

UNITED SURVEYORS AND VALUERS

Chartered Engineer; Fellow of the Institute of Valuers; Govt. Registered Valuer (Income Tax); Valuer of Calcutta High Court & Debts Recovery Tribunal. Cost Accountant. BANK EMPANELLED VALUER & STOCK AUDITOR; IRDA categorized Surveyor & Loss Assessor. Valuation of Movable & Immovable Properties, Land; Building; Tea Garden; Plant & Machineries; Business Valuation; Corporate Restructuring; Project Report, TEV Consultant and All types of Management consultancy

Pratiksha Apartment
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Kolkata – 700 034
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bdgupta.valuer@gmail.com

Ref. No.: USV/3301

Dated: 16.06.2020

VALUATION REPORT (More than 5 crore format)

Name & Address of Branch	:	SBI-Commercial Clients Group Branch, AMT-V, Magma House, 24 Park Street, Kolkata – 700-016
Name of Customer (s)/ Borrower unit (for which valuation report is sought)	:	M/s. BTL- EPC Ltd.
1.	<u>Introduction</u>	
a. Name of the Property Owner (With address & phone nos.)	:	M/s. BTL- EPC Ltd. Nasser Avenue ,Durgapur Mouza – Gopinathpur P.S.- Coke Oven Ward No: 28 Durgapur Municipal Corporation Dist – Paschim Burdwan Pin- 713212
b. Purpose of Valuation	:	To assess the market value of the property as per letter CBK/AMT- V/2020-21/42 , Dt. 04.06.2020
c. Date of Inspection of Property	:	10.06.2020
d. Date of Valuation Report	:	16.06.2020
e. Name of the Developer of Property (in case of developer built properties)	:	Not Applicable



	<p>c. Boundaries of the Plot</p> <p>East : RIC Factory</p> <p>West : 50ft. wide road & L. R. Plot No .-2433</p> <p>North : 50ft. wide road & L.R. Plot No.- 2435</p> <p>South : Nasser Avenue.</p>	
3.	<u>Town Planning parameters</u>	
a.	<p>i. Master Plan provisions related to property in terms of land use</p> <p>ii. FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed</p> <p>iii. Ground coverage</p> <p>iv. Comment on whether OC- Occupancy Certificate has been issued or not</p> <p>v. Comment on unauthorized constructions if any</p> <p>vi. Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.</p> <p>vii. Planning area/zone</p> <p>viii. Developmental controls</p> <p>ix. Zoning regulations</p> <p>x. Comment on the surrounding land uses and adjoining properties in terms of uses</p> <p>xi. Comment on demolition proceedings if any</p> <p>xii. Comment on compounding / regularization proceedings</p> <p>xiii. Any other Aspect</p>	<p>: Land leased By ADDA as per their Master Plan.</p> <p>: Not applicable</p> <p>: 32734 Sq.Ft</p> <p>: Not applicable</p> <p>: Not applicable</p> <p>: Not Applicable</p> <p>: As per planning area/ zone of ADDA</p> <p>: Nil</p> <p>: As per ADDA</p> <p>: Industrial Purpose (ADDA)</p> <p>: No</p> <p>: No</p> <p>: Nil</p>



2.	<u>Physical Characteristics of the Property</u>	
a. Location of the Property	i. Nearby landmark	: Near Khorosol Maa Mangal Chandir Mandir. Nearest bustand is Muchipara Bustand located within 1.5 Km.
	ii. Postal Address of the Property	: Nasser Avenue ,Durgapur Mouza – Gopinathpur P.S.- Coke Oven Ward No: 28 Durgapur Municipal Corporation Dist – Bardhaman Pin- 713212
	iii. Area of the plot/land (supported by a plan)	: 2.94 Acre
	iv. Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked land	: Solid Land
	v. Independent access / approach to the property etc.	: Yes
	vi. Google Map Location of the Property with a neighborhood layout map	: Attached
	vii. Details of roads abutting the property	: Industrial
	viii. Description of adjoining property	: Refer deeds
	ix. Plot No. Survey No.	: 2434
	x. Ward/Village/Taluka	: Durgapur Municipal Corporation
	xi. Sub-Registry/Block	: A.D.S.R Durgapur
	xii. District	: Paschim Burdwan
	xiii. Any other aspect	: NIL
	b. Plinth Area, Carpet Area, and saleable are to be mentioned separately and clarified	: Refer Annexure B



