

REPORT FORMAT: V-L2 (Medium-BOI) | Version: 12.0\_2023

CASE NO. VIS(2022-23)-PL718-603-987

DATED: 28/03/2023

# VALUATION REPORT

OF

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

SITUATED AT  
M/S A D ELECTRO STEEL CO. PVT. LTD., MOUZA-BALTIKURI, SURKIMILL,  
KALITALA, P.S. JAGACHA, DISTRICT- HOWRAH

OWNER/S

M/S A D ELECTRO STEEL CO. 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 Asset Monitoring (ASMA)
- 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.

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**PART**

**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	Suman Mukhopadhyay
Name of the Customer	M/s. A.D Electro Steel Co. 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	18 March 2023																								
	b. Date of Valuation Assessment	28 March 2023																								
	c. Date of Valuation Report	28 March 2023																								
	d. Work Order No. & Date	Via email dated- 09 <sup>th</sup> March 2023																								
3.	List of documents produced for perusal ( <i>Documents has been referred only for reference purpose</i> )	<table> <tr> <th>Documents Requested</th><th>Documents Provided</th><th>Documents Reference No.</th></tr> <tr> <td>Total <b>05</b> documents requested.</td><td>Total <b>05</b> documents provided</td><td>Total <b>04</b> documents provided</td></tr> <tr> <td>Property Title document</td><td>Multiple number of Sale Deed</td><td>Refer to the sheet attached below</td></tr> <tr> <td>Approved Map</td><td>Approved Map</td><td>Dated: 29/01/2015</td></tr> <tr> <td>Last paid Electricity Bill</td><td>Last paid Electricity Bill</td><td>Consumer Id:941328400 Dated:03/03/2023.</td></tr> <tr> <td>Nocs and Approval</td><td>Factory License, Pollution Certificate</td><td>License No. HMC/W5D/69473/22, Memo No.CO11/09/PCB-HOW-176-98).</td></tr> <tr> <td>Fixed Assets Register (FAR)</td><td>Fixed Assets Register (FAR)</td><td>----</td></tr> <tr> <td>Change of Land Use</td><td>None</td><td>----</td></tr> </table>	Documents Requested	Documents Provided	Documents Reference No.	Total <b>05</b> documents requested.	Total <b>05</b> documents provided	Total <b>04</b> documents provided	Property Title document	Multiple number of Sale Deed	Refer to the sheet attached below	Approved Map	Approved Map	Dated: 29/01/2015	Last paid Electricity Bill	Last paid Electricity Bill	Consumer Id:941328400 Dated:03/03/2023.	Nocs and Approval	Factory License, Pollution Certificate	License No. HMC/W5D/69473/22, Memo No.CO11/09/PCB-HOW-176-98).	Fixed Assets Register (FAR)	Fixed Assets Register (FAR)	----	Change of Land Use	None	----
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Fixed Assets Register (FAR)	Fixed Assets Register (FAR)	----																								
Change of Land Use	None	----																								
4.	Documents provided by	<table> <tr> <th colspan="3">Bank</th></tr> <tr> <th>Name</th><th>Relationship with the Owner</th><th>Contact Number</th></tr> <tr> <td>Suman Mukhopadhyay</td><td>Banker</td><td>+91-7449531814</td></tr> </table>	Bank			Name	Relationship with the Owner	Contact Number	Suman Mukhopadhyay	Banker	+91-7449531814															
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Name	Relationship with the Owner	Contact Number																								
Suman Mukhopadhyay	Banker	+91-7449531814																								

5.	Property Shown By	Name	Relationship with the Owner	Contact Number
		Mr. Rajendra Prasad Gupta	Representative	+91-9831781136
6.	Name of the owner(s)	M/s A D Electro Steel Co. Pvt. Ltd. (As per Sale Deed)		
	Address/ Phone no.	Address: M/S A D Electro Steel Co. Pvt. Ltd., Mouza-Baltikuri, Surkimill, Kalitala, P.S. Jagacha, District- Howrah		
		Phone No.: ---		
7.	<b>Brief description of the property</b>			
	<p>This opinion on valuation report is prepared for the industrial property situated at the aforesaid address having total land area of 2 Bigha 15 Cottah 14 Chatak 43 sq.ft/ 3741.47 sq.mtr/ 0.92 acre as per the documents provided to us by the bank/client. As per the multiple Sale Deed provided by the client/bank the subject property is in favor of M/s A D Electro Steel Co. Pvt. Ltd.</p> <p>As per the Sale Deed of subject property is a free hold and agriculture in nature however no CLU has been provided from the bank/client. The subject property used as industrial and running a steel and Iron casting industry on it. The bank/client has provided the factory license, pollution certificate, tax receipt etc therefore we have considered the subject property as industrial free hold for this valuation report.</p> <p>Consolidated Sale deed details mentioned below:</p>			





Bighas	Cottahs	Chattaks	Sq feet
2	13	9	13
2	2	5	30
2	15	14	43

Deed No-3124/1002

To  
The Chief Manager  
BANK OF INDIA  
Vivekananda Road Branch  
Kolkata.

Sir,

**INTERVENING PERIOD INDEX SEARCHES AND REPORT FROM APRIL 2008 TO JUNE 2009**

In respect of immovable Property being Factory Land together with Factory, Factory Shed and structure, Store Room, Office Room etc. lying and situated at MOULA - Baltikuri, Sukmilla, Kalitola, P.S. Jagats, District - Howrah.

**DEED NOS :**

(A) I - 6288 dated 28.12.1988 ( 8 K - 10h 29 Sq.ft)  
(B) I - 6289 dated 28.12.1988 ( 8 K - 10h 29 Sq.ft)  
(C) I - 6294 dated 27.12.1988 ( 8 K - 10h 29 Sq.ft)  
(D) I - 6295 dated 27.12.1988 ( 5 K - 80h 7 Sq.ft)  
(E) I - 6298 dated 28.12.1988 ( 8 K - 10h 29 Sq.ft)  
(F) I - 6299 dated 28.12.1988 ( 5 K - 80h 7 Sq.ft.)  
(G) I - 6300 dated 28.12.1988 ( 2 K - 50h 39 Sq.ft)  
(H) I - 300 dated 27.01.1997 ( 5 K - 10h 22 Sq.ft)  
(I) I - 1412 dated 11.05.1990 (2 K - 70h 00 Sq.ft)

**TOTAL AREA OF THE LAND :** 2 Bighas 13 Cottahs 9 Chattaks  
13 Square Feet  
more or less

**OWNER OF THE PROPERTY :** M/S. A.D. ELECTRO STEEL COMPANY PVT. LTD.

The subject property nearest land mark is 'Tarun Dal Talab'. The subject property main road is Howrah Ananta Road 30 feet width. The approached width is Sukri Mill Road ~ 20 feet 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 0.90 acre/ 3642.17 sq.mtr.

The total covered area of the subject property as per physical measurement is 2202 sq.mtr/ 23698 sq.ft however, we have considered 40% of the ground coverage and permissible FAR as per West Bengal Building Byelaws 2014. The covered area details as per physical site visit is mentioned above. The permissible area considered for this valuation report is 1686 sq.mtr/18148 sq.ft. The valuation of permissible area has been done on cumulative bases. The subject property is nested in industrial and residential area.

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.	L.R Khatian No.377, Dag Nos 707,708, 709, 711, 714, 3336	
	6.2 Door No.	---	
	6.3 T. S. No. / Village/Mouza	Baltikuri	
	6.4 Ward / Taluka	50	
	6.5 Mandal / District	Howrah	
	6.6 Postal address of the property	M/S A D Electro Steel Co. Pvt. Ltd., Mouza-Baltikuri, Surkimill, Kalitala, P.S. Jagacha, District- Howrah	
	6.7 Latitude, Longitude & Coordinates of the site	22°36'14.1"N 88°18'05.4"E	
	6.8 Nearby Landmark	Near Tarun Dal Talab	
9.	City Categorization	Scale-B City	Urban Developed
	Type of Area	Notified Industrial area	
10.	Classification of the area	Middle Class (Ordinary)	Urban developing
		Within averagely maintained Industrial area	
11.	Local Government Body Category (Corporation limit / Village Panchayat / Municipality) - Type & Name	Semi Urban	Municipal Corporation (Nagar Nigam)
		Howrah Municipality Corporation	







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				
13.	In case it is an agricultural land, any conversion of land use done	Yes from Agricultural to Industrial. However no CLU has been available to us but factory license, tax receipt and other industrial land revenue record available to us.					
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			Other Residential Property		
	South	Multiple boundaries for multiple deeds			Sukri Mill Road and Krishna Engineering Godown.		
	East	Multiple boundaries for multiple deeds			Other Factory (Maa Kali Engineering)		
	West	Multiple boundaries for multiple deeds			Other Internal Road		
15.	Dimensions of the site						
	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	0.92 Acres			0.90Acres		
17.	Extent of the site considered for valuation (least of 14A & 14B)	Total Covered area: 2202 sq.mtr/23698 sq.ft					
		Permissible Covered area: 1686 sq.mtr/18148 sq.ft.					
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



	~1 km.	~1.5 km.	~800 mtr.	~300 mtr.	~1.6 Km.	---	~25 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 for mixed use development			
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 not a corner plot			
11.	Road facilities						
	(a) Main Road Name & Width			Makar Dah Road/Howrah Amta Road		~30 Ft	
	(b) Front Road Name & width			Sukuri Mill Road		20 Ft	
	(c) Type of Approach Road			Bituminous Road			
	(d) Distance from the Main Road			~300 mtr			
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			No			
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			Please refer to Part B – Area description of the Property.			
	North & South						
	East & West						
2.	Total extent of the plot						
3.	Prevailing market rate (Along with details/reference of at least two latest deals/ transactions			Please refer to Part C - Procedure of Valuation Assessment section.			

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	with respect to adjacent properties in the areas)			
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.	Technical details of the building			
	a. Type of Building (Residential / Commercial/ Industrial)	INDUSTRIAL / INDUSTRIAL PLANT		
	b. Type of construction (Load bearing / RCC/ Steel Framed)	Structure	Slab	Walls
		Refer to the attached sheet below	Refer to the attached sheet	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)		
	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		Exterior
		Ordinary/ Normal		Ordinary/ Normal
	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		
2.	Map approval details			
	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	Chief Inspector of Factories West Bengal		
	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	Yes appears to be on cursory visual observation.		

