

REPORT NO: VIMP/NCS/595/21-22/CFM

DATE: 25.02.2022

CFM ASSET RECONSTRUCTION PVT LTD

BORROWER: JAGDAMBA INDUSTRIES LTD CEMENT UNIT DIVISION



VALUATION REPORT OF THE CEMENT UNIT
IMMOVABLE & MOVABLE INDUSTRIAL PROPERTY
SITUATED AT MOUZA BHIRINGI UNDER
DURGAPUR MUNICIPAL CORPORATION
DIST: PASCHIM BARDHAMAN



NOVARA CONSULTANCY SERVICES

27/B, South End Park
Kolkata - 700 029
(M) 90511 21789 / 86177 38943
Landline : (033) 2419-7515
E-mail: novaracs@gmail.com

NOVARA CONSULTANCY SERVICES

VALUERS * APPRAISERS * CONSULTANTS

27/B, SOUTH END PARK, KOLKATA 700 029,
(M) 90511 21789 / 86177 38943 LANDLINE: (033) 2419-7515
E-mail: novaracs@gmail.com

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NAME OF THE BORROWER:
M/S JAGDAMBA INDUSTRIES LTD. (CEMENT UNIT DIVISION)

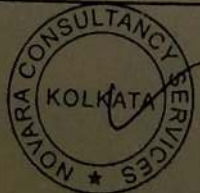
	Name of empanelled Valuer	Novara Consultancy Services
	Background of the company:	Novara Consultancy Services 27/B, South End Park Kolkata – 700 029
	Identity of valuer and any other experts involved in the valuation	1. Sri Ajay Kumar Chakrabarti B.E. (Mechanical), Registered Valuer. 2. Sri Subrata Ray B.E. Civil, Registered Valuer.
I	General	
1.	Purpose for which the Valuation	Recovery
2.	Name of the Branch	NA
3.	Date of Visit	14.02.2022
4.	Name & Designation of the Bank official accompanied the valuer on the date of the visit	NA
5.	Date as on which valuation is made	25.02.2022
6.	List of documents produced for perusal	None
7.	Name of the owner/ owners of the property and address	M/S Jagdamba Industries Ltd. (as per company)
8.	Is the property is under single/ joint or Co-ownership	Single (as per company)
9.	If the property is under joint ownership/Co-ownership, share of each such owner	N.A (as per company)
10.	Brief description of the property	The property under valuation comprises a land area admeasuring 572.73 decimals (as per company) with a number of structures standing thereon.
11.	Location of the property	The Property situated on Municipal Road. The nearest Railway Station is Durgapur which is about 11 Km away
a)	Survey/Plot No.	Mouza – Viringi, J.L No 68 Dag No. 757 Khatian no. 123



b)	Door No.	--
c)	TS No./ Ward No.	--
d)	Street Name	14
e)	Place, Taluka, District	Municipal Road leading to NH-6
f)	Location coordinated	District - Paschim Bardhaman
12.	Boundaries of the property	23.55985 (N), 87.25947 (E)
a)	North	
b)	South	Vacant Land of other
c)	East	Municipal Road leading to NH-6
d)	West	Vacant Land of other
13	Dimensions of the site	Plot of others & drain
14.	Extent of the site	Could not be ascertained
	North	572.73 Decimal (as per company)
	South	Vacant Land of other
	East	Municipal Road leading to NH-6
	West	Vacant Land of other
15.	Extent of the site considered for valuation	Plot of others & drain
16.	Whether occupied by the owner/tenant? If tenant since how long and rent received per month/ annum	572.73 Decimal (as per company)
16.	Whether occupied by the owner/tenant? If tenant since how long and rent received per month/ annum	Owner
II.	CHARACTERISTIC OF THE PROPERTY	
1.	Is the property situated in residential/commercial/ mixed area/ industrial area/ Agricultural area?	Industrial
2.	Type of property - whether	
a)	Agriculture	--
b)	Industrial	Industrial
c)	Residential	--
d)	Commercial	--
e)	Others specify	--
3.	If the property is agricultural Land	
a)	Whether the land is dry or wet	Not Applicable
b)	Availability of Irrigation facility	
c)	Type of crops grown	



