

GOVT. REGISTERED VALUER FOR I.T., W.T., G.T. APPROVED VALUER OF

L.I.C. HOUSING FINANCE LTD., W.B.S.C.H. FEDERATION LTD. BANKS ETC.

Ref. No.AKP/VR/Mamrabazar/110527 C

Dated 08-01-2018

To
The Senior Branch Manager
Central Bank of India
Mamrabazar Branch
Dist-Burdwan,

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)
(To be filled in by the Approved Valuer)

I. GENERAL	
1. Purpose for which the valuation is made	To assess the present market value of immovable Industrial Properties named as "M/s Jagdamba Industries Ltd." Previously known as Jagdamba Fiscal Services Pvt. Ltd. which is a Public Limited Company (unlisted) which is represented by Directors are i) Mr. Pradip Kumar Kedia, S/o Late Chandni Prasad Kedia, ii) Mr. Rahul Kedia, S/o Mr. Pradip Kumar Kedia, iii) Ms Neha Kedia, D/o Mr. Pradip Kumar Kedia, situated on R.S. Plot no. 5796/9888(P), 5795(P), 9775, 9776, 5796(P), 6105(P)/5937, 6106(P)/5937, 6113, 6115(P), 6116, 6117(P), 6118(P), 6121(P), 6130(P), 6112(P), 6097, 6102, 6103, 6104, 6097, 6104, 6097, 6098, 6104/6311, 6099, 6104, 6097, 6098, 6104/6311, 6099, 6104, 6116, 6094, 9096, 6310, 6096, L.R. Plot No. 5937, R.S. Khatian No. 3939, 99, 1111, 2778, 1637, 2193, 97, 3276, at Sagarbhanga, Gopinathpur, Mouza: Gopinathpur, J.L. No. 85, P.S. Coke Oven, Under Durgapur Municipal Corporation, Dist.- Burdwan, and Valuation is being done as per instruction of Senior Branch Manager, Central Bank of India, Mamrabazar Branch. Vide Letter No: Ref Letter No: BR/MAMRAB/CMD/17-18/01/181 dated 06-01-2018
2. a) Date of inspection	07-01-2018
b) Date on which the valuation is made	08-01-2018
3. List of documents produced for perusal	i) Xerox copy of Deed being No. I-4208, I-5490, I-3599, I-3378, I-3892, I-3601, I-3836, I-6133, I-6134, 938/08, I-997/08, 2198/08, 4661/08, ii) Xerox copy of Sketch of Land. iii) Xerox copy of Land Tax receipt No. 5381120 dated 02-04-2013. iv) Xerox copy of Porcha.



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4	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	"M/s Jagdamba Industries Ltd." Previously known as Jagdamba Fiscal Services Pvt. Ltd. which is a Public Limited Company (unlisted) which is represented by Directors are i) Mr. Pradip Kumar Kedia, S/o Late Chandni Prasad Kedia, ii) Mr. Rahul Kedia, S/o Mr. Pradip Kumar Kedia, iii) Ms Neha Kedia, D/o Mr. Pradip Kumar Kedia, at Sagarbhanga, Gopinathpur, Mouza: Gopinathpur, J.L. No. 85, P.S. Coke Oven, Under Durgapur Municipal Corporation, Dist.- Burdwan.
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Land Details

Schedule A

S. a)	Sale Deed No	R.S. Plot No.	Area (In area)	Boundary
1)	I-4208	5796/9888(P), 5795(P), 9775, 9776, 5796(P), 6105(P)/5937, 6106(P)/5937, 6113, 6115(P), 6116, 6117(P), 6118(P), 6121(P), 6130(P), 6112(P),	0.062 1.056 1.214 0.324 1.834 0.382 0.064 0.042 0.228 0.268 0.104 0.138 0.190 0.027 15.580	North-Road; South -R.S. Plot No. 5793; East- R.S. Plot No. 6112; West- R.S. Plot No. 5769, 5793; J.L. No. 85, R.S. Khatian No. 3939, 99, 1111, 2778, 1637, 2193, 97,
Total		21.513 Acres		
2)	I-5490	6112/9775	121 Decimal	North-Plot No. 9776; South -Plot No. 5795; East- Plot No. 5796; West- Plot No. 5793; J.L. No. 85, R.S. Khatian No. 3276.
3)	I-5490	6112/9776	24 Decimal	North-Plot No. 6112; South -Plot No. 9775; East- Plot No. 6112(P); West- Plot No. 6112(P); J.L. No. 85, R.S. Khatian No. 3276.