*[Signature]*





	approved Map provided to Valuer?		
	f. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the approved plan	<input type="checkbox"/> Permissible alterations	NA
		<input type="checkbox"/> Non permissible alterations	NA
	g. Is this being regularized	Yes	
<b>V.</b>	<b>SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF</b>		
1.	Foundation	<p>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 &amp; finishing" point.</p>	
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	~8 ft.	
	Length	~278 running mtr.	
	Type of construction	Brick Wall	
12.	Electrical installation	<p>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.</p>	
	Type of wiring		
	Class of fittings (superior / ordinary / poor)		
	Number of light points		
	Fan points		
	Spare plug points		
	Any other item		
13.	Plumbing installation	<p>Please refer to "Class of plumbing, sanitary &amp; 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.</p>	
	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		

*[Signature]*





**\*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).





**PART C**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Land Area considered for Valuation	Land Area as per Sale Deed and Consolidated Deed Details Sheet 3741.47 sq.mtr / 0.92 acre/ 55.66 Cottah.	
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	As per the documents provided by the client Sale deed and Consolidated deed details, the subject property is 3741.47 sq.mtr / 0.92 acre/ 55.66 Cottah.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	<b>Covered Area</b>	Total Covered area: 2202 sq.mtr/23698 sq.ft Permissible Covered area: 1686 sq.mtr/18148 sq.ft. Please Refer to the attached sheet
	Area adopted on the basis of	Sample site measurement	
	Remarks & observations, if any	As per physical site measurement the total covered area is 2202 sq.mtr/ 23698 sq.ft. However as per West Bengal building bye laws 2014 Permissible Covered area is 1686 sq.mtr/ 18148 sq.ft. which has been considered in the valuation.	

**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>
		18 March 2023	28 March 2023	28 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 than 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).		

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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 <small>(in consonance to surrounding use, zoning and statutory norms)</small>		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. depts. 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	City Categoriza	Locality	Property location	Floor Level



	Factor	tion	Characteristics	characteristic s	
		Scale-B City	Good	Road Facing	G+1
		Semi Urban	Semi Urban Developed Area	Near to Highway	
			Within well developed notified Industrial Area	Not Applicable	
		Property Facing			
		South Facing			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from water connection as well as 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	Located within notified industrial area.			
xvi.	Property overall usability/	Good			

*Rohit*





	utility Factor		
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 (in respect to Present market state or premise of the Asset as per point (iv) above)	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 Market Approach Method of Valuation Market Comparable Sales Method
		Building	Cost Approach Depreciated Replacement Cost Method
xxv.	Type of Source of Information	Level 3 Input (Tertiary)	
	<b>Market Comparable</b>		
	References on prevailing market Rate/ Price trend of the property and Details of the sources from where	1	Name: Mr. Shankar Lal Aggarwal Contact No.: +91-9874234533 Nature of reference: Property Consultant

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the information is gathered (from property search sites & local information)		Size of the Property:	50 Cottahs
		Location:	Near to Subject Property.
		Rates/ Price informed:	Rs. 15 lakhs/- to Rs. 20 Lakhs/- 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 Baltikuri Industrial area Rs. 15 Lakh/- to Rs. 20 Lakh/- per Cottah for industrial land.
	2	Name:	Mr. Niraj Updhyay
		Contact No.:	+91-8420390187
		Nature of reference:	Property Consultant
		Size of the Property:	50 Cottahs
		Location:	Near to Subject Property./Baltikuri Industrial Area
		Rates/ Price informed:	Rs. 15 lakhs/- to Rs. 18 Lakhs/- 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 Baltikuri Industrial area Rs. 15 Lakh/- to Rs. 16 Lakh/- per Cottah for industrial land.
	xxvi.	NOTE: The given information above can be independently verified to know its authenticity.	
	xxvii.	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 Baltikuri Industrial area and nearby subject property Rs. 15,00,000/- to Rs. 20,00,000/- per Cottah for industrial land. We have also found west Bengal industrial Baltikuri industrial estate allotment rate WBSIDC @ of Rs.8 lakhs per cottah and shed @ Rs.500 per sq.ft. Depreciated value but we couldn't find similar land parcel or our subject property. Hence we have considered the lower range of Rs.15 Lakhs per Cottah which is fair and reasonable in our opinion.
NOTE: 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.		
xxviii.	<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	<b>Demand</b>	<b>Supply</b>
		Good	Adequately available
		Remarks: Moderate demand of such properties	
		Adjustments (-/+): 0%	
xxix.	Any other special consideration	Reason: NA	
		Adjustments (-/+): 0%	
xxx.	Any other aspect which has relevance on the value or marketability of the property	NA	
		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 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.	
		This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & 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.	
		Adjustments (-/+): 0%	

*Rohit*





xxxi.	<b>Final adjusted &amp; weighted Rates considered for the subject property</b>	<b>Rs. 15,00,000/- per Cottah</b>
xxxii.	<b>Considered Rates Justification</b>	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.
xxxiii.	<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/ 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 &amp; 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.</li> <li>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.</li> <li>The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary &amp; tertiary market research and is not split into formal &amp; informal payment arrangements. Most of the deals takes place which includes both formal &amp; 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.</li> <li>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.</li> <li>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.</li> <li>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</li> </ul>	

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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.

xxxiv. **ASSUMPTIONS**

- 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.
- Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- 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.
- 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.
- 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.
- 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.

*[Signature]*





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.

xxxv. **SPECIAL ASSUMPTIONS**

None

xxxvi. **LIMITATIONS**

None

3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	We couldn't find the Circle Rates for the land and building as official government website <a href="https://wbregistration.gov.in">https://wbregistration.gov.in</a> is not working.	Rs. 15,00,000/- to Rs. 20,00,000/- per Cottah
b.	Deduction on Market Rate		---
c.	Rate adopted considering all characteristics of the property		Rs. 15,00,000/- per Cottah
d.	Total Land Area considered (documents vs site survey whichever is less)		3741.47 sq.mtr /0.92 acre/55.66 Cottah.
e.	Total Value of land (A)	---	55.66 Cottah x Rs. 15,00,000/- per Cottah
		---	<b>Rs. 8,34,90,000 /-</b>

*[Signature]*





## 4. VALUATION COMPUTATION OF BUILDING STRUCTURE

M/S A D ELECTRO STEEL CO. PVT. LTD., MOUZA-BALTIKURI, SURKIMILL, KALITALA, P.S. JAGACHA, DISTRICT- HOWRAH															
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 Economical 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	Labour Quarter	Ground Floor	Asbestos Shed and Tin shed, Brick Wall	73.84	795	8	1988	2023	35	45	₹ 700	₹ 5,56,364	₹ 3,89,455	₹ 1,66,909	₹ 1,50,218
2	Labour Quarter -2	Ground Floor	Tin Shed, Brick Wall, Bamboo Truss	26.22	282	11	1988	2023	35	45	₹ 600	₹ 1,69,338	₹ 1,18,536	₹ 50,801	₹ 45,721
3	Store Room	Ground Floor	Tin Shed, Brick Wall, Bamboo Truss	67.41	726	15	1988	2023	35	45	₹ 600	₹ 4,35,357	₹ 3,04,750	₹ 1,30,607	₹ 1,17,546
4	Physical Lab	Ground Floor	Asbestos Shed, Brick Wall	22.50	242	9	1988	2023	35	45	₹ 800	₹ 1,93,750	₹ 1,35,625	₹ 58,125	₹ 52,313
5	Furnace and Transformer Room	Ground Floor	RCC	15.12	163	10	1988	2023	35	60	₹ 1,300	₹ 2,11,575	₹ 1,11,077	₹ 1,00,498	₹ 90,448
6	VLE Breaker Room	Ground Floor	RCC	9.10	98	10	1988	2023	35	60	₹ 1,300	₹ 1,27,337	₹ 66,852	₹ 60,485	₹ 54,437
7	Laddle Height Chamber	Ground Floor	RCC with Two Sides Comm wall	12.60	136	10	1988	2023	35	60	₹ 1,300	₹ 1,76,313	₹ 92,564	₹ 83,749	₹ 75,374
8	Gauge Room	Ground Floor	RCC	17.20	185	10	1988	2023	35	60	₹ 1,300	₹ 2,40,681	₹ 1,26,357	₹ 1,14,323	₹ 1,02,891
9	Admin Building	Ground Floor	RCC	48.10	518	10	1988	2023	35	60	₹ 1,300	₹ 6,73,067	₹ 3,53,360	₹ 3,19,707	₹ 3,13,707
10	Admin Building	First Floor	RCC	48.10	518	10	1988	2023	35	60	₹ 1,300	₹ 6,73,067	₹ 3,53,360	₹ 3,19,707	₹ 3,15,707
11	Office	Ground Floor	RCC	48.10	518	10	1988	2023	35	60	₹ 1,300	₹ 6,73,067	₹ 3,53,360	₹ 3,19,707	₹ 2,87,736
12	Sand Room, Compressor Room	Ground Floor	RCC	82.00	883	10	1988	2023	35	60	₹ 1,300	₹ 11,47,432	₹ 6,02,402	₹ 5,45,030	₹ 4,90,527
13	VCB Room	Ground Floor	RCC	82.00	883	11	1988	2023	35	60	₹ 1,300	₹ 11,47,432	₹ 6,02,402	₹ 5,45,030	₹ 4,90,527
14	Transformer Room and Compresor Room	Ground Floor	RCC	72.68	782	11	1988	2023	35	60	₹ 1,300	₹ 10,17,016	₹ 5,33,934	₹ 4,83,083	₹ 4,34,774
15	Transformer Room and Compresor Room	First Floor	RCC	72.68	782	11	1988	2023	35	60	₹ 1,300	₹ 10,17,016	₹ 5,33,934	₹ 4,83,083	₹ 4,34,774
16	Maintenance room and Rest Room	Ground Floor	RCC	60.00	646	11	1988	2023	35	60	₹ 1,300	₹ 8,39,584	₹ 4,40,782	₹ 3,98,802	₹ 3,58,922
17	Maintenance room and Rest Room	First Floor	Asbestos Shed, Brick Wall	60.00	646	11	1988	2023	35	45	₹ 700	₹ 4,52,084	₹ 3,16,459	₹ 1,35,625	₹ 1,22,063
18	Physical Chemical Testing room	Ground Floor	RCC	22.50	242	11	1988	2023	35	60	₹ 1,300	₹ 3,14,844	₹ 1,65,293	₹ 1,49,551	₹ 1,34,596
19	Welding and Assembly Shed	Ground Floor	Tin Shed, Iron Truss	216.00	2,325	12	1988	2023	35	60	₹ 1,300	₹ 30,22,503	₹ 15,86,814	₹ 14,35,689	₹ 12,92,120
20	Machine Shed	Ground Floor	Asbestos Shed,Iron Truss	384.30	4,137	21	1988	2023	35	45	₹ 800	₹ 33,09,253	₹ 23,16,477	₹ 9,92,776	₹ 8,93,498
21	Painting + Dispatch Shed	Ground Floor	Asbestos Shed, Iron Truss	203.00	2,185	21	1988	2023	35	45	₹ 800	₹ 17,48,057	₹ 12,23,640	₹ 5,24,417	₹ 4,71,975
22	Mould Area Shed	Ground Floor	Asbestos Shed, Iron Truss	552.49	5,947	21	1988	2023	35	45	₹ 800	₹ 47,57,558	₹ 33,30,290	₹ 14,27,267	₹ 12,84,541
23	Security Room	Ground Floor	RCC	5.66	61	8	1988	2023	35	60	₹ 1,300	₹ 79,257	₹ 41,610	₹ 37,647	₹ 33,882
TOTAL				2,202	23,698							₹ 2,29,81,951	₹ 1,40,99,333	₹ 88,82,619	₹ 80,58,258
24	Permissible Area Considered			1,686	18,148	-	-	-	-	-	-	-	-	-	₹ 61,75,000
TOTAL				1,686	18,148										₹ 61,75,000
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 A.D Electro steel Co. Pvt Ltd.															
4.The ground coverage area of the the subject property is considered @ 40% as per the Building Byelaw for industrial FAR.															