4.	If the property is other than agricultural usage/ classification, furnish the notification/ proof for classifying the property as residential/ industrial/ commercial property (Enclose copies of the proof/ Notifications etc.)	Industrial
5.	If the property is residential classification of the area	
a)	High/Middle/Poor	Middle class
b)	Metro/urban/Semi urban/Rural	Rural
6.	Road facility	The property Being on Municipal Road leading to NH-6 so all type of surface transport & other facility available.
7.	Type of road available at present	Metal Road
8.	Present width of the road	15 ft
9.	Is it a corner plot/ intermittent plot	Intermittent
10.	Is it a land-locked land	No
11.	Possibility of frequent flooding	Not known
12.	Level of Land with topographical conditions	Plain
13.	Shape of the land	Irregular
14.	Whether coming under Corporation limit/ Municipality/Village	Durgapur Municipality Corporation
15.	Proximity to civic amenities, like schools, hospitals, offices, markets, cinemas, etc.	Within 3 kms
16.	Means and Proximity to surface communication by which the locality is serve Land:	Municipal Road leading to NH-6
17.	Roads, streets or lanes on which the land is abutting.	Municipal Road leading to NH-6
18.	Is the land is freehold or lease hold	Freehold (as per company)
19.	Is it leasehold, the name of lessor/lessee, nature of lease, dates of commencement and termination of lease and terms of renewal of lease:	Not known
20.	Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant	Not known
21.	Are there any agreements of easements? If so attach copies	Not known



22.	Does the land fall in an area included in any Town planning Scheme or any Development Plan of Government or any statutory body? If so, give particulars	Cannot be commented upon in absence of relevant document.
23.	Has any contribution been made towards development or is any contribution been made towards development or is any demand for such contribution still outstanding?	
24.	Has the whole or part of the land been notified for acquisition by Government or any statutory body? Give date of the notification	
25.	Any restriction of the usage of the property	
26.	Source of water and water potentiality	Durgapur Municipal corporation
27.	Type of Sewerage system	Direct dispose to drain
28.	Availability of power supply	India Power Corporation Limited
29.	Advantages of the property	Situated very close to NH-6
30.	Disadvantages of the property	Nothing in particular

**Valuation of the
Property PART-A-
LAND**

1.	Dimensions of the property/ site	Could not be ascertained
2.	Total extent of the area / plot	572.73 decimal or 347.11 Cottah
3.	Year of acquisition/ purchase of the property	Not known
4.	Acquisition/ purchase price of the property	Rs. 15.89 Lakh (As per company)
5.	Guideline/ card rate obtained from the registrar Office (enclose copy)	Rs.13.67 Lakh per cottah
6.	Give instances of sales of immovable property in the locality on a separated sheet, indicating the name and address of the property, registration No., sale price and area of land sold	Not made available to us.
7.	Prevailing market rate/value	Rs. 6.50 Lakh to Rs.7.50 Lakh per cottah for land only.



8.	Assessed/ Adopted rate for valuation (if the assessed/ adopted rate is more than 50% of the guideline rate, justification for considering higher value to be explained)	Rs. 7.00 Lakh per cottah
9.	Estimated value of the land	Rs.24,29,77,000.00 (Rs. 7,00,000.00 X 347.11)
10.	Conservative/ forced Sale value of the land	Rs.19,43,81,600.00

PART-B-VALUATION OF BUILDING

1.	Type of Building (Residential/Industrial/ Commercial)	Industrial
2.	Type of Construction (Load Bearing/RCC/ steel framed/ AC Sheet etc.)	As per annexure-I
3.	Year of construction	
4.	Number of floors and height of each floor including basement if any	
5.	Plinth area floor wise	
6.	Condition of the Building	Fair
	a. Exterior	Fair
	b. Interior	Fair
7.	Whether building approval is available?	Not provided to us
8.	Any major deviation from approved plan?	NA.
9.	Is the building insured? If so, give the policy No. amount for which it is insured and the annual premium.	Not provided to us
10.	Furnish technical details of the building on a separate sheet (The Annexure to this form may be used)	See Annexure - I
11.	What was the method of construction (by contract/ by employing labour directly/ both?	Not known
12.	For item of work done on contract, procedure copies of agreements.	Not known



13	For items of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof.	Not known
14	Valuation of the building (Detail may be attach as annexure)	Rs.3.08 Crore (as per Annexure-I)
15	(i) is the building owner-occupied/tenanted/both? (II) If party owner-occupied, specify portion and extent of area under owner-occupation	Owner.
16	What is the Floor space Index permissible and percentage actually utilized	Not applicable
17	Are any of the occupants related to, or close business associates of the owner	Nothing
18	Is any dispute between landlord and tenant regarding rent pending in a court of law	N.A
19	Has any standard rent been fixed for the premises under any law relating to the control of rent?	N.A

PART C: VALUATION OF EXTRA ITEMS

1.	Portico	--
2.	Ornamental front door	---
3.	Sit-Out/ verandah	---
4.	Overhead water tank	---
5.	Gates etc	----

PART D: VALUATION OF AMENITIES

1.	Wardrobes	---
2.	Interior decoration	---
3.	False ceiling	---
4.	Architectural elevation work	---
5.	Swimming pool etc	---

PART E: VALUATION OF SERVICE PROVIDED

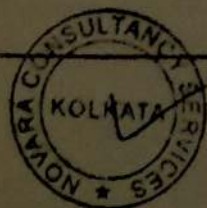
1.	Water supply arrangement	Durgapur Municipal Corporation
2.	Drainage arrangement	Under ground
3.	Compound wall	Found on three sides.