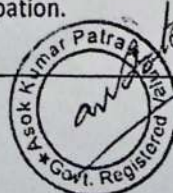
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Land Details		Schedule B	
Sale Deed No	R.S. Plot No.	Area (In area)	Boundary
1) I-3599	L.R. Plot No. 5937 (R.S. Plot No. 6097, 6102, 6103, 6104,)	1.315 Acre	
2) I-3378	L.R. Plot No. 5937 (R.S. Plot No. 6097, 6104,)	0.75 Acre	
Total		2.065 Acres	
Land Details		Schedule C	
Sale Deed No	R.S. Plot No.	Area (In area)	Boundary
I-3892,	6097, 6098, 6104/6311, 6099, 6104,	1.540	
I-3601,	6097, 6098, 6104/6311, 6099, 6104, 6116,	0.250	
I-3836,	6116	0.240	
I-6133,	6094, 9096, 6310	0.64439	
I-6134,	6094, 6096, 6310	1.50340	
938/08,	6310	0.14814	
I-997/08,	6094, 9096, 6310	0.32222	
2198/08,	6094, 9096, 6310	0.16111	
4661/08,	6094, 9096, 6310	0.08054	
Total		4.8898 Acres	
5.b) Brief description of the property		a) Land Details One Plot of Land whose total area is as per <u>(Schedule A+ Schedule B+ Schedule C)</u> =29.9178 Acres=2991.78 Decimal. b) Details of Sheds & Building c) Details of Plants and Machineries	
6. Location of property			
a)	Plot No. / Survey No.	: R.S. Plot no. 5796/9888(P), 5795(P), 9775, 9776, 5796(P), 6105(P)/5937, 6106(P)/5937, 6113, 6115(P), 6116, 6117(P), 6118(P), 6121(P), 6130(P), 6112(P), 6097, 6102, 6103, 6104, 6097, 6104, 6097, 6098, 6104/6311, 6099, 6104, 6097, 6098, 6104/6311, 6099, 6104, 6116, 6094, 9096, 6310, 6096, L.R. Plot No. 5937, R.S. Khatian No. 3939, 99, 1111, 2778, 1637, 2193, 97, 3276,	
b)	Door No	: Mouza: Gopinathpur, J.L. No. 85,	
c)	T.S. No. / Village	: at Sagarbhanga, Gopinathpur, P.S. Coke Oven,	
d)	Ward / Taluka	: Under Durgapur Municipal Corporation,	
e)	Mandal / District	: Dist.- Burdwan,	

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7	Postal address of the property	:	"M/s Jagdamba Industries Ltd." Previously known as Jagdamba Fiscal Services Pvt. Ltd. which is a Public Limited Company (unlisted) which is represented by Directors are i) Mr. Pradip Kumar Kedia, S/o Late Chandni Prasad Kedia, ii) Mr. Rahul Kedia, S/o Mr. Pradip Kumar Kedia, iii) Ms Neha Kedia, D/o Mr. Pradip Kumar Kedia, situated on R.S. Plot no. 5796/9888(P), 5795(P), 9775, 9776, 5796(P), 6105(P)/5937, 6106(P)/5937, 6113, 6115(P), 6116, 6117(P), 6118(P), 6121(P), 6130(P), 6112(P), 6097, 6102, 6103, 6104, 6097, 6104, 6097, 6098, 6104/6311, 6099, 6104, 6097, 6098, 6104/6311, 6099, 6104, 6116, 6094, 9096, 6310, 6096, L.R. Plot No. 5937, R.S. Khatian No. 3939, 99, 1111, 2778, 1637, 2193, 97, 3276, at Sagarbhanga, Gopinathpur, Mouza: Gopinathpur, J.L. No. 85, P.S. Coke Oven, Under Durgapur Municipal Corporation, Dist.- Burdwan,	
8	City / Town	:	Durgapur	
	Residential Area	:	No	
	Commercial Area	:	Yes	
	Industrial Area	:	Industrial cum Commercial	
9	Classification of the area	:		
	i) High / Middle / Poor	:	H.I.G./ M.I.G., are staying there	
	ii) Urban / Semi Urban / Rural	:	Urban Area.	
10	Coming under Corporation limit / Village Panchayat / Municipality	:	Under Durgapur Municipal Corporation,	
11	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	:	N/A	
12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	Non agricultural land.	
13	Boundaries of the property	:		
	North	:		
	South	:	As per Sketch.	
	East	:		
	West	:		
14	Dimensions of the site	:	a) As per the Deed	b) Actual
	North	:		
	South	:	As per Sketch.	As per Sketch.
	East	:		
	West	:		
15	Extent of the site	:	One Plot of Land whose total area is =29.9178 Acres=2991.78 Decimal.	
16	Extent of the site considered for valuation (least of 14a & 14b)	:	One Plot of Land whose total area is =29.9178 Acres=2991.78 Decimal.	
17	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month	:	Under Owner Occupation.	