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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.)	Boundary Wall	Rs. 5,00,000 /-
e.	<b>Depreciated Replacement Value (B)</b>	----	<b>Rs. 5,00,000 /-</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>		

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PART E

CHARACTERISTICS DESCRIPTION OF PLANT/ MACHINERY

S.NO.	CONTENTS	DESCRIPTION
<b>1.</b>	<b>TECHNICAL DESCRIPTION OF THE PLANT/ MACHINERY</b>	
a.	Nature of Plant & Machinery	Manufacturing of Steel and Iron Casting Machinery.
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 1986 (As per information provided)
e.	Production Capacity	At Full capacity 4200 Ton per annum.
f.	Capacity at which Plant was running at the time of Survey	65 % of its Total capacity (as informed by the company)
g.	Number of Production Lines	Individual machineries
h.	Condition of machines	Good.
i.	Status of the Plant	Fully operational
j.	Products Manufactured in this Plant	Railway Rolling stocks items like coupler, wagon components. Railway Track items like elastic rail clip, sleepers, fish plate & Bolts.
k.	Recent maintenance carried out on	Yes, Company spent Rs.3,00,000/- per year on maintenance of machines as informed by them.
l.	Recent upgradation, improvements if done any	No
m.	Total Gross Block & Net Block of Assets	<b>Gross Block</b>
		<b>Net Block</b>
		As on 31/03/2022 As per Balance Sheet
		<b>Rs.4,44,99,271/-</b>
		<b>Rs.77,82,212 /-</b>
n.	Any other Details if any	No
<b>2.</b>	<b>MANUFACTURING PROCESS</b>	
	Not Available to us	
<b>3.</b>	<b>TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY</b>	
a.	Technology Type/ Generation Used in this Plant	Semi-automatic
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	Sponge Iron
	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	70 (Including Skilled and Unskilled and Contractual basis )
<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 18/03/2023 being experienced and expert in such kind of industry.	
b.	Site inspection was done in the presence of Owner's representative. Mr. Rajendra Prasad Gupta (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 Transformer, Generator, Furnace, Eot crane, compressor, sand dryer, testing machine, lathe machine, diesel forklift, shot blasting machine, CNC machine electrical panel etc was verified.
f.	During the site visit out of two forklift one of them was not available on site, therefore we haven't considered in the valuation exercise.
g.	Details have been cross checked as per the machine list provided to us by the company and what was observed at the site.
h.	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.
i.	Site Survey has been carried out on the basis of the physical existence of the assets rather than their technical expediency.
j.	As per the overall site visit summary, machine appeared to be in Good condition.

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**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
		9 March 2023	18 March 2023	28 March 2023	28 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)			

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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/	Good			

*Rajesh*





	utility Factor		
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.	Main Basis:		
	<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</p>		







- availability, its condition, average age, maintenance & service and parts replacement availability of the machines and more importantly demand in the market.
- 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 railway parts manufacturing 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

*[Handwritten Signature]*  
*[Circular Stamp: Valuation & Engineering Consultants (P) Ltd.]*



	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>
	None

SUMMARY OF PLANT & MACHINERY					
S. No.	Particulars	Gross Block (As on 31/03/2022) (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	4,44,99,271	77,82,212	6,26,04,442	1,29,36,679
	<b>Total</b>	<b>4,44,99,271</b>	<b>77,82,212</b>	<b>6,26,04,442</b>	<b>1,29,36,679</b>
1.	The machines valued above is address as M/S A D Electro Steel Co. Pvt. Ltd., Mouza-Baltikuri, Surkimill, Kalitala, P.S. Jagacha, District- Howrah.				
2.	We have been provided with some copies of invoices of the machine which is installed at site.				
3.	Market information is gathered for some machines that are particular plants and equipment.				
4.	As per information provided, the plant was commissioned in the year 1983. However, as per the information provided to us during the survey that M/S AD Electro steel Co Pvt. Ltd was purchased the plant in the year of 1996. Therefore, we have considered the acquisition year of the machine as per the details provided to us.				
5.	During the site survey the plant was in operational & working and running at capacity of 65% of its total capacity. As per the information provided the total capacity of the plant is 4200 Metric ton per annum.				
6.	The plant manufacturing products are Railway Rolling stocks items like coupler, wagon components. Railway Track items like elastic rail clip, sleepers, fish plate & Bolts.				
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. 8,34,90,000 /-
2.	Building Structure Value (B)	---	Rs. 61,75,000 /-
3.	Boundary Wall (C)	---	Rs. 5,00,000 /-
4.	Plant and Machinery (D)		Rs. 1,29,36,679/-
5.	Total Add (A+B+C +D)	----	Rs. 10,31,01,679 /-
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. 10,31,00,000 /-
9.	Rounded Off	---	Rs. 10,31,00,000 /-
10.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Ten Crore and Thirty One Lakhs Only
11.	Expected Realizable Value (@ ~15% less)	---	Rs 8,76,35,000 /-
12.	Expected Distress Sale Value (@ ~25% less)	---	Rs. 7,73,25,000 /-
13.	Percentage difference between Circle Rate and Fair Market Value	----	
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 marker 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: Valuer's Important Remarks

*[Handwritten Signature]*





## **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.**

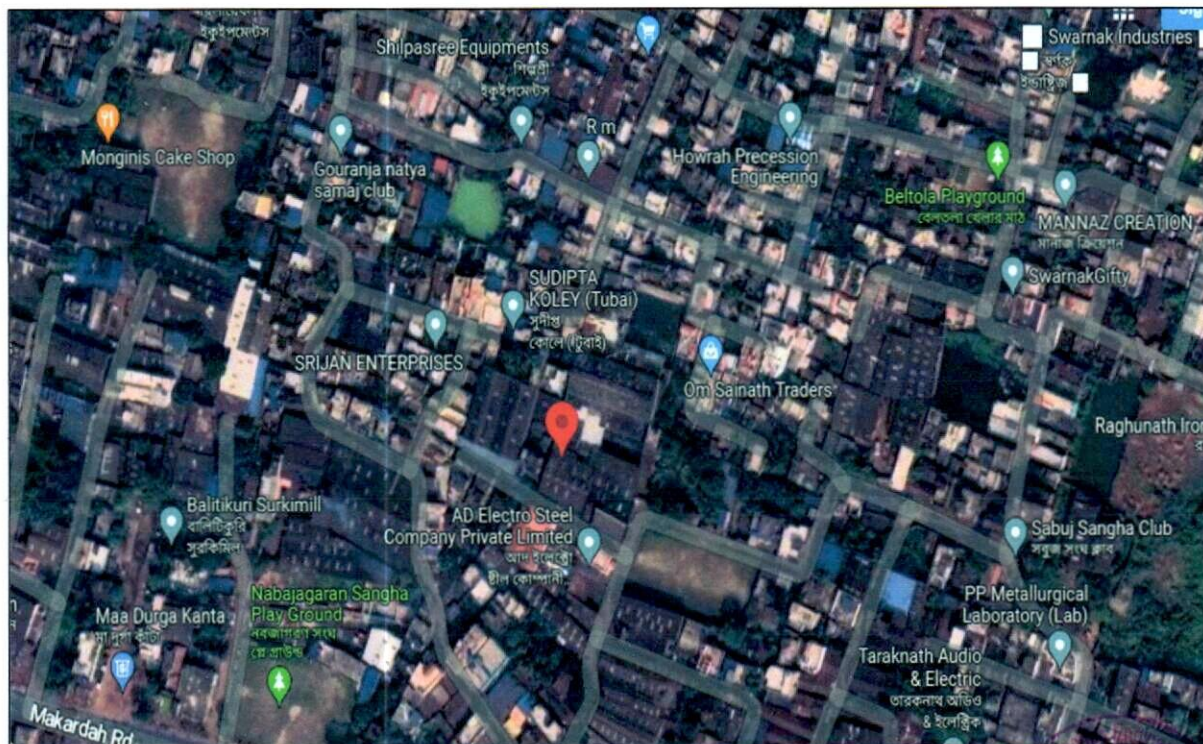
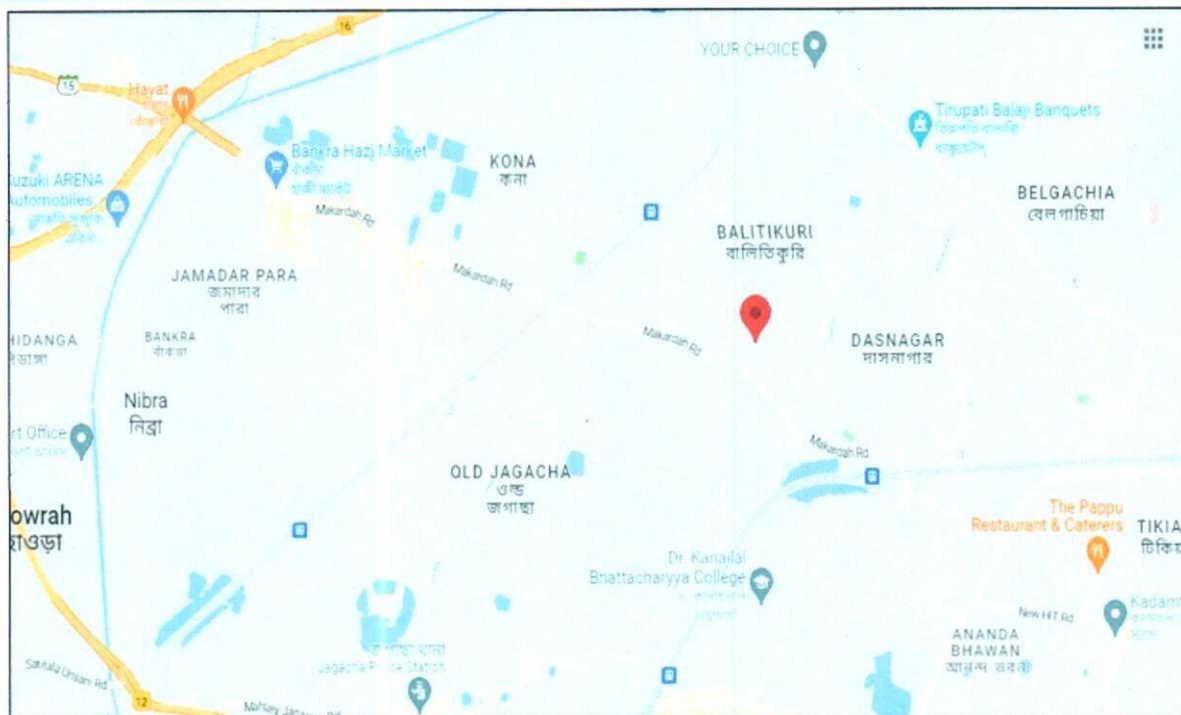
**Valuation Terms of Services & Valuer's Important Remarks are available at**