4.	Caution deposit etc	Front side open.
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Details of Valuation							
Item	Area	Unit	Rate (Rs.)	Reinstate ment value	Age	Depreciation	Value after depreciation (Rs.)
Land/plot (a c .0-24 gts)	347.11	Cottah	7.00 Lakh	N.A.	--	--	24,29,77,000.00
Building value (RCC Framed structure value)	49653	Sqft	--	N.A.	20-26 yrs	40%-50%	3,07,68,396.00
Plant & Machinery	As per Annexure-II						3,24,01,986.00
Amenities, like compound wall, UG tank, bore well, site Development etc	--	--	--	--	--	--	--
Total							30,61,47,382.00

SUMMARY OF VALUATION					
Item	Land Value			Building Value in Rs.	Total Value in Rs.
	Area (Cottah)	Rate per unit	Land Value in Rs.		
Land and Building					
SRO/DLC (Govt) Value	347.11	13.67 lakh	13,67,999.82	3,07,68,396	3,21,36,395.82
Fair market Value	347.11	7.00 lakh	24,29,77,000	3,07,68,396	27,37,45,396.00
Realizable Market Value			21,86,79,300	2,61,53,137	24,48,32,437.00
Forced/Distress sale value			19,43,81,600	2,30,76,297	21,74,57,897.00



Plant & Machinery					
Market Value of P&M					
Realizable Market Value					3,24,01,986.00
Forced/Distress sale value					2,75,41,688.10
					2,43,01,489.50

Method of Valuation:

Present market value has been assessed by 'Market Comparison Method'. Rates of similar land in the locality, on local enquiry & self-judgment, are collected on square foot basis of cottah. The rates are then adjusted for the purpose of valuation of the specific asset.

Methodology of /valuation of Plant & Machinery

For valuation of plant and equipment, we have carried out a detailed survey of assets and noted the conditions, state of repairs, usage, serviceability, technical obsolescence and efficiency of each individual asset.

Factors governing the assessment are:

- i) Make, specification, country of origin
- ii) Condition, state of repairs and maintenance
- iii) Age and residual life of machinery
- iv) Technical obsolescence
- ii) Usage

For valuation of Machinery & Equipment the following methodology has been adopted:

1. Determination of current Market Value of each asset
2. From the current Market Value, Depreciation (DPN) -- as calculated based on assessed age, residual life (either original or extended by renovation), present physical condition, availability of spares, technological obsolescence etc -- is deducted to arrive at Depreciated or Net Replacement Value (NRV).

Declaration:

We hereby declare that:

- a) The information provided is true and correct to the best of my knowledge and belief.
- b) The analysis and conclusions are limited by the reported assumptions and conditions.
- c) We have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation, 2011 of the IBA, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- d) We have no direct or indirect interest in the property valued.
- e) My authorized representative by the name of Sri Abhjit Dutta has inspected the subject property on 10.02.2022



Novara Consultancy Services

- f) We are 'valuer' as per the provisions of the above referred Handbook in Category "Immovable Property" and fulfill the education, experience and other criteria laid out therein.
- g) We are abide by the Code of Conduct as provided by the above referred Handbook.
- h) Restrictions on use of the report, if any;
- i) Caveats, limitations and disclaimers to the extent they explain or elucidate the limitation faced by the valuer.

