.No	Description	Make	Qty	Yr of Inst.	Original Cost	Economic Life	Age (In Years)	Estimated Reproduction Cost of the Asset	Depreciated Replacement Market Value
97	Electronic Weighing Machine - 300 KG	ESSAE Teraoka Ltd	8	2009	1,80,379	20	14	2,38,087	88,092
98	GTB Make Natural Oil Cooled, All Copper Inddor Type 11 KV/433 V, 3 PH, 50 HZ Transformer (1500KVA)	K.D.INRL. MKTNG Organization	1	2009	10,17,120	20	14	10,43,286	3,86,016
99	Revo Bag Closure	Sunny International	2	2010	8,736	10	13	11,349	1,135
100	Upper hanger with Bush ring & pully	Mukul Bros. Eng. Works	2	2010	41,041	20	13	41,106	17,059
101	Chilled Rolls	IRLE Kay Jay Rolls Pvt Ltd	6	2010	2,44,800	20	13	2,45,188	1,01,753
102	Plain Shifter	Mukul Bros. Eng. Works	2	2010	1,76,165	20	13	1,76,444	73,224
103	Roll Body	Indopol Food Processing Machinery Pvt Ltd	1	2010	1,71,500	20	13	1,71,772	71,285
104	Screen & Ball Frame	Fowler Westrap (India) P. Ltd	1	2010	1,66,563	20	13	1,66,827	69,233
105	Reciprocating Air Compressor	Associated Equipment	1	2010	70,200	20	13	80,247	33,302
106	Siemens Make Motor	Gupta Electric Co.	2	2010	27,846	15	13	37,642	8,281
107	Siemens Make Motor	Gupta Electric Co.	1	2010	43,768	20	13	59,164	24,553
108	Bag Closure Sewing Machine	Meet Sewing Co.	2	2010	8,976	10	13	16,226	1,623
109	Hot Air Oven	Lab Equipments & Chemicals	1	2010	20,813	15	13	27,230	5,991
110	Reciprocating Air Compressor	Associated Equipment	1	2010	68,640	20	13	78,463	32,562
111	Hydrolic Pipe Bending Machine	Orient Machinery & Mill Stores	1	2010	43,378	20	13	43,447	18,030
112	Level Sensor	Bosh Limited	1	2010	40,802	20	13	40,867	16,960
113	Deck Machine	Separation Technique	1	2010	2,18,399	20	13	2,18,745	90,779
114	Circular Screen Separator	Hindustan Vibrotech	1	2010	1,80,221	20	13	1,80,507	74,910
115	Bag Closure Sewing Machine	Meet Sewing Co.	5	2011	22,950	15	12	39,511	11,063
116	30 Kg. table top Weighing Machine	ESSAE Teraoka Ltd	1	2011	17,086	15	12	23,089	6,465
117	Moisture Analyzer	ESSAE Teraoka Ltd	1	2011	1,04,550	20	12	98,653	45,380
118	Auger Filling Machine	TGP Packing & Printing Industries	2	2011	10,29,600	20	12	9,71,526	4,46,902
119	Revese Jet Filter	M.R.Engineers	16	2011	4,87,319	20	12	4,59,832	2,11,523
120	Packing Station with Vibro Motor	M.R.Engineers	2	2011	67,275	20	12	79,190	36,427
121	Reciprocating Air Compressor	Associated Equipment	1	2011	83,200	20	12	93,895	43,192

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Sl.No	Description	Make	Qty	Yr of Inst.	Original Cost	Economic Life	Age (In Years)	Estimated Reproduction Cost of the Asset	Depreciated Replacement Market Value
122	Panel Board	Sadhu Electric	1	2011	66,404	20	12	88,287	40,612
123	Sooji Dryer	Padmanabh Machinaries	1	2011	82,660	20	12	77,998	35,879
124	Gear Motor	Bonfigliolli Transmissions Pvt Ltd	2	2011	43,315	20	12	56,936	26,191
125	Gear Motor	Bonfigliolli Transmissions Pvt Ltd	2	2011	40,503	20	12	53,240	24,490
126	Micro Feder Machine	Royal Additive & Chem Industries	2	2011	26,487	15	12	24,993	6,998
127	FFS Machine	Nichrome India Ltd	1	2011	16,33,456	20	12	15,41,322	7,09,008