**[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



*Rohit*





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

**99acres** Commercial Buy Enter Locality / Project / Society / Landmark Post property

Home > Commercial land for sale in Kolkata > Industrial land for sale in Kolkata > Industrial land for sale in Kona  
 Pinned on Feb 01, 2023 Ready to move

**₹14.4 Cr** @ 7,20,00,000 per acres  
 Estimated EM/ ₹11,50,134

**INDIA STATUS** NOT AVAILABLE Website: https://hraa.gov.in/

**Overview** Dealer Details Explore Locality Articles

**Property (2)**

**Dimensions**  
 Plot area 2 acres  
 (8093.72 sq.m.)

**Address**  
 Kona, Kolkata West

**Authority approved**  
 Yes

**Possession**  
 Immediate

**Price**  
 ₹14.4 Crore  
 @ 7,20,00,000 per acres (Negotiable)

**Facing**  
 North

**No. of Open Sides**  
 3

**Width of facing road**  
 100.0 Feet

**Places nearby** View All (11)

**99acres** Commercial Buy Enter Locality / Project / Society / Landmark Post property

Home > Commercial land for sale in Kolkata > Industrial land for sale in Kolkata > Industrial land for sale in Howrah  
 Pinned on Mar 26, 2023 Ready to move

**₹2.3 Cr** @ 2,281 per sq.ft.  
 Estimated EM/ ₹1,88,702

**INDIA STATUS** NOT AVAILABLE Website: https://hraa.gov.in/

**Overview** Owner Details Explore Locality Articles

**Property (3)**

**Dimensions**  
 Plot area 10080 sq.ft.  
 (928.41 sq.m.)

**Address**  
 Howrah, Kolkata West

**No. of Open Sides**  
 1

**Width of facing road**  
 15.0 Feet

**Price**  
 ₹2.3 Crore  
 @ 2,281 per sq.ft. (Negotiable)

**Facing**  
 North

**Possession**  
 Immediate



**Places nearby** View All (50)

*Robt*





← → ↻ wbsidcl.in/estate/details/MT11Yzg1NTZlZmE2NzhzZTFOTjJlNDJhMmI5NTVIM2NmNzdZTc3NmFY2E2YmE3MzRkZGlmYjQ5ZjFhNjNiZTcwMDBiYzYzYjQyMzc4ODI0Y... G ☆ ⓘ


**THE WEST BENGAL SMALL INDUSTRIES DEVELOPMENT CORPORATION LIMITED**  
**(A GOVERNMENT OF WEST BENGAL UNDERTAKING)**


Contact Us: ☎ 03322346057 (EPBX No.) ✉ info@wbsidcl.in


🏠 WBSIDCL ▾ Projects ▾ Parks ▾ Scheme ▾ Gallery ▾ Downloads ▾ Marketing ▾ RTI Acts / Rules ▾ Apply Online ▾ FAQ

Rate Details	Land # @ Rs. 8 Lakh/Kattah +depreciated value of the structure/Building Space: # @ Rs. 500/Sft for 99 Years
Major Industries	Railway fabrication job, Engineering.
Core Infrastructure	i. Internal Mastic Road conneted with ATI Road with Gates & Securities ii. RCC Hume Pipe Underground drainage network connected with outside Canal iii. Street lights with High mast
Local Govt. Support	Sewerage, Approach Road, Sanction of Building Plan Mutation/Conversion.

**IMPORTANT LINKS**  

- > WBFTS
- > e-Governance
- > Important Links

- > Corporate Mail
- > Quotation
- > Donation

  
**Silpa Sathi**  
Single Window Services for Business

**REGISTERED OFFICE ADDRESS**  
The WBSIDC Limited, 31, Black Bum Lane, 4th Floor, 'Shilpa Bhavan', (Near Poddar Court), Kolkata-700012, West Bengal  
Tel: (+91)-33 2237-0303 / 0307  
Email: info@wbsidcl.in

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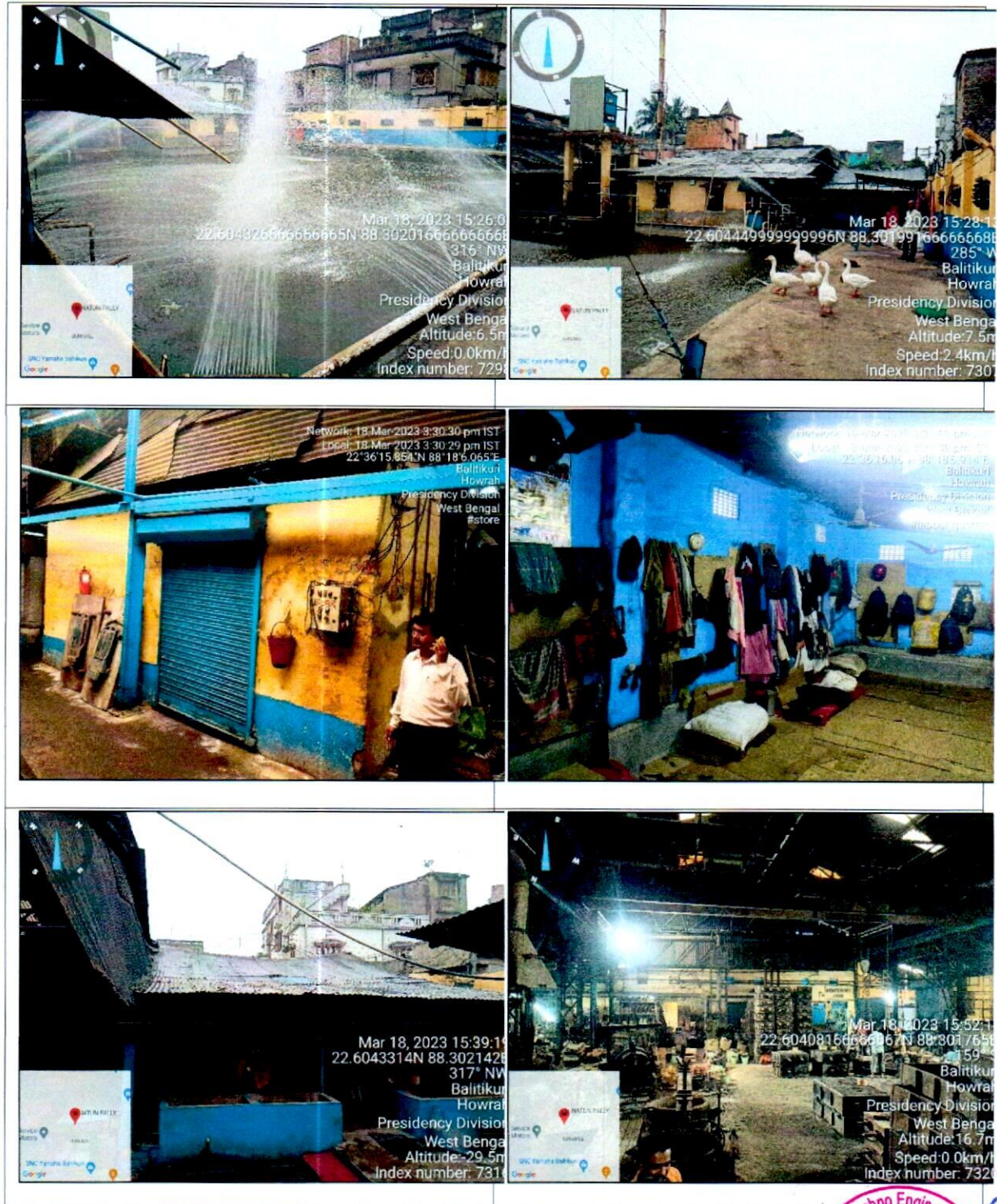
**ENCLOSURE: III – PHOTOGRAPHS OF THE PROPERTY**