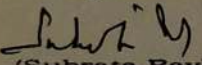
Name and address of the Valuer

Novara Consultancy Services
27B, South End Park, Kolkata – 700 029

Name of Valuer Association of which I am a bonafide member in good standing
"The Institution of Valuers"

Membership Number F: 13477
F: 6923

Novara Consultancy Services


(Subrata Ray)
B.E., C.E., M.I.E., F.I.V.
Chartered Engineer, registered Valuer (W.T. & I.T.)
Approved Surveyor & Valuer. Cal. High Court
Consultant

Date 25.02.2022

Mobile no. 90511 21789 / 86177 38943

E-MAIL novaracs@gmail.com

Novara Consultancy Services

A. K. CHAKRABARTI
B.E. (Cal), M.B.A. (Cal), M.I.E. (I)
Chartered Engineer
Registered Valuer (W.T. ACT, 1957)
Regn No. 11119/CC-III OF 1988

ENCLOSURES:

- Annexure – I
- Annexure - II
- Photographs.
- Google Map
- Govt. Value Sheet

M/s Jagdamba Industries Ltd - Cement Unit Division
Situated at Mouza Benachity, Dist -Paschim Bardhaman,
P.S- Durgapur, Pincode -713 213

Valuation of Civil Structures as on 14/02/2022

Sl. No.	Particulars	Type of Structure	Age of the Structure	Covered Area (Sqft)	Floor Height (sqft)	Current Market Value (NRV) (Rs.)
1	Main Plant Shed	Type of Roof :- Ac sheet shed roof mounted on iron pillars, trusses frame structure Flooring :- IPS Wall Thickness :- 10" upto 10'ft ht B/W Foundation - RCC based footings with steel base plate Door :- Rolling Shutter Window Roof level Louvers	20	27123	42/33	14,917,650
2	Crusher Shed	Ac sheet shed roof mounted on iron pillars, trusses frame structure Type of Roof :- Structural Steel Structure	20	1568	16/12	564,480
3	Panel Room	RCC Framed structure Type of Roof :- RCC Structure Flooring :-RCC/PCC	20	506	11	182,160
4	H T Breaker Room and Meter Room	RCC Framed structure Type of Roof :- RCC Structure Flooring :-RCC/PCC	20	896	11	752,640
5	Residential Qtr	RCC Framed structure Type of Roof :- RCC Structure Flooring :-RCC Wall Thickness :- 10" door- Wooden Window - MS griled	20	413	10	346,920



M/s Jagdamba Industries Ltd - Cement Unit Division
Situated at Mouza Benachity, Dist -Paschim Bardhaman,
P.S- Durgapur, Pincode -713 213

Valuation of Civil Structures as on 14/02/2022

Sl. No.	Particulars	Type of Structure	Age of the Structure	Covered Area (Sqft)	Floor Height (sqft)	Current Market Value (NRV) (Rs.)
6	Office Block Ground Floor	RCC Framed structure Type of Roof :- RCC Structure Flooring :-RCC Wall Thickness :- 10" Door- Wooden Window - Alluminium Panel with MS griled	20	2136	10	2,306,880
7	Office Block First Floor	RCC Framed structure Type of Roof :- RCC Structure Flooring :-RCC Wall Thickness :- 10" door- Wooden Window - Alluminium Panel with MS griled	20	2136	10	2,178,720
8	Mill Building Ground Floor	RCC Framed structure Type of Roof :- RCC Structure Flooring :-RCC Wall Thickness :- 10"	20	2446	11	1,761,120
9	Mill Building First Floor	RCC Framed structure Type of Roof :- RCC Structure Flooring :-RCC Wall Thickness :- 10"	20	2446	11	1,614,360
10	Blower Area	RCC Framed structure Type of Roof :- RCC Structure Flooring :-RCC/PCC	20	62	12	37,200
11	Clinker Storage Shed	Ac sheet shed roof mounted on MS pipe pillars, trusses frame structure Type of Roof :- Structural Steel Structure Flooring :- PCC Wall Thickness :- 10"	20	1140	13/11	410,400



M/s Jagdamba Industries Ltd - Cement Unit Division
Situated at Mouza Benachity, Dist -Paschim Bardhaman,
P.S- Durgapur, Pincode -713 213

Valuation of Civil Structures as on 14/02/2022

Sl. No.	Particulars	Type of Structure	Age of the Structure	Covered Area (Sqft)	Floor Height (sqft)	Current Market Value (NRV) (Rs.)
12	Packing and Loading	Ac sheet shed roof mounted on MS pipe pillars, trusses frame structure Type of Roof :- Structural Steel Structure Flooring :- PCC Wall Thickness :- Not Visible	20	1033	44.294	371,880
13	Diesel Generator Shed	Ac sheet shed roof mounted on MS pipe pillars, trusses frame structure Type of Roof :- Structural Steel Structure Flooring :- PCC Wall Thickness :- Not Visible	20	560	13/11	201,600
14	General store and Scrap Store	Ac sheet shed roof mounted on MS pipe pillars, trusses frame structure Type of Roof :- Structural Steel Structure Flooring :- PCC Wall Thickness :- Not Visible	20	416	11	149,760
15	Clinker Hopper Conveyor	Ac sheet shed roof mounted on MS pipe pillars, trusses frame structure Type of Roof :- Structural Steel Structure Flooring :- PCC Wall Thickness :- Not Visible	20	905	15	325,800