128	Wheat Chain Conveyar	Schmidt-Seegat Indian Pvt Ltd	1	2011	9,75,239	20	12	9,51,557	4,37,716
129	Bag Closure Sewing Machine	Meet Sewing Co.	8	2012	36,720	20	11	49,589	25,043
130	Siemens Volt Motor	Gupta Electric Co.	1	2012	85,853	20	11	1,00,705	50,856
131	Sewing Machine	Sony Enterprises	1	2012	26,000	15	11	35,112	11,938
132	Sewing Machine	Sony Enterprises	1	2012	26,000	15	11	35,112	11,938
133	Bag Closure Sewing Machine	Meet Sewing Co.	5	2012	24,645	15	11	33,282	11,316
134	Voltage Stabiliser	Servomac Of India Ltd	1	2012	37,592	20	11	46,800	23,634
135	Ink Printer For Nichrome Machine	Allied Industrial Corporation	1	2012	26,713	15	11	30,386	10,331
136	Lab Sedimentation Shaker & Cylinder	Muhlenbau Euipment Pvt Ltd	5	2012	80,452	20	11	95,999	48,479
137	Agri Processing Machinery	Fowler Westrap (India) P. Ltd	1	2012	3,10,640	20	11	2,78,772	1,40,780
138	Bag Closure Sewing Machine	Meet Sewing Co.	2	2012	9,588	10	11	12,948	1,295
139	Cookie Cylinder Drum	Hallmark Machine Mfg. Co.Ltd	1	2012	72,409	20	11	1,14,534	57,840
140	Vibration Motor	Buhler Indian Pvt Ltd	2	2012	73,404	20	11	86,102	43,482
141	Bran Finisher	Buhler Indian Pvt Ltd	1	2012	2,49,680	20	11	2,24,065	1,13,153
142	AC Drive For Bosch Machine	Anuryan Marketing & Services	1	2012	28,480	15	11	33,407	11,358
143	Deck Machine	Separation Technique	1	2013	2,13,311	20	10	1,91,428	1,05,285
144	Siemens Motor	Gupta Electric Co.	1	2012	14,883	20	11	17,458	8,816
145	Sewing Machine	Provati	2	2013	3,570	10	10	4,821	482
146	Sewing Machine	Meet Sewing Co.	2	2013	9,792	10	10	13,224	1,322
147	Silo Separator	Fowler Westrap (India) P. Ltd	1 Set	2013	9,14,323	20	10	11,00,676	6,05,372
148	Gear Box	Asian Electricals	1	2013	23,848	15	10	29,321	11,728

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Sl.No	Description	Make	Qty	Yr of Inst.	Original Cost	Economic Life	Age (In Years)	Estimated Reproduction Cost of the Asset	Depreciated Replacement Market Value
149	Parts For Silo Separator	Fowler Westrap (India) P. Ltd	1Set	2013	86,786	20	10	1,04,474	57,461
150	Duct For Silo Separator	Fowler Westrap (India) P. Ltd	1Set	2013	15,316	20	10	18,438	10,141
151	Bucket Elevator	Fowler Westrap (India) P. Ltd	2	2013	9,60,643	20	10	8,62,091	4,74,150
152	Screen & Parts For Silo Separator	Fowler Westrap (India) P. Ltd	7 nos & 1 Set	2013	1,16,921	20	10	1,40,751	77,413
153	Muffle Furnance	Lab Equipments & Chemicals	1	2013	18,900	15	10	22,552	9,021
154	Screen Vall Frame , Rubber Ball	Fowler Westrap (India) P. Ltd	1	2013	1,45,334	20	10	1,82,127	1,00,170
155	Cb Roll	IRLE Kay Jay Rolls Pvt Ltd	5	2013	3,82,289	20	10	3,43,070	1,88,689
156	Sproket, roller Chain	Schmidt-Seegat Indian Pvt Ltd		2013	2,24,780	20	10	2,01,720	1,10,946
157	Roll Body Spare Parts	Indopol Food Processing Machinery Pvt Ltd	1 Set	2013	1,60,380	20	10	1,43,927	79,160
158	Centre Plate with Bush for Plan Shifter	Mukul Bros. Eng. Works	3	2014	1,75,668	20	9	1,57,646	93,800
159	Sewing Machine	Provati	1	2014	4,027	10	9	5,438	1,033
160	Chaki Stone	Grinding Aids Industries	8 Pairs	2014	1,13,400	20	9	1,01,766	60,551