*Rohit*







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*Robt*



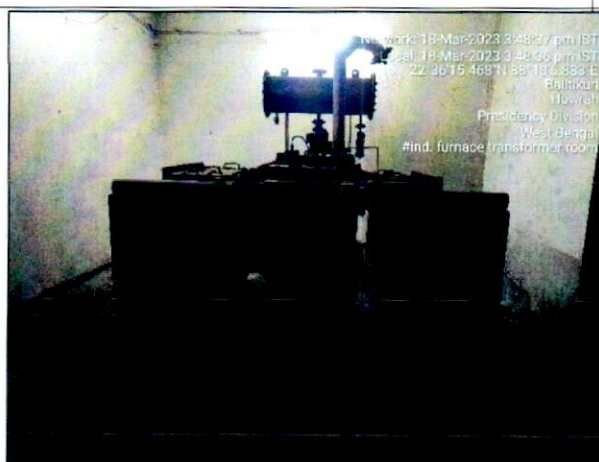




*[Handwritten Signature]*



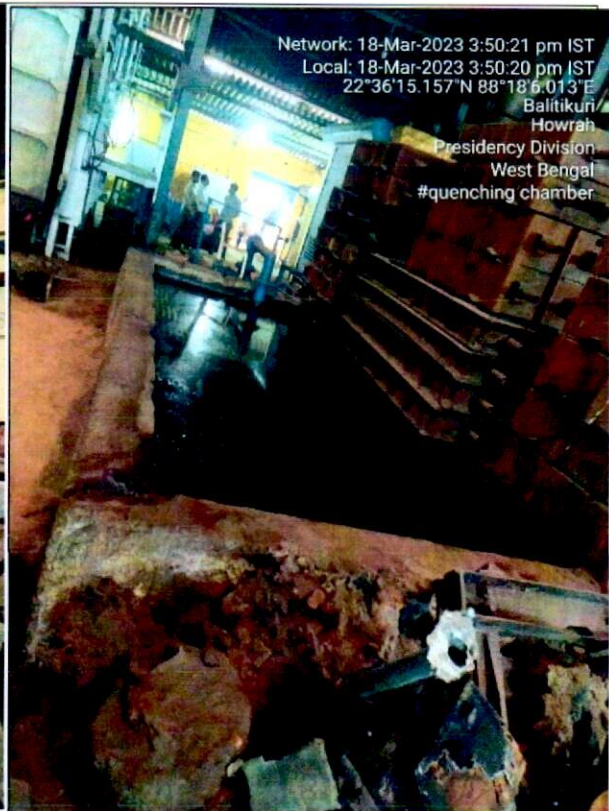
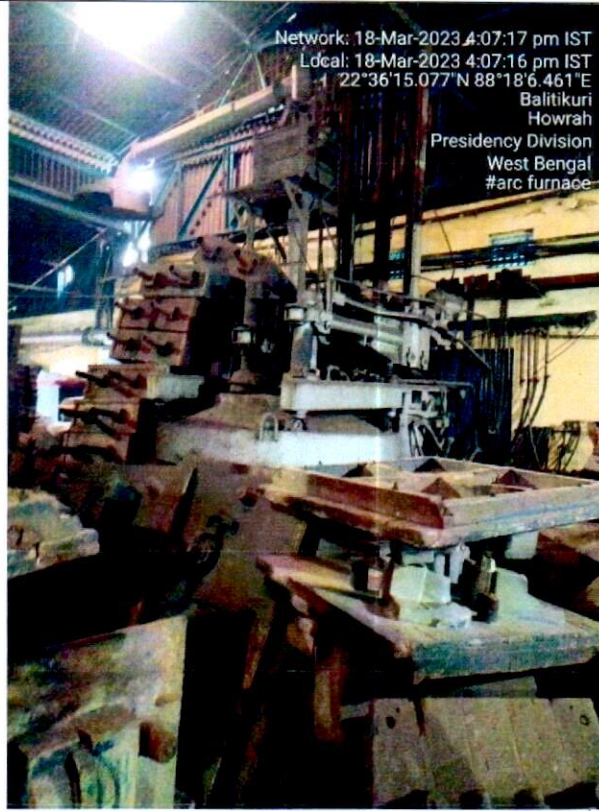




*Rohit*







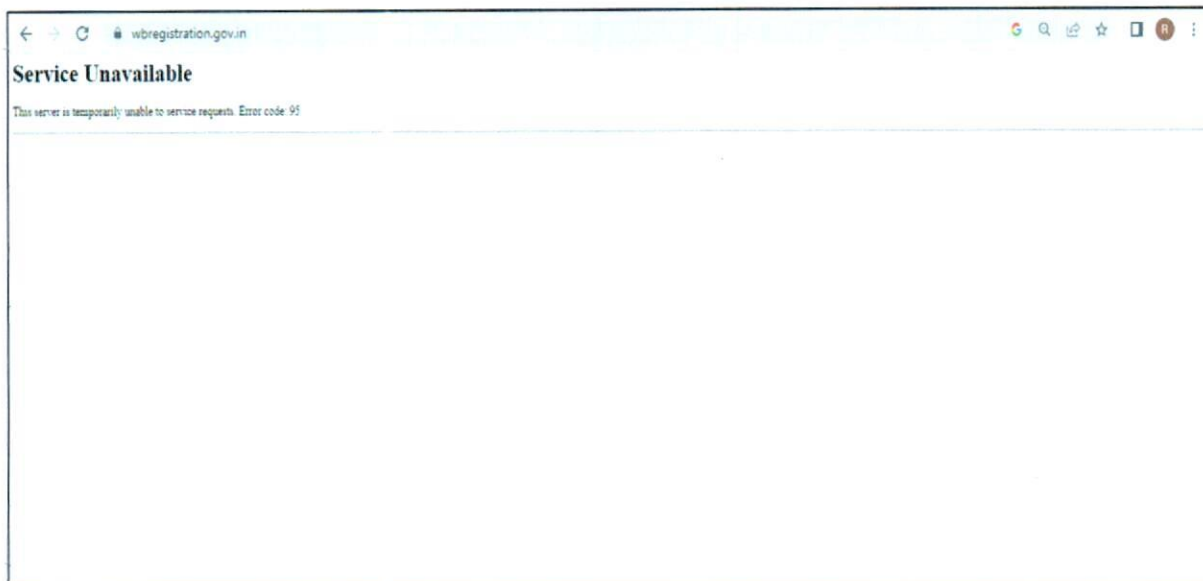
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**ENCLOSURE: IV – COPY OF CIRCLE RATE**

We couldn't find the Circle Rates for the land and building as official government website  
<https://wbregistration.gov.in> is not working.



*[Handwritten signature]*





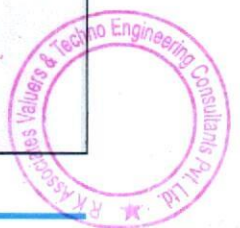
**ENCLOSURE V: IMPORTANT PROPERTY DOCUMENTS EXHIBIT**

CONSOLIDATED DEED

<p>To                  The Chief Manager                  BANK OF INDIA                  Vivekananda Road Branch                  Kolkata.</p> <p>Sir,</p> <p style="text-align: center;">INTERVENING PERIOD INDEX SEARCHING AND REPORT                  FROM APRIL 2008 TO JUNE 2009</p> <p>In respect of immovable Property being                  Factory Land together with Factory,                  Factory Shed and structure, Store Room,                  Office Room etc. lying and situated at                  MOUKA - Baitikuri, Gumkhilli, Kalitaka,                  P.S. Jagucha, District - Howrah.</p> <p><u>DEED NOS :</u></p> <p>(A) I - 6288 dated 28.12.1988 ( 8 K - 10h 29 Sq.ft)                  (B) I - 6289 dated 26.12.1988 ( 8 K - 10h 29 Sq.ft)                  (C) I - 6294 dated 27.12.1988 ( 8 K - 10h 29 Sq.ft)                  (D) I - 6295 dated 27.12.1988 ( 5 K - 8Ch 7 Sq.ft)                  (E) I - 6296 dated 28.12.1988 ( 8 K - 10h 29 Sq.ft)                  (F) I - 6299 dated 28.12.1988 ( 5 K - 8Ch 7 Sq.ft.)                  (G) I - 6300 dated 28.12.1988 ( 2 K - 9h 59 Sq.ft)                  (H) I - 300 dated 27.01.1997 ( 5 K - 10h 22 Sq.ft)                  (I) I - 1412 dated 11.05.1990 (2 K - 7Ch 00 Sq.ft)</p> <p><u>TOTAL AREA OF THE LAND</u> : 2 Bighas 13 Cottahs 9 Chittaks                  13 Square Feet                  more or less</p> <p><u>OWNER OF THE PROPERTY</u> : M/S. A.D. ELECTRO STEEL COMPANY                  PVT. LTD.</p>	<table style="margin-left: auto;"> <tr> <td>2</td> <td>2</td> <td>5</td> <td>30</td> </tr> <tr> <td>—</td> <td>—</td> <td>—</td> <td>—</td> </tr> <tr> <td>2</td> <td>15</td> <td>14</td> <td>43</td> </tr> </table> <p>Deed No 3185/1002</p>	2	2	5	30	—	—	—	—	2	15	14	43
2	2	5	30										
—	—	—	—										
2	15	14	43										

1. Pursuant to the request made by you vide your letter dated 13.06.2009 for Preparation of Intervening period of Index Searching in respect of the abovesaid immovable property, I learnt that the Borrower Company has already created Equitable mortgage of the aforesaid properties with Bank of India after depositing the aforesaid original Title Deeds and I find that

Contd...p/2





**ELECTRICITY BILL**

**West Bengal State Electricity Distribution Company Ltd.**  
(A Government of West Bengal Enterprise)  
HOWRAH REGIONAL OFFICE  
OFFICE OF THE REGIONAL MANAGER, 13, W.S. ROAD, NEAR HOWRAH MALLIK FATAR, HOWRAH, PIN- 711101  
Phone: 233-2672457, Fax: 233-2672438, Email: gm.howrah@wbsecdcl.in, TAN: CALW55130

Consumer ID: 941328400  
Installation No: 3400270  
A.D. ELECTRO STEEL CO. (P) LTD  
P.O. - BALTIKURI (SUKKI MILL),  
KALITALA HOWRAH  
Pin - 711113  
Country: India

Invoice No.: 669000158903  
Billing Date: 03.03.2023  
Billing Cycle: FEB, 2023  
Present Reading Date: 02.03.2023  
Previous Reading Date: 02.02.2023  
Service At: BALTIKURI, KALITALA, HOWRAH..  
BILL No: SEH/HWH/BULK/D13284  
Account Reference No: 3640233  
Consumer No: D13284