M/s Jagdamba Industries Ltd - Cement Unit Division
Situated at Mouza Benachity, Dist -Paschim Bardhaman,
P.S- Durgapur, Pincode -713 213

Valuation of Civil Structures as on 14/02/2022

Sl. No.	Particulars	Type of Structure	Age of the Structure	Covered Area (Sqft)	Floor Height (sqft)	Current Market Value (NRV) (Rs.)
16	Drier Section	Ac sheet shed roof mounted on MS pipe pillars, trusses frame structure Type of Roof :- Structural Steel Structure Flooring :- PCC Wall Thickness :- Not Visible	20	3875	44.294	1,395,000
17	Transformer Room	Ac sheet shed roof mounted on MS pipe pillars, trusses frame structure Type of Roof :- Structural Steel Structure Flooring :- PCC Wall Thickness :- Not Visible	20	207	13/11	74,520
18	Compressor Room 1	RCC Framed structure Type of Roof :- RCC Structure Flooring :-RCC/PCC	20	372	14	267,840
19	Compressor Room 2	RCC Framed structure Type of Roof :- RCC Structure Flooring :-RCC/PCC	20	104	14	74,880
20	Sales and Despatch Section	RCC Framed structure Type of Roof :- RCC Structure Flooring :-RCC Wall Thickness :- 10" door- Wooden Window - Alluminium Panel with MS griled	26	775	14	558,006
21	Security Room	RCC Framed structure Type of Roof :- RCC Structure Flooring :-RCC	20	155	10	83,700



M/s Jagdamba Industries Ltd - Cement Unit Division
Situated at Mouza Benachity, Dist -Paschim Bardhaman,
P.S- Durgapur, Pincode -713 213

Valuation of Civil Structures as on 14/02/2022

Sl. No.	Particulars	Type of Structure	Age of the Structure	Covered Area (Sqft)	Floor Height (sqft)	Current Market Value (NRV) (Rs.)
22	Toilets ,Septik Tank	RCC Framed structure Type of Roof :- RCC Structure Flooring :-RCC	20	379	10	272,880
23	Boundary Wall with Gates	RCC wall		-		1,200,000
24	7 nos RCC Silos	L.S				600,000
25	Water Storage Tank and Overhead Tank	L.S				120,000
Total						30,768,396
Say, Rs. 3.08 Crore						

Novara Consultancy Services



(Subrata Ray)

S.E., C.E., M.E., P.E.

Chartered Engineer, registered Valuer (W.T. & L.T.)
 Approved Surveyor & Valuer, Cal. High Court
 Consultant

Annexure - II

M/s Jagdamba Industries Ltd - Cement Division
Situated at Mouza Benachity, Dist -Paschim Bardhaman,
P.S- Durgapur, Pincode -713 213

Valuation of Plant & Machinery as on 14/02/2022

Sl. No.	Description of Machinery & Equipment (Including Expenses Capitalized Thereon)	Qty in No.	YOP/YOI (Acquisition Date)	NRV/MV Including Installation Cost & Salvage Value (In Rs.)
1	Vibrator Motor		2001	27,137.40
2	Vibrator screen		2001	540,000.00
3	Rotary Feeder		2001	120,000.00
4	Elevator Chain		2001	45,000.00
5	Compressor		2001	60,079.80
6	Liner Plate		2001	142,896.00
7	Liner Plate		2001	21,120.00
8	Poly Fabric		2001	652,500.00
9	Liner Plate		2001	8,340.00
10	Elevator Chain		2001	38,250.00
11	Ball Mill 100 Mt	1	2001	2,400,000.00
12	Ball Mill 50 Mt	3	2001	3,600,000.00
13	Bucket Elevator	6	2001	3,480,000.00
14	Rotary Drayer	2	2001	720,000.00
15	Hopper 50 MT	6	2001	9,000,000.00
16	Packaging Unit	2	2001	4,200,000.00
17	Clinker Silo 100 MT	1	2001	2,100,000.00
18	Conveyor	3	2001	1,500,000.00
19	Weigh Bridge 80 MT	1	2001	600,000.00
20	Bag Filter	1	2001	1,080,000.00
21	ID Fan	1	2001	180,000.00
22	Pump, Motor etc.		2001	240,000.00
23	Control Panel & Electrical Installation			1,800,000.00
Total				32,401,986.00
				Say Rs. 3.24 Crore