161	Grooving Grinding Machine	Dahela Food Tech.	1 Nos	2014	40,840	20	9	36,650	21,807
162	Micro Feder with AC Drive	Advance Quality	1 Nos	2014	1,12,932	20	9	1,32,468	78,818
163	Mmono Block Pump Set	Ma Tara Sanitary	1 Nos	2015	3,000	10	8	2,692	754
164	Parts For Silo Separator	Fowler Westrap (India) P. Ltd	1 Set	2015	1,26,999	20	8	1,52,883	97,845
165	V.J Printer	Silcon Safe Pack Pvt Ltd	1 Nos	2015	1,18,245	20	8	1,34,502	86,081
166	Entolator	M.R.Engineers	1	2015	72,471	20	8	65,036	41,623
167	Semolina Purifier	Ugur Makine Sanayi Gida Insaat Taahhut	1	2015	9,18,335	20	8	8,24,123	5,27,439
168	Entolator	M.R.Engineers	1	2015	74,937	20	8	67,249	43,040
169	Cookie Cylinder Drum	Hallmark Machine Mfg. Co.Ltd	2 Sets	2015	60,820	20	8	96,203	61,570
170	Intolator	Fabcon ( India)	1	2015	78,750	20	8	70,671	45,229
171	VJ.Printer	Silcon Safe Pack Pvt Ltd	1	2015	1,30,661	20	8	1,48,625	95,120
172	Entolator & Bin discharger	M.R.Engineers	2 + 1 Pcs	2015	3,02,884	20	8	2,71,811	1,73,959
173	Bag Filter	Solutions	1	2015	3,07,371	20	8	3,82,860	2,45,031
174	Hot Oil Oven	Lab Equipments & Chemicals	1	2015	32,060	20	8	38,255	24,483
175	Sewing Machine	Meet Sewing Co.	5	2015	27,697	15	8	37,404	19,450
176	Re Roll	Sewnco inc.	1 Set	2015	7,80,793	20	8	7,00,692	4,48,443
177	Vertical Whitener , bran tip Separator	Buhler Indian Pvt Ltd	3 nos.	2015	1,92,000	20	8	1,72,303	1,10,274

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Sl.No	Description	Make	Qty	Yr of Inst.	Original Cost	Economic Life	Age (In Years)	Estimated Reproduction Cost of the Asset	Depreciated Replacement Market Value
178	Motors	Electrical & Electronics	2 nos.	2015	1,05,417	20	8	1,23,653	79,138
179	Deck gyroscreen Machine	Separation Technique	1	2016	95,428	20	7	85,638	58,662
180	Chilled Rolls	IRLE Kay Jay Rolls Pvt Ltd	1	2016	7,64,180	20	7	6,85,783	4,69,761
181	Boschn Packing Machine	Bosh Limited	1	2016	23,71,071	20	7	30,10,636	20,62,286
182	Weighing Machine	Avery India	1	2016	1,25,080	20	7	1,49,251	1,02,237
183	Screw Conveyaor	Sabita Engineering	1	2016	2,46,750	20	7	2,31,950	1,58,886
184	Moisture Machine Digital	R.L.Wason Agro Tech.	1	2016	27,290	15	7	32,564	18,887
185	Bucket Elevator	M.R.Engineers	1	2016	1,72,936	20	7	1,55,195	1,06,308
186	Weighing Machine	ESSAE Teraoka Ltd	2	2016	24,889	15	7	29,699	17,225
187	Packaging Machine	TGP Packaging Pvt Ltd	1	2016	15,22,500	20	7	19,33,174	13,24,224
188	Barn Tip Separator	Buhler Indian Pvt Ltd	1	2017	4,89,600	20	6	5,89,388	4,30,253
189	Seimens Make Motor	Gupta Electric Co.	1	2017	1,07,979	20	6	1,26,658	92,460
190	Horizontal Chaki	Grinding Aids Industries	2	2017	95,760	20	6	85,936	62,733
191	Seimens Make Motor	Gupta Electric Co.	1	2017	1,51,254	20	6	1,77,419	1,29,516
192	Vaccum Cleaner	Root Multi Clean Ltd		2017	61,433	20	6	82,963	60,563
193	Vaccum Cleaner	Root Multi Clean Ltd		2017	6,945	10	6	9,379	4,314
194	Vaccum Cleaner	Root Multi Clean Ltd		2017	2,77,936	20	6	3,75,343	2,74,001
195	VJ.Printer	Silcon Safe Pack Pvt Ltd	1	2017	1,42,327	20	6	1,61,895	1,18,184
196	Automatic Mill Spout Cleaner	Brindavan Udyog (India)	1	2017	1,54,410	20	6	1,38,569	1,01,155