Tariff Code: E(BT)  
Supply Voltage(KV): 11.00  
Contract Demand(KVA): 300.00  
PF: 0.9711  
LF: 31.6885  
Nature Of Industry: MINI STEEL INDUSTRIES  
Pan No: AACCA1827A


Meter No	SH5B0317	Type	TOD	MC	1000	MF	1.000	Loss Factor	1	Net MF	1000.00	
Meter Readings	MVAH											
Time	Normal	Peak	Off-peak	Normal	Peak	Off-peak	Normal	Peak	Off-peak	MVA / Dt. & Time of MD		
Present	350.185	139.385	12.33	341.125	134.86	24.46	0.37	0.1624	0.042			
Previous	295.72	118.48	27.88	287.545	114.44	20.95						
Reading Advance * Net MF	54465.000	20905.000	4450.000	53580.000	20420.000	3510.000	370.000	362.400	42.000			
Energy Charge	Normal Peak Off-peak											
Rate	EC(p/KWH)	729/731	873/873	652/654	Energy/Min 587942.33							
	P.F. Reb(-)/Sur(+)(NonEC)	-7.00	-6.00	5.00	Rebate on EC(Rs.) 0.00							
	L.F. Reb(-)(p/KWH)				Addl. EC(Rs.) -0.00							
Chargeable KWH	53580.000	20420.000	3510.000	Total EC(Rs.) 587942.33								
EC Amount Rs.	190674.7400	177887.3700	19382.2200									
Chargeable PF	0.9838	0.9768	0.7888									
PF Rs.	-27347.23	-10673.24	969.01									
Demand Charge	Normal (Rs./KVA/month) 384.00 / 384.00											
Rate	Normal KVA	370.00	Addl. DC(Rs.) 13904.00									
Chargeable	Normal KVA	370.00	Total DC(Rs.) 55208.00									
	Addl. KVA	62.00	Reb on DC(on TP)									
Rebate(-)/Surcharge(+) (Rs.)	Reb(-)/Sur(+)											
	Reb(-)/Sur(+)	0.00										
	PF Reb(-)/Sur(+)	-37051.46										
MVCA Charges @0.00 Paise/KWH	0.00											
Government subsidy	0.00											
Other Arrear Charges	38.06											
Electricity Duty	EDIM Units 77510.00 Non Net Charge 15.00 Net ED(Rs.) 104673.02											
	EDCOM Units 00.00 Non Net charge 17.50 Exemption (Rs.)											
	EDFOR Units 00.00 Non Net charge 5.00 Arrear ED(Rs.) 5.65											
	ED DOM Units 00.00 Non Net charge 15.00 ED Adjust (Rs.)											
	Total ED(Rs.) 104679.07											
Other Charges & Outstanding (Rs.)	Rental of Meter/Meters 2400.00 Asmt. For Current Month(Rs) 12392.50											
	Transformer Rental + GST 0.00 Due Date : 13.03.2023											
	K.C adjustment	Outstanding Amount(Rs.) :										
	D.C adjustment	Adjustment Amount (Rs.) :										
	Other adjustment 400.00	Adjustment Amount1(Rs.) : -										
	LPSC Charges 0.00	Payable by DueDate(Rs.): 895343.00										
	Adjustments -0.78	Payable After DueDate(Rs.): 812392.00										
	Timely Payment Rebate -7049.13	Payable by DueDate										
	Addl. LP Rebate for Timely Payment 0.00	Through NEFT/RTGS(Rs.): 798450.00										
	Special Timely Payment Rebate 7049.13											

For Best Reporting Contact 1800-345-2787 (From 6 am to 9 pm)


E-PAYMENT SURCHARGE AND TO AVOID PENALTY, PAY THE PAYABLE AMOUNTS WITHIN OUR UDATE



**FACTORY LICENSE.**



**HOWRAH MUNICIPAL CORPORATION**  
 License Department  
 Certificate Of Enlistment for the year 2022-2023



**LA 421889**

C/E No:  
 M/s. A. D. Electro Steel Co. Pvt. Ltd.  
 Name of the Proprietor/Partner/ Director(s) / Author Manager:  
 Mr. Vishnu Kumar  
 Other Name: BALITRISU: SUNKHABILI  
 Nature of Trade: Boundary Iron (Construction Job)  
 Sub Category: MFG UNIT

Doc No	Doc No	Whse	Industry No	Issue Dt	License No	Current Dt
0	0	02	00	18/04/2022	HMC/WTG-604/22	18/04/2022

**FEES & CHARGES UNDER THE FOLLOWING SECTIONS OF THE HMC ACT 1960**

Sr. No	Section	Details	No of Year	Amount (₹)	Total (₹)
1	U/S 122	Fees for Certificate of Enlistment	1	500.00	500.00
2	U/S 124	Fees for specific licenses		0.00	0.00
3	U/S 130	Fees for keeping/running in warehouse, godown, wharf, godown, factory, workshop	1	20000.00	20000.00
4	U/S 140A	Fees for selling of food - (Food & drug etc) (Food License)		0.00	0.00
5	U/S 140B	Fees for eating houses, restaurants, dairy, sweet shop, factory		0.00	0.00
6	U/S 141	Fees for the use of public places, market, public house		0.00	0.00
7	U/S 142	Power of commissioner to stop use of premises otherwise in conformity of a house		0.00	0.00
8	U/S 143	Fees for keeping open - any public place		0.00	0.00
9	U/S 144	Fees for sale of meat, fish, etc.		0.00	0.00
10	U/S 145	Fees for license for sale of fish, poultry, etc.		0.00	0.00
11	U/S 146	Fees for keeping open - any shop for retail sale of food		0.00	0.00
12	U/S 147	Fees for having a building or extension of building, etc.		0.00	0.00
13	U/S 148/149	Fees for use of cart, etc. & animals		0.00	0.00
14	U/S 150	Fees for establishing factory, workshop, etc. with power (House Power)	1	0.99	0.00
15		Concessory Fee	1	1400.00	1400.00
		Total Annual License Fees For 0 Year(s)			0.00
		Total Penalty			0.00
		Processing Fees			90.00
		Advantage Amount			0.00
		<b>Net Amount payable</b>			<b>20000.00</b>

Payable (Rupees & Paise) Twenty Two Thousand Two Hundred Rupees

PAY HMC DUES ON TIME TO AVOID ENDEAVOURMENT

Last date of renewal without fine: 30/04/2023

By order: Commissioner H.M.C.

For: 30/04/2023

This Certificate is valid provided the applicant complies with the conditions laid down in the bye-laws of the Corporation and the applicant shall be liable to pay the dues of the Corporation as and when due.

Concession: Authorised Agencies/Institutions can verify the validity of the license from HMC Web portal.


If any unauthorized person has been using the license for any purpose, the applicant shall be liable to pay the dues of the Corporation as and when due.

**N.B. i) This certificate is granted without any prejudice to the right of the Howrah Municipal Corporation to impose penalties already incurred for arrears dues & does not cover liabilities under any other section of the same Act.**

**ii) Certificate of such enlistment or renewal thereof shall not absolve the holder from any liability to take any action under this act or any other law for the time being in force.**



**FIRE NOCS.**

  
**Government of West Bengal**  
**West Bengal Form No. 393Z (28)**  
**License under the West Bengal Fire Services Act, 1950**

**License no.:** IND/WB/FSL/20192020/233031 **Date:** 15-12-2022

License is hereby granted to A D ELECTRO STEEL CO PVT LTD under Section 12 of the West Bengal Fire Services Act, 1950, to use the building or place being No. (a) BALITIKURI, SURKIMILL, KALITALA, HOWRAH-711113, Howrah, Pincode - 711113, P.S. - Howrah, Nearest Fire Station - Howrah as a warehouse/workshop for storing or processing or keeping (b)

1. Gas Cylinder(LPG) - 40 Kg.  
2. Gas Cylinder(Oxygen or Acetylene or Hydrogen) - 140 Ltr.  
3. Petroleum and Petroleum derivatives - 300 Ltr.

subject to the conditions noted below and such other conditions as may be prescribed.  
It is hereby acknowledged that a sum of Rs. 8000 being the license fee due by the said A D ELECTRO STEEL CO PVT LTD for the period from 07/12/2022 to 06/12/2023 in respect of the aforesaid license has been received @Rs. 8000 per annum.

**CONDITIONS ABOVE REFERRED TO:**

(1) The warehouse/workshop shall at all times be open to inspection by such officer or officers, being member or members of the Fire Brigade, as may be appointed by the Director General of Fire Service.

(2) The warehouse/workshop shall conform to the conditions prescribed under Section 12 of the West Bengal Fire Services Act, 1950.

(3) No article referred to in the Clause (i) of Section 12 of the West Bengal Fire Services Act, 1950, shall be made, prepared, dried or treated in any manner on the top or roof of any building constituting or forming a part of a warehouse.

(4) No person shall be allowed to use as residence any part of the warehouse or to bring into the warehouse any match-boxes or match-sticks or any artificial light not duly and thoroughly protected or to smoke within the warehouse while jute or cotton is stored therein.

(5) Needs to renewed within next 1 Year

Signature Not Verified  
Date: 15/12/2022  
Time: 10:10 AM  
Location: Howrah

**Collector**

**Fire License Section,  
13D, Mirza Ghalib Street, Kolkata - 700016**

The authenticity of this document can be verified by accessing the URL: [edistrict.wb.gov.in](http://edistrict.wb.gov.in) and then clicking on the 'Verification of Digitally Signed Document' link appearing in the Unique Number: 0125183221302589 Page: 1



**POLLUTION CERTIFICATE**

**WEST BENGAL POLLUTION CONTROL BOARD,**  
 'Faribesh Bhawan', Bldg No. 10A, Block - LA, Sector III, Bidhannagar, Kolkata - 700 106  
 (Orange/Green Category Unit)

**CO125699**

Memo Number CO11/98 - PCB-HOW-176-98 Date 25-09-2019

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. A. D. ELECTROSTEEL CO. PVT. LTD.  
 (hereinafter referred to as Applicant) for its unit located at P.O. - Ballikuni, P.S. - Dasnagar,  
Howrah - 711113. (Previously - 711402)  
 (Detailed address of the manufacturing unit)

for a period from date of issue: 21-05-2019 to operate the industrial unit and to discharge liquid effluent and to emit gaseous effluent from the premises/sited 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 specified in this consent letter 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 reserves the right to revoke, withdraw or make any reasonable variation in the conditions of this consent letter giving one month's notice to the applicant.