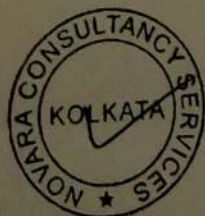
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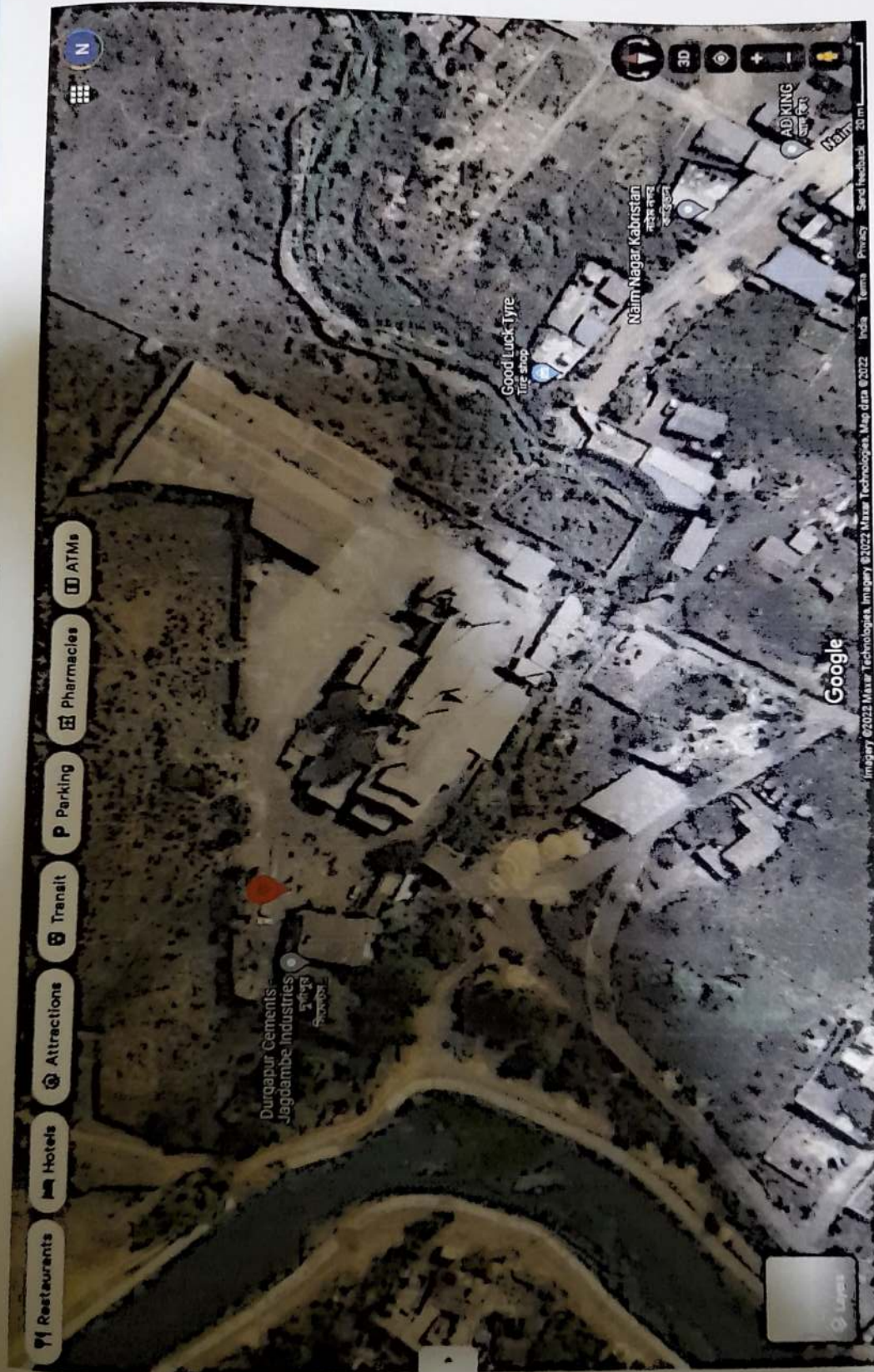
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