c. Boundaries of the Plot East West North South	: RIC Factory : 50ft. wide road & L. R. Plot No .-2435 : 50ft. wide road & L.R. Plot No.- 2433 : Nasser Avenue.
3. <u>Town Planning parameters</u>	
a. i. Master Plan provisions related to property in terms of land use ii. FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed iii. Ground coverage iv. Comment on whether OC- Occupancy Certificate has been issued or not v. Comment on unauthorized constructions if any vi. Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc. vii. Planning area/zone viii. Developmental controls ix. Zoning regulations x. Comment on the surrounding land uses and adjoining properties in terms of uses xi. Comment on demolition proceedings if any xii. Comment on compounding / regularization proceedings xiii. Any other Aspect	: Land leased By ADDA as per their Master Plan. : Not applicable : 32734 Sq.Ft : Not applicable : Not applicable : Not Applicable : As per planning area/ zone of ADDA : Nil : As per ADDA : Industrial Purpose (ADDA) : No : No : Nil



4.	<u>Document Details and Legal Aspects of Property</u>	
a. Ownership Documents		
i. Sale Deed, Gift Deed, Lease deed	:	Master Lease Deeds vide I-4246, Dt. 15.07.1983
ii. TIR of the Property	:	Not Applicable
b. Name of the Owner/s	:	M/s. BTL - EPC
c. Ordinary status of freehold or leasehold including restrictions on transfer	:	Leasehold
d. Agreement of easement if any	:	As per lease deed.
e. Notification of acquisition if any	:	NIL
f. Notification of road widening if any	:	NIL
g. Heritage restriction, if any	:	NIL
h. Comment on transferability of the property ownership	:	NIL
i. Comment on existing mortgages/ charges/ encumbrances on the property, if any	:	Mortgaged to bank
j. Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	:	Not Known
k. Building plan sanction Authority approving the plan		
i. Name of the office of the Authority	:	West Bengal, Directorate Of Factories.
ii. Any violation from the approved Building Plan	:	Nil
l. Whether Property is Agricultural Land if yes, any conversion is contemplated	:	No.
m. Whether the property is SARFAESI compliant	:	Yes (Refer TIR)



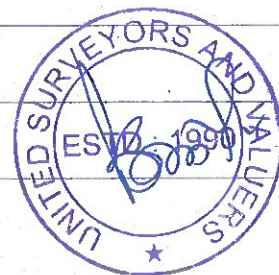
	<p>i. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report.</p> <p>ii. Observation on Dispute or Dues if any in payment of bills/taxes to be reported</p>	<p>:</p> <p>:</p>	<p>To be provided by the company</p> <p>NIL</p>
	<p>n. Whether entire piece of land on which the unit is set up/ property is situated has been mortgaged or to be mortgaged.</p>	<p>:</p>	<p>Simple Mortgaged to the bank. (Refer -Master Lease Deeds vide I-4246, Dt. 15.07.1983)</p>
	<p>o. Qualification in TIR/mitigation suggested if any.</p>	<p>:</p>	<p>Not Applicable</p>
	<p>p. Any other aspect</p>	<p>:</p>	<p>NIL</p>
<p>5.</p>	<p><u>Economic Aspects of the Property</u></p>		
	<p>a. i. Reasonable letting value</p> <p>ii. If property is occupied by tenant</p> <ul style="list-style-type: none"> - Number of tenants - Since how long (tenant- wise) - Status of tenancy right - Rent received per month (tenant- wise) with a comparison of existing market rent <p>iii. Taxes and other outings</p> <p>iv. Property Insurance</p> <p>v. Monthly maintenance charges</p> <p>vi. Security charges</p> <p>vii. Any other aspect</p>	<p>:</p> <p>:</p> <p>:</p> <p>:</p> <p>:</p> <p>:</p> <p>:</p> <p>:</p>	<p>Not Applicable</p>
<p>6..</p>	<p><u>Socio-cultural Aspects of the Property</u></p>		
	<p>a. Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.</p>	<p>:</p>	<p>Land For Industrial Use (Under ADDA)</p>
	<p>b. Whether property belongs to social infrastructure like hospital, school, old age homes etc.</p>	<p>:</p>	<p>No</p>



7.	<u>Functional and Utilitarian Aspects of the Property</u>		
	a. Description of the functionality and utility of the property in terms of- i. Space allocation ii. Storage Spaces iii. Utility spaces provided within the building iv. Car Parking facility v. Balconies, etc.	: : : : :	Proper As per Plan N.A. N.A. NIL
	b. Any other aspect	:	NIL
8.	<u>Infrastructure Availability</u>		
	a. Description of aqua infrastructure availability in terms of i. Water supply ii. Sewerage/sanitation System Underground or Open iii. Storm water drainage	: : :	Available Available No
	b. Description of other physical infrastructure facilities viz. i. Solid waste management ii. Electricity iii. Road and public transport connectivity iv. Availability of other public utilities nearby	: : : :	} Available in the area
	c. Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	: : :	} Available within 10 km radius