**Conditions:**

01. This Consent is valid for the manufacturing of:

Sl. No.	Name of major product and by-products	Quantity produced per month (Tons)	Sl. No.	Name of major product and by-products	Quantity produced per month
01.	Steel Castings	900 MT	03.		
02.			04.		

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.	L.D.O	250 lit per day						

03. The Applicant falls in the Orange category of the Water (Prevention and Control of Pollution) Act, 1974 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 Fees as specified under Section 3 of the said Act.

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

Industrial cooling, washing of mine pits and boiler feed water (water used for parking should be included in this category of use)	Domestic purpose	Processing whereby water gets polluted but the pollutants are easily biodegradable	Processing whereby water gets polluted and the pollutants are not easily biodegradable
25.6 KL	1.17 KL		

05. Daily discharge of effluent shall not exceed:

	Industrial liquid effluent	Domestic liquid effluent	Mixed (Industrial & domestic) liquid effluent
No. of outlets		One	
Quantity	KL	0.95 KL	KL
Place of discharge		Municipal Drain	


06. The Applicant shall provide drainage system for conveying industrial & domestic liquid waste & separate drainage system for storm-water and shall provide comprehensive treatment facility for industrial and domestic liquid waste (sewage, sullage & liquid effluent generated from concern) and operate and maintain the same to conform to the Standard for final effluent as given below:

Outlet No.	Nature of effluent	Parameters and standard (in mg/l. max)					Frequency of effluent sampling
		pH	BOD	COD	TSS	O&G	
One	Domestic	5-9	30	250	100	10	YEARLY
The unit will not discharge any process effluent without prior permission of the Board.							





**TAX RECIEPT**

  
**Land & Land Reforms And Refugee Relief & Rehabilitation Department**  
**Application by the Raiyat for online payment of Land Revenue**

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Application No : REVE2022050300074      Application Date : 19/04/2022

Dated : 19/04/2022 , 13:47:30 pm

Name of the District : HAORA  
 Name of the Block : BALI-JAGACHA  
 Name of the Police Station : Jagacha  
 Name of the Mouza : Balitikuri  
 Jurisdiction List No.(JLNO) : 101  
 Name of the Applicant : RAJENDRA PRASAD GUPTA

Plot Schedule :

Khatian No.	Plot No.	Classification	Share	Share Area(Acre)	Land Used for
377	711 ✓	Bastu	939	0.0424	Commercial
377	714 ✓	Bastu	287	0.04	Commercial
377	707 ✓	Bastu	1557	0.095	Commercial
377	708 ✓	Karkhana	10000	0.09	Commercial
377	709 ✓	Karkhana	10000	0.45	Commercial
377	3336	Bastu	1430	0.05	Commercial

I, Shri RAJENDRA PRASAD GUPTA s/o LATE ISHIWAR PRASAD GUPTA self/ on behalf of raiyat do hereby declare that particulars of land held & used by me as above, which is neither vested nor acquired.

I paid land revenue of above mentioned lands upto : 1426  
 Last Revenue Receipt number : 9593400  
 Total land held by me & my family is : 0.7674 Acre  
 The particulars contained here in above are true to the best of my information and belief.

Date: \_\_\_\_\_ Name: \_\_\_\_\_

Assessment and demand of Land Revenue

As per the declaration of the applicant and provisions of Sec. 5 of KLR Act, the land revenue including cess and surcharge assessed for the revenue year (1427 to 1429) is the sum of Rs. 70434/- ( Seventy Thousand Four Hundred Thirty-Four ) only falls due on 1st Baisakh, 1429 BS with arrear (if any).

In addition to this, you have to pay a sum of Rs. 4403/- ( Four Thousand Four Hundred Three ) only being interest on arrear of revenue under Sec. 12(2) of KLR Act. As such, in total you have to pay Rs. 74837/- ( Seventy-Four Thousand Eight Hundred Thirty-Seven ) only.

You are requested to pay the above sum of money within 31st day of Chaitra, 1429 BS.

Rebate @ 5% on current year's land revenue amounting Rs. 1174/- ( One Thousand One Hundred Seventy-Four ) will be given if paid within 31st day of Chaitra, 1429 BS. (Applicable for mouzas which are governed by KLR Act)





## **BUILDING BYELAWS**

### **28. Ground Coverage in respect of buildings:**

(1) For any building, the area of the plot to be covered by such building is given in the Table : IX below:

**Table : IX**

**Ground Coverage for Building**

Occupancy or use group	Maximum Percentage of Ground Coverage
Residential	50%
Educational	45%
Institutional	40%
Assembly	40%
Business	40%
IT & ITES	40%
Mercantile (Retail)	40%
Mercantile (Wholesale)	35%
Industrial	40%
Storage	40%
Hazardous	35%

### **27. Floor area ratio (F.A.R.) – The 'Floor Area Ratio' is specified in Table-VIII below :**

**Table : VIII**

Sl. No.	Width means of access (in meters)	Use groups of building			
		Residential Building	Educational Building	Industrial Storage and Hazardous Buildings	Assembly, Institutional, Business, Mercantile (Retail), Mercantile (Wholesale) Buildings including Mixed use Buildings, IT & ITES
1.	Upto 2.40	Nil	Nil	Nil	Nil
2.	Above 2.40 to 3.50	1.25	Nil	Nil	Nil
3.	Above 3.50 to 7.00	1.75	Nil	Nil	Nil
4.	Above 7.00 to 9.00	2.00	2.00	Nil	Nil
5.	Above 9.00 to 15.00	2.25	2.25	2.00	2.00
6.	Above 15.00 to 20.00	2.50	2.50	2.00	2.25
7.	Above 20.00 to 24.00	2.75	2.75	2.00	2.50
8.	Above 24.00	3.00	3.00	2.00	2.75

Provided that the width of means of access mentioned under Table : VIII is to be taken as average road width abutting the entire length of the plot.





## 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 28/3/2023 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 18/3/2023 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.

*Rohit*





- 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	This opinion on valuation report is prepared for the industrial property situated at the aforesaid address having total land area of 2 Bigha 15 Cottah 14 Chatak 43 sq.ft/ 3741.47 sq.mtr/0.92 acre as per the documents provided to us by the bank/client. As per the multiple Sale Deed provided by the client/bank the subject property is in favor of M/s A D Electro Steel Co. Pvt. Ltd.  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.
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 and Er 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>	<b>9/3/2023</b>
		<b>Date of Survey:</b>	<b>18/3/2023</b>
		<b>Valuation Date:</b>	<b>28/3/2023</b>
		<b>Date of Report:</b>	<b>28/3/2023</b>
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Rajat Choudhary and Anirban Roy bearing knowledge of that area on 18/3/2023. Property was shown and identified by <b>Mr. Rajendra Prasad Gupta</b> (☎-9831781136)	
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 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</p>	






		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.
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: 28/3/2023**

**Place: Noida**

  
**Signature**

**(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: 28/3/2023

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

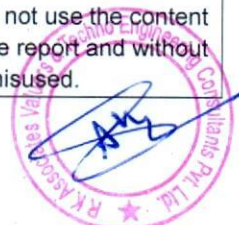
*Rohit*





	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.

*Rohit*





**A D ELECTRO STEEL CO. PVT. LTD.**

**Details of Plant & Machinery**

Sl. No.	Description of Machinery	Name of Manufacturer/Supplier	Year of Make	Quantity	Technical Spec. Machine Viz. 1. Tag no., 2. Capacity, 3. RPM etc	Purchase Value (In INR)	Fair Market Value	Remarks
1	Service Connection for Transformer	Truvolt	1986	1 No	1100 KVA	9,30,640	1,53,401	
			1986	1 No	175 KVA	3,51,250	57,898	
2	Generator	Kirloskar Green Power	1990	1 No	40 KVA	0	-	Not Found
			1995	1 No	80 KVA	0	-	Not Found
3	Furnace	Inductotherm	1986	1 No	1 MT	6,70,460	84,241	
4	Direct Electric Arc Furnace	Truvolt	1986	1 No	1 MT	6,15,270	77,307	
5	Scrap Charging Steel Bucket	Indigenous	1986	3 Nos	1.5 MT	84,750	10,649	
6	Ladle Heater		1986	1 No	0.5 to	38,650	6,991	
			1986	1 No	2.5 T Ladles		-	
7	Bottom Poured Steel Teeming Ladle	Indigenous	2003	2 Nos	1 MT	72,780	13,164	
			2003	1 No	1 MT	38,650	6,991	
			1986	2 Nos	1 MT	58,250	10,536	
			1986	2 Nos	1MT	41,260	7,463	
8	E.O.T. Crane	India Equipment Mfg. Co.	1986	1 No	5 MT: 50'span/20'lift	8,04,200	1,78,374	
9	E.O.T. Crane	India Equipment Mfg. Co.	1986	1 No	5 MT: 50'span/20'lift	8,16,250	1,81,047	
10	Weighing Machine	Monu	1986	1 No	1000 Kg	18,500	2,543	
		Luna	2005	1 No	2000 Kg	0	-	Not Found
11	Pneumatic Sand Moulding Machine (Mechanical)	Germany Make	2001	3 Nos	226N	8,86,450	1,60,337	
			2001		226N		-	
			2001		226N		-	
12	Sand Muller	Indigenous	1986	1 No	500 Kg	68,500	12,390	
			1986	1 No	200 Kg	41,260	7,463	
			2002	1 No	250 Kg	48,754	8,818	
			2002	1 No	50 Kg	24,890	4,502	
13	Pneumatic Compressor	Kirloskar	1986	2 Nos	100 CFM	7,64,270	94,413	
			1986	1 No	300 CFM	6,14,350	75,893	
14	Heating Trough with Blow Pipes	Bajaj Udyog	1989	1 No		12,500	2,261	
15	Pneumatic Rammer	Local	1989	2 Nos		21,470	3,883	