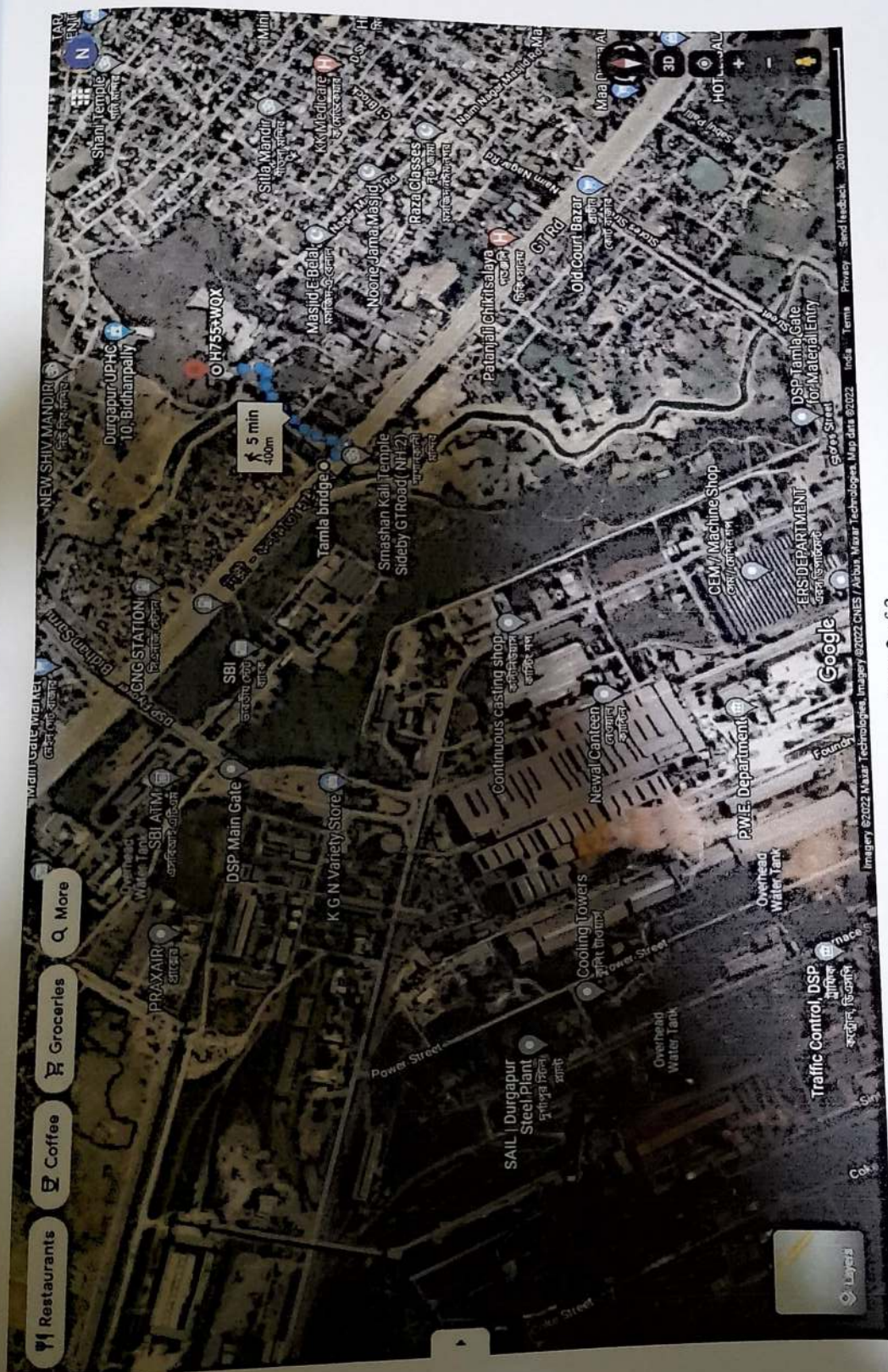
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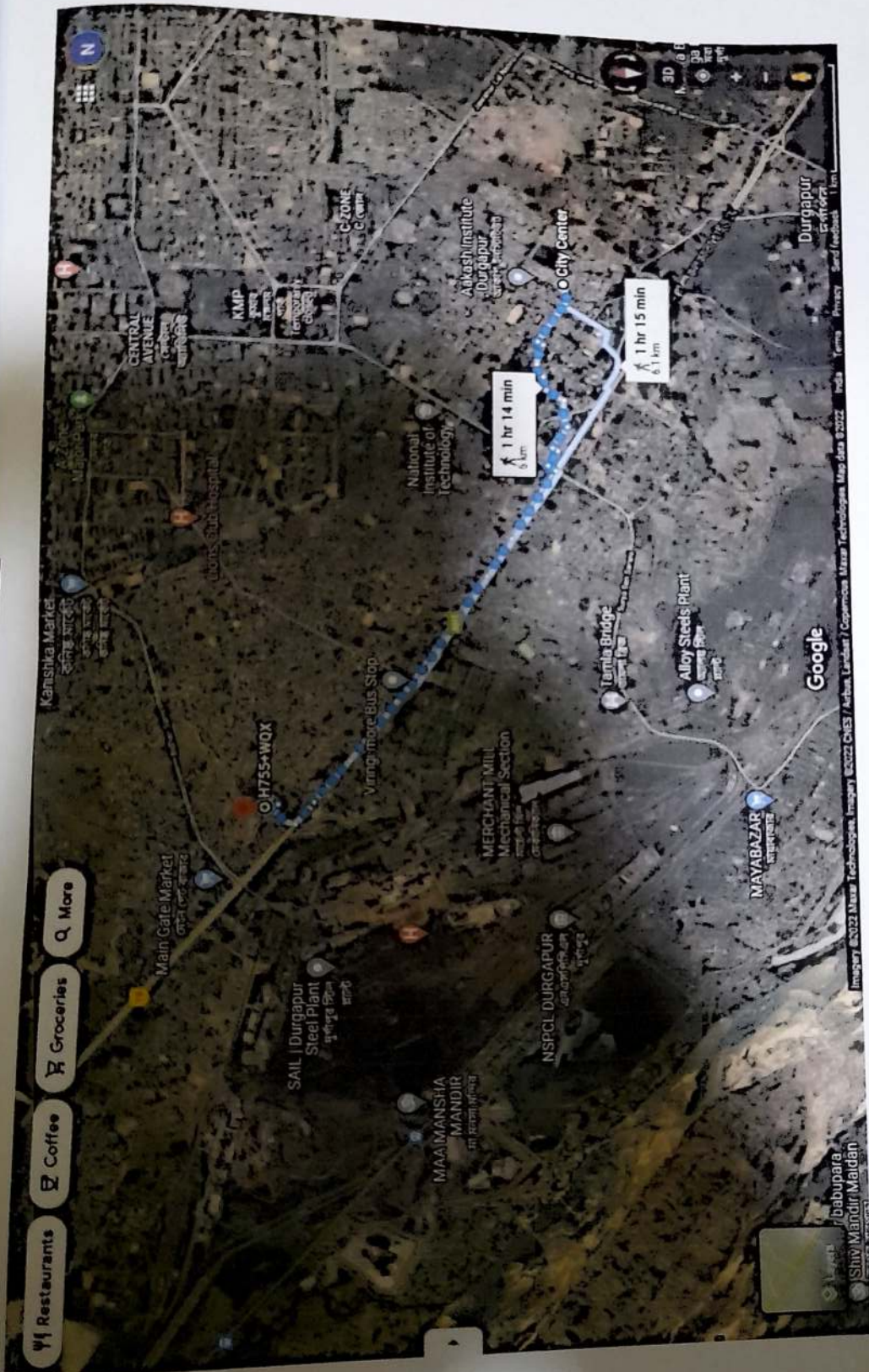