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CHARACTERISTICS OF THE SITE

1	Classification of locality	:	H.I.G / M.I.G are staying there
2	Development of surrounding areas	:	Being developed
3	Possibility of frequent flooding/ submerging	:	N/A
4	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc	:	Within 1 Km
5	Level of land with topographical conditions	:	Level
6	Shape of land	:	As per Sketch
7	Type of use to which it can be put	:	For Industrial use.
8	Any usage restriction	:	No
9	Is plot in town planning approved layout?	:	No
10	Corner plot or intermittent plot?	:	Intermittent plot
11	Road facilities	:	Yes
12	Type of road available at present	:	Pucca Road
13	Width of road – is it below 20 ft. or more than 20 ft	:	Above 20 ft
14	Is it a Land – Locked land?	:	No
15	Water potentiality	:	Good
16	Underground sewerage system	:	N/A
17	Power supply is available in the site	:	D.P.S.C (India Power)
18	Advantages of the site	:	
1		:	As it is situated within Durgapur Municipal Corporation and side of Road, hence it is suitable for Industrial Use.
19	General remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc	:	N/A
1		:	N/A
2		:	N/A

Part – A (Valuation of land)

1	Size of plot	:	As per Sketch.
	North & South	:	
	East & West	:	
	Total extent of the plot	:	One Plot of Land whose total area is =29.9178 Acres=2991.78 Decimal.
3	Prevailing market rate	:	Rs. 1,10,000/- to Rs. 1,20,000/- per Decimal
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	:	From registry office and Local Source.
5	Assessed / adopted rate of valuation	:	Rs. 1,10,000/- Per Decimal
6	Estimated value of land	:	2991.78 Decimal X Rs. 1,10,000/- per Decimal = Rs. 32,90,95,800/-
7	Land Development	:	Nil

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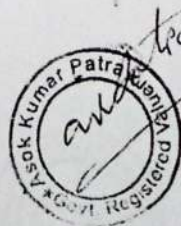


Part - B (VALUATION OF SHEDS & BUILDINGS) (After Depreciation)
TECHNICAL DETAILS OF THE BUILDING/ Shed

S. No.	Description	Plinth Area In Sq. ft.	Rate (per sft)	Cost Rs P
1.	<u>Factory Shed No. 1, 2, 3, 4</u> Ground Floor, Roof Height= 30'-0"	200195 sq. ft	@300/-	60058500.00
2.	<u>Factory Shed No. 5</u> Ground Floor	35329 Sq. ft	@300/-	10598700.00
3.	<u>Staff Quarter</u> Ground Floor, Roof Height= 10'-6" First Floor, Roof, Height= 9'-6" Toilet Chamber, Height= 7'-6"	6962 Sq. ft	@750/-	5221500.00
4.	<u>Basement Floor of Factory Shed No. 3, 4</u> Basement floor, Roof Height= 10'-0" approx	1997 Sq. ft	@750/-	1497750.00
5.	<u>Labour Quarter</u> Ground Floor, Tin Shed & Tali Shed, Roof Height= 10'-0" & 9'-6"	4102 Sq. ft	@500/-	2051000.00
6.	<u>Foreman & Quality Room of Factory Shed No. 2</u> Ground Floor, Roof Height= 9'-0"	330 Sq. ft	@980/-	323400.00
	<u>Electric Control & Transformer Room</u> Ground Floor, Roof Height= 10'-0"	4865 Sq. ft.	@980/-	4767700.00
8.	<u>Laboratory</u> Ground Floor & First floor, Roof Height= 10'-0"	3060 Sq. ft.	@980/-	2998800.00
9.	<u>Pump House</u> Ground Floor, Roof Height= 18'-0"	290 Sq. ft.	@780/-	226200.00
10.	<u>Water Tank</u> 20'-0" depth	1440 Sq. ft	@500/-	720000.00
11.	<u>Weigh Bridge & Weigh Bridge Control Room</u> Ground Floor, Roof First Floor, Roof,	836 Sq. ft.	@700/-	585200.00
12.	<u>Weigh Bridge Platform</u>	720 Sq. ft.	@550/-	396000.00
13.	<u>Office Building</u> Ground Floor, Roof Height= 9'-6"	1545 Sq. ft.	@455/-	702975.00
14.	<u>Electric Metter Building</u> Ground Floor, Roof Height= 10'-6"	600 Sq. ft.	@700/-	420000.00
15.	<u>Mill Foundation Shed No. 1 & 2</u> Mill Foundation,	101068 Sq. ft.	@265/-	26783020.00
Total				Rs. 11,73,50,745/-

Less Depreciation 50% as the Plant has Stop its Production from January 2015

i.e. Rs. 11,73,50,745/- X 50% = Rs. 5,86,75,373/-



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Statement of cost of Plant And Machineries of "M/s Jagdamba Industries Ltd." Mouza: Gopinathpur, Durgapur

i) Structural mill division

As per Statement for the year 2008-2010 (Purchase value) Rs. 2,21,68,995.00

Depreciation for the year 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16 -- Rs. 66,50,699.00