*Rohit*





Sl. No.	Description of Machinery	Name of Manufacturer/Supplier	Year of Make	Quantity	Technical Spec. Machine Viz. 1. Tag no., 2. Capacity, 3. RPM etc	Purchase Value (In INR)	Fair Market Value	Remarks
16	Sand Drier	Local	2002	1 No	1000 kg./hr.	2,13,260	38,574	
17	Pneumatic Chiesel	Local	1986	10 Nos		15,270	2,762	
18	Oxy Acetylene Gas-Cutter	Local	2003	6 Nos		12,680	2,294	
19	Electrical Welding Machine	Local	2002	6 Nos	280 A	2,48,640	34,068	
			2003	2 Nos	300 A	1,01,260	13,874	
20	MIG Welding Machine	Isparc/Essab India	2005	1 No	Auto K 400 A	3,85,740	52,853	
21	36" Single Door Shot Blasting Machine	Indrabrator Ltd.	2000	1 No	750 Kg	0	-	Not Found
22	Electrode Pre-Heater	Isparc	2003	2 Nos	250 C	78,450	11,538	
23	Pneumatic Chipping Machine	Local	2000	3 Nos	--	42,660	7,716	
24	Heat Treatment furnace with Quenching Tank (10 Ton) Capacity with 2 Nos. Pumps)	JETCO	2005	1 No	10 Ton	13,71,850	3,27,500	
25	Ball Press	Local	1996	1 No	--	74,630	13,853	
26	Hydraulic Press	National Equipment & Engg. Works	2005	1 No	12.5 Ton	1,86,450	65,759	
27	Hydraulic Press	Pathak Industries	1996	1 No	25.0 MT	3,54,200	65,749	
28	Coupler Testing Machine	National Equipment & Engg. Works	2006	1 No	500 M/F Capacity horizontal type, Piston	12,74,660	1,75,217	
29	Break Beam Load Testing Machine	National Equipment & Engg. Works	2001	1 No	18 T	74,250	10,207	
30	Shaping Machine	Technical Electrical Co.	1996	1 No	--	1,45,220	26,910	
31	Lathe Machine With Copier Facility	Vivekananda Pathak	1996	1 No	4 ½ ft	2,47,550	58,840	
			1996	1 No	8 ½ ft		-	
32	Power Hawk Saw	Pathak Industries	1997	1 No	--	38,600	7,153	
33	Power Drill Machine	Pathak Industries	1996	1 No	1" Dia	78,450	14,656	
34	Radial Drill Machine	Local	2000	2 Nos	2" Dia	1,15,460	21,570	
35	Swing Grinding	Indigenous	2002	8 Nos	--	3,88,400	56,120	
36	Hand Grinding	Wolf	2003	2 Nos	6"	14,500	2,095	
			2003	2 Nos	4"	11,000		
			2003	7 Nos	9"	68,560	9,906	
37	Crane with Electric Hoist	Indigenous	1995	1 No	5 T	2,48,650	51,660	
			1995	1 No	2 T	1,87,450	38,945	

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Sl. No.	Description of Machinery	Name of Manufacturer/Supplier	Year of Make	Quantity	Technical Spec. Machine Viz. 1. Tag no., 2. Capacity, 3. RPM etc	Purchase Value (In INR)	Fair Market Value	Remarks
38	Pencil Grinding	Wolf	2003	6 Nos	1400 RPM	35,640	5,150	
39	Shearing Machine	Pathak Industries	2002	1 No	1.5 T	38,450	7,125	
40	Fork Lifter	Godrej	2006	1 No	2.5 T	1,78,500	37,086	
41	Hoist Crane	Indigenous	2006	2 Nos	2 T & 3 T	1,74,200	36,192	
42	Vernier Scale	Mitutoyo	1991	1 No	12"	14,500		
			2004	2 Nos	6"	9,800		
43	Steel Scale	Kristeel	1991	1 No	4 ft	3,780		
		Shiewa	2000	1 No	2 ft	1,880		
			1991	1 No	1 ft		-	
44	Guage	Indigenous	1999	L.S.	For all items	4,78,420	65,764	
45	Water Pump for Factory Water Supply	International Machine Industries	1990	2 Nos	Rotary High Vacuum Pump	30,300	5,201	
46	Lathe Machine	Quality Machine Tools Corp.	2008	2 Nos	8"	2,20,000	44,753	
47	Radial Drill Machine	Quality Machine Tools Corp.	2008	2 Nos	1 1/2" & 1"	1,28,000	20,668	
48	Shapping Machine	Quality Machine Tools Corp.	2008	1 No	30"	1,40,000	23,478	
49	Hacksaw Hydraulic	Quality Machine Tools Corp.	2008	1 No	8"	34,000	5,702	
50	Angle Grinding Machine	Reliable Tools	2008	3 Nos	KPT 7" & 5"	20,963	2,887	
51	Straight Grinding Machine	Reliable Tools	2008	1 No	4"	5,530		
52	Heavy Duty Welding Machine	International Machine Industries	2008	1 No		21,500	2,596	
53	Diesel Forklift	Voltas Ltd.	2008	1 No		7,25,000		
54	Shaft Grinding Machine	Reliable Tools	2008	1 No	0.75 HP	24,278	3,344	
55	Air Compressor	International Machine Industries	2008	1 No	2 HP	19,600	2,257	
56	Vertical Turning Lathe	New Punjab Industries	2009	1 No	15 HP	5,00,000	1,64,391	
57	Sand Muller Machine	Perfect Engineers	2009	1 No	20 HP	1,65,000	37,181	
58	Laddle Cap	Perfect Engineers	2009	1 No	700 Kg	40,000	9,013	
59	Pulse Jet Collector	Perfect Engineers	2009	1 No		2,35,000	52,954	

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Sl. No.	Description of Machinery	Name of Manufacturer/Supplier	Year of Make	Quantity	Technical Spec. Machine Viz. 1. Tag no., 2. Capacity, 3. RPM etc	Purchase Value (In INR)	Fair Market Value	Remarks
60	Shot Blasting Machine Twin Table	Perfect Engineers	2009	1 No	750 Kg	6,74,000	1,51,877	
61	Chopping Hammer	Landscapers Solutions Pvt. Ltd.	2009	1 No		14,502	3,268	
62	Lathe Machine	Balaji Machine Tools	2009	2 Nos	7x12x15"	5,88,500	1,93,488	
63	Drill Machine	Balaji Machine Tools	2009	1 No	38mm	1,04,500	27,890	
64	Shapping Machine	Balaji Machine Tools	2009	1 No	30"	1,66,000	42,538	
65	Load Testing System	Pal Hydraulics	2009	1 No		1,30,000	25,460	
66	Hydra	Escorts	2009	1 No	14 Ton	0	-	Not Found
67	Rotary Vaccume Dryer	Varahi Engineers	2009	1 No		4,85,850	1,09,480	
68	Generator	Kirloskar Silent Diesel Generating Set	2010	1 No	125 KVA	6,08,560	1,95,826	
69	Drill Machine	Swaraj Machinery Makers	2010	3 Nos	1 ½" & 2"	4,75,000	1,73,999	
70	Diesel Forklift	Voltas - DVX	2010	1 No		7,76,214	3,11,141	
71	Pollution Equipment		2006			57,84,874	9,67,105	
72	GLRV CERIM-1	GMM Pfaudler Ltd	2010			27,45,865	8,39,801	
73	GLRV CERIM-2	GMM Pfaudler Ltd	2010			15,07,129	4,60,944	
74	GLRV CERIM-3	GMM Pfaudler Ltd	2011			27,45,813	10,06,935	
75	GLRV CERIM-4	GMM Pfaudler Ltd	2011			15,07,100	5,52,678	
76	Induction Heating Coil	Inductotherm	2010		1200mm	9,71,032	2,96,983	
77	Shot Blasting Spares		2010			45,565	13,936	
78	Welding Chamber		2010			27,310	7,016	
79	Air Compressor	BEC	2010			26,364	6,630	
80	Cylinder Vertical Storage Tank	Sintex India	2010			69,000	19,732	
81	Motor Pump	Crompton	2010	2 Nos		25,000	7,411	
82	Motor Pump	Crompton	2012	1 No		8,112	3,382	
83	Vaccum Pump	International Machine Industries	2012	2 Nos		93,105	38,816	
84	Digital Weighing Machine	Precision Balance	2012	1 No	1 Tonx200 G.L.C	54,995	22,312	
85	Lathe Machine	Balaji Machine Tools	2013	1 No		1,78,500	76,070	
86	Lathe Machine	Balaji Machine Tools	2014	8 Nos		34,95,975	16,95,816	
87	Electronic LOC Load Device	Lakshmi Industries Corp.	2014	1 No		0	-	Not Found
88	Chipping Hammer	Shivam Highrise Pvt Ltd	2013	1 No		23,368	10,637	

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Sl. No.	Description of Machinery	Name of Manufacturer/Supplier	Year of Make	Quantity	Technical Spec. Machine Viz. 1. Tag no., 2. Capacity, 3. RPM etc	Purchase Value (In INR)	Fair Market Value	Remarks
89	Pillar Drill Machine	K. R. Machine Tools	2015	1 No		48,615	31,497	
90	Portable Container Mixer	J. K. Foundry Engineers	2015	1 No		4,93,425	3,73,294	
91	Pollution Bag Filter	Conmix-300 PP	2016			93,975	61,437	
92	Optical Emission Spectrometer	V-Analytik Systems	2018	1 No		8,45,800	6,00,564	
93	Pump	International Machine Industries	2019	1 No		42,800	35,413	
94	Pump	International Machine Industries	2019	1 No		38,500	31,855	
95	Complete Retrofitment Package(FANUC CNC)	East India Automation & Control	2019	1 No		10,07,000	9,09,798	
96	Hacksaw Machine and Spare Parts of Radial Drill Machine	Pathak Industries	2019	1 No		97,000	84,418	
97	Brinell Hardness Testing Machine	Canon Testing Service	2019	1 No		3,00,000	2,30,241	
98	B22 Zero Single Phase Machine	Nexug Industries Pvt. Ltd.	2021	1 No		1,75,000	1,73,526	
99	KBL Bore Pump	Commercial & Engg. Corp.	2021	1 No		47,679	45,376	
100	KBL BS Pump	Commercial & Engg. Corp.	2021	1 No		18,750	17,844	
101	Motor Pump	Samsung Plaza	2022	1 No		28,389	27,664	
102	Plasma Cutting Machine	UT Lamination Pvt. Ltd.	2022	1 No		55,000	53,057	
103	Motor Pump	Swastidipa Traders	2022	1 No		22,000	21,438	
104	Digital Ultrasonic Flow Dictator	Serve Tech	2021	1 No		1,95,793	1,81,959	
	<b>Total</b>					<b>4,30,87,494</b>	<b>1,29,36,679</b>	

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