**VARIOUS VIEWS RELATING TO THE PROPERTY VIDE OUR
REPORT NO: VIMP/NCS/595/21-22/CFM DATE: 25.02.2022
M/S JAGDAMBA INDUSTRIES LTD. (CEMENT UNIT DIVISION)**









GOVERNMENT VALUE

District * Paschim Bardhaman (*) marked items are mandatory

Local Body Municipality Thana * Durgapur

Road G. T. Road (Village) Mouza Vmnp

Premises No. Plot Area Sq. Ft. Road Zone 2 - Off Road to Off Road

Jurisdiction of A.C.S.R. DURGAPUR Ward No. 14

Project Name Not Available Municipality DURGAPUR MC

Plot No LR 0025 LR Khatai No. 7455

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

Proposed Land Use Factory/Khatai Nature of Land (as recorded in ROR) Bata

Area of Land Acre Decimal Bigha Katha Chatak Sq. Feet Total Area of Land(Decimal)

572.7315 572.7315

Adjacent to Metal Road Yes

Encumbered by Tenant No

Bargadar No

Labeled Property Yes No

Approach Road Width (in feet) 15

Tenant is Purchaser? No

Bargadar is Purchaser? Yes No

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Market Value:- Rs:47,48,66,417/-

Details of Land Record							
Sl No	Plot No (LR)	Khatai No	Recorded Owner Details			Classification of Plot	Share Area (Acre)
			Name	Father's/Husband's Name	Address		
1	255	7455	pragya kumar sarkar	pragya kumar sarkar	14	14	0.81000000