Rs. 1,55,18,296.00

Add for the year 2010-11 (Purchase value)

+ Rs. 9,61,80,436.00

Rs. 11,16,98,732.00

Depreciation for the year 2011-12, 2012-13, 2013-14, 2014-15, 2015-16

-- Rs. 2,79,24,683.00

Rs. 8,37,74,049.00

Add for the year 2011-12 (Purchase value)

+ Rs. 8,00,10,687.00

Rs. 16,37,84,736.00

Depreciation for the year 2012-13, 2013-14, 2014-15, 2015-16

-- Rs. 3,27,56,947.00

Rs. 13,10,27,789.00

Add for the year 2012-13 (Purchase value)

+ Rs. 3,91,04,630.00

Rs. 17,01,32,419.00

Depreciation for the year 2013-14, 2014-15, 2015-16

-- Rs. 2,55,19,863.00

Rs. 14,46,12,556.00

Add for the year 2013-14 (Purchase value)

+ Rs. 12,96,306.00

Rs. 14,59,08,862.00

Depreciation for the year 2014-15,

-- Rs. 72,95,443.00

Rs. 13,86,13,419.00



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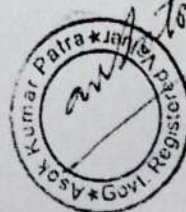
C) Statement of cost of Plant And Machineries of "M/s Jagdamba Industries Ltd." Mouza: Gopinathpur, Durgapurii) Rolling mill division

As per Statement for the year 2009-2010 (Purchase value)	Rs. 29,87,600.00
Depreciation for the year 2010-11, 2011-12, 2012-13, 2013-14, 2014-15, 2015-16	-- Rs. 8,96,280.00
	Rs. 20,91,320.00
Add for the year 2010-11 (Purchase value)	+ Rs. 2,51,20,122.00
	Rs. 2,72,11,442.00
Depreciation for the year 2011-12, 2012-13, 2013-14, 2014-15, 2015-16	-- Rs. 68,02,860.00
	Rs. 2,04,08,582.00
Add for the year 2011-12 (Purchase value)	+ Rs. 6,50,05,005.00
	Rs. 8,54,13,587.00
Depreciation for the year 2012-13, 2013-14, 2014-15, 2015-16	-- Rs. 1,70,82,717.00
	Rs. 6,83,30,869.00
Add for the year 2012-13 (Purchase value)	+ Rs. 10,21,73,833.00
	Rs. 17,05,04,702.00
Depreciation for the year 2013-14, 2014-15, 2015-16	-- Rs. 2,55,75,705.00
	Rs. 14,49,28,997.00
Add for the year 2013-14 (Purchase value)	+ Rs. 4,73,36,291.00
	Rs. 19,22,65,288.00
Depreciation for the year 2014-15,	-- Rs. 9,6,13,264.00
	Rs. 18,26,52,023.00
Add for the year 2014-15 (Purchase value)	+ Rs. 26,15,979.00
	Rs. 18,52,68,002.00

(Structural mill division + Rolling mill division) = Rs. 13,86,13,419.00 + Rs. 18,52,68,002.00 = Rs. 32,38,81,421.00

There is no production at present in the plant, hence the value of Plant & Machineries will be depreciated 50% i.e. Rs. 32,38,81,421.00 X 50% = Rs. 16,19,40,711/-

Certain inside area is filled up with bush



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Part - C (Extra Items)

(Amount in Rs.)

	Portico	:	Nil
	Ornamental front door	:	Nil
	Sit out / Verandah with steel grills	:	Nil
	Overhead water tank	:	Nil
	Extra steel / collapsible gates	:	Nil
	Total	:	Nil

Part - D (Amenities)

(Amount in Rs.)

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

Part - E (Miscellaneous)

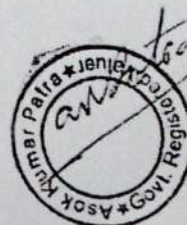
(Amount in Rs.)

1	Separate toilet room	:	Nil
2	Separate lumber room	:	Nil
3	Separate water tank / sump	:	Nil
4	Trees, gardening	:	Nil
	Total	:	Nil

Part - F (Services)

(Amount in Rs.)

1	Boundary wall 6450 Rft. @ Rs. 2000/- per Rft.	:	Rs. 1,29,00,000/- (There is no Boundary Wall at 200'-0")
2	Mill Foundation (Structure Mill)	:	Rs. 45,00,000/-
3	Tube well (Rolling Mill)	:	Rs. 1,00,000/-
4	MS Iron Gate 3 nos.	:	Rs. 1,30,000/-
	Total	:	Rs. 1,76,30,000/-



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