197	Semolina Purifier	Gain Milling Solutions	1	2017	9,74,814	20	6	8,74,808	6,38,610
198	Sewing Machine	Meet Sewing Co.	5	2017	22,440	15	6	30,304	19,395
199	Pan Shifter	Mukul Bros. Eng. Works	1	2017	6,63,075	20	6	5,95,050	4,34,387
200	Voltage Stabiliser	Consul Neowat Powersolution's Pvt Ltd		2017	66,080	20	6	82,267	60,055
201	Milling Machine	Rajesh Engineering Works	1	2017	1,26,512	20	6	1,13,533	82,879
202	Air Dryer	Associated Equipment	1	2017	1,86,440	20	6	2,51,781	1,83,800
203	Servo Auger Assly RH Buffer Machine	Nichrome India Ltd	1	2017	5,60,500	20	6	5,02,999	3,67,189
204	Weighing Machine	Avery India	1	2018	11,20,267	20	5	13,36,749	10,35,981
205	Machine	TGP Packaging Pvt Ltd	1	2018	70,800	20	5	63,537	49,241
206	High Pressure Pump	Sum Associates	1	2018	93,220	20	5	1,10,846	85,906
207	Sewing Machine	Meet Sewing Co.	1	2018	30,800	20	5	41,594	32,236
208	Magnetic Roll Separator	Aarkaa Magtek	1	2018	4,83,800	20	5	4,34,167	3,36,480
209	Semolina Purifier	Graiin Milling Solutions	1	2018	21,02,500	20	5	18,86,805	14,62,274
210	Conveyar	Sabita Engineering	1	2018	4,83,800	20	5	4,54,782	3,52,456
211	ABB Ac Drive	Cummin Product & Service	1	2018	15,104	20	5	17,717	13,731
212	Printer	Markem-Image India	1	2018	3,06,801	20	5	3,48,983	2,70,462
213	Batch Coding Machine	HNC Onics	1	2018	24,190	15	5	30,548	21,384
214	Flour Mills Spares	Flour Tech Engineers Pvt Ltd	1	2018	5,05,700	20	5	4,53,820	3,51,711

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Sl.No	Description	Make	Qty	Yr of Inst.	Original Cost	Economic Life	Age (In Years)	Estimated Reproduction Cost of the Asset	Depreciated Replacement Market Value
215	Agri Processing Machinery	Fowler Westrap (India) P. Ltd	1	2019	5,49,999	20	4	4,93,575	4,04,731
216	Semolina Purifier	Simo Makine Gida	1	2019	3,08,404	20	4	2,76,765	2,26,947
217	Cackle Cylinder	Hallmark Machine Mfg. Co.Ltd	2	2019	3,46,600	20	4	3,11,042	2,55,055
218	Deck Machine	Separation Technique	2	2019	2,28,920	20	4	2,05,435	1,68,457
219	Sewing Machine	Meet Sewing Co.	2	2019	14,487	20	4	19,564	16,043
220	Pole Motor	Solutions	1	2019	2,54,800	20	4	2,98,877	2,45,079
221	Gear Box with Bharat Bijlee Make Motor	Sourashree Equipments	3	2019	59,189	20	4	69,428	56,931
222	Machinery parts	Fowler Westrap (India) P. Ltd	15	2019	2,14,637	20	4	1,92,617	1,57,946
223	Cockle Cylinder	Hallmark Machine Mfg. Co.Ltd	3	2019	5,08,900	20	4	4,56,692	3,74,488
224	Motor, Cyclone, Pipe Bend & Fitter Box	Grinding Aids Industries	1	2019	1,07,100	20	4	1,25,627	1,03,014
225	Electrical Panel	Aishi Enterprises	8	2019	1,01,008	20	4	1,26,715	1,03,907
226	Weighing Machine	ESSAE Teraoka Ltd	2	2019	65,457	20	4	78,106	64,047
227	Horizontal Chaki	Grinding Aids Industries	2	2019	2,59,123	20	4	2,32,540	1,90,683
228	Deck Machine	Separation Technique	1	2019	1,05,610	20	4	94,776	77,716
229	Jaguar Lab Shifter	Ram Engineering Company	1	2019	1,36,478	20	4	1,62,851	1,33,538
230	Screw Sonveyor, Fitter Box cyclone	Grinding Aids Industries	1	2020	1,55,138	20	3	1,39,222	1,20,427
TOTAL					8,99,33,116			10,08,99,431	4,16,67,917

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