9.	<u>Marketability of the Property</u>		
	a. Marketability of the property in terms of	:	
	i. Locational attributes	:	Located in ADDA with all infrastructure facility
	ii. Scarcity	:	Good
	iii. Demand and supply of the kind of subject property	:	Good
	iv. Comparable sale prices in the locality	:	Guide Line Rate of Registered Office Attached
	b. Any other aspect which has relevance on the value or marketability of the property	:	The area is full of Karkhana & Residential Building
10.	<u>Engineering and Technology Aspects of the Property</u>		
	a. Type of construction	:	} Refer Annexure B
	b. Material & technology used	:	
	c. Specifications	:	
	d. Maintenance issues	:	Maintained
	e. Age of the building	:	Refer Annexure B
	f. Total life of the building	:	NIL
	g. Extent of deterioration	:	NIL
	h. Structural safety	:	N.A.
	i. Protection against natural disaster viz. earthquakes	:	N.A.
	j. Visible damage in the building	:	Nil
	k. System of air-conditioning	:	Available
	l. Provision of firefighting	:	Yes



	m. Copies of the plan and elevation of the building to be included	:	Available with the Company
11.	<u>Environmental Factors</u>		
	a. Use of environment friendly building materials, Green Building techniques if any	:	N.A.
	b. Provision of rain water harvesting	:	N.A.
	c. Use of solar heating and lightening systems, etc.	:	No
	d. Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	:	No
12.	<u>Architectural and aesthetic quality of the Property</u>		
	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	:	Factory , Plain Looking Building
13.	<u>Valuation</u>		
	a. Methodology of valuation Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at	:	By Sales Comparison Market Approach Method for Land & cost Approach method for Building & Plant & Machinery
	b. Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz. makaan.com, magickbricks.com, 99acres.com, etc. if available	:	Not Available
	c. Guideline Rate obtained from Registrar's office/State Govt. Gazette/ Income Tax Notification	:	Copy Attached



<p>d. Summary of Valuation</p> <p>i. Guideline Value</p> <p>ii. Land</p> <p>iii. Building</p> <p>iv. Plant & Machinery</p> <p>v. Fair Market Value</p> <p>vi. Realizable Value</p> <p>vii. Distress Sale value</p>	<p>: Copy Attached</p> <p>: Rs. 4, 20, 31, 000/- (Refer Annexure-A)</p> <p>: Rs. 65, 76, 000/- (Refer Annexure-B)</p> <p>: Rs. 49, 15, 000/- (Refer Annexure-C)</p> <p>: Rs. 5, 35, 22, 000/-</p> <p>: 90% of Market Value = Rs. 4, 81, 70, 000/-</p> <p>: 75% of Market Value = Rs. 4, 28, 18, 000/-</p>
<p>i. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given</p> <p>ii. Details of last two transactions in the locality/area to be provided, if available.</p>	<p>: Not Applicable</p> <p>: NIL</p>



14. Declaration

I hereby declare that:

- i. The information provided is true and correct to the best of my knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, 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.
- iv. I have no direct or indirect interest in the above property valued.
- v. Our Authorized person have inspected the subject property on 10.06.2020
- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957 for valuing property .
- vii. I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- viii. I have not been de-paneled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- ix. I have submitted the Valuation Report (s) directly to the Bank.

Name and address of the Valuer:-

B.D. Gupta, Chief Valuer of United Surveyors and Valuer

Name of Valuer association of which I am a bonafide member in good standing

Fellow of the Institute of Valuer

Wealth Tax Registration No.

1. WB/CCIT, Kol VII/CC-X/1/Registration of Valuer/Plant & Machinery/2005-06

2. WB/CCIT-4/Kol/86/2016-17/Registration of Valuer/Baman Deb Gupta(Immovable Property)



Signature of the Valuer.....

Date : 16.06.2020

Mobile No: 94333 76942

Email: bdgupta.valuer@gmail.com

15.	<u>Enclosures</u>	
	a. Layout plan sketch of the area in which the property is located with latitude and longitude	: Refer sketch plan attached Latitude :E- 23.50695655 Longitude :N – 87.33958522
	b. Building Plan	: Available with the Company
	c. Floor Plan	: Not Applicable
	d. Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	: Attached
	e. Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	: N.A.
	f. Google Map location of the property	: Attached
	g. Price trend of the Property in the locality/city from property search sites viz. Magickbricks.com, 99Acres.com, Makan.com etc.	: Not Applicable
	h. Any other relevant documents/ extracts	: NIL



ANNEXURE - B
Building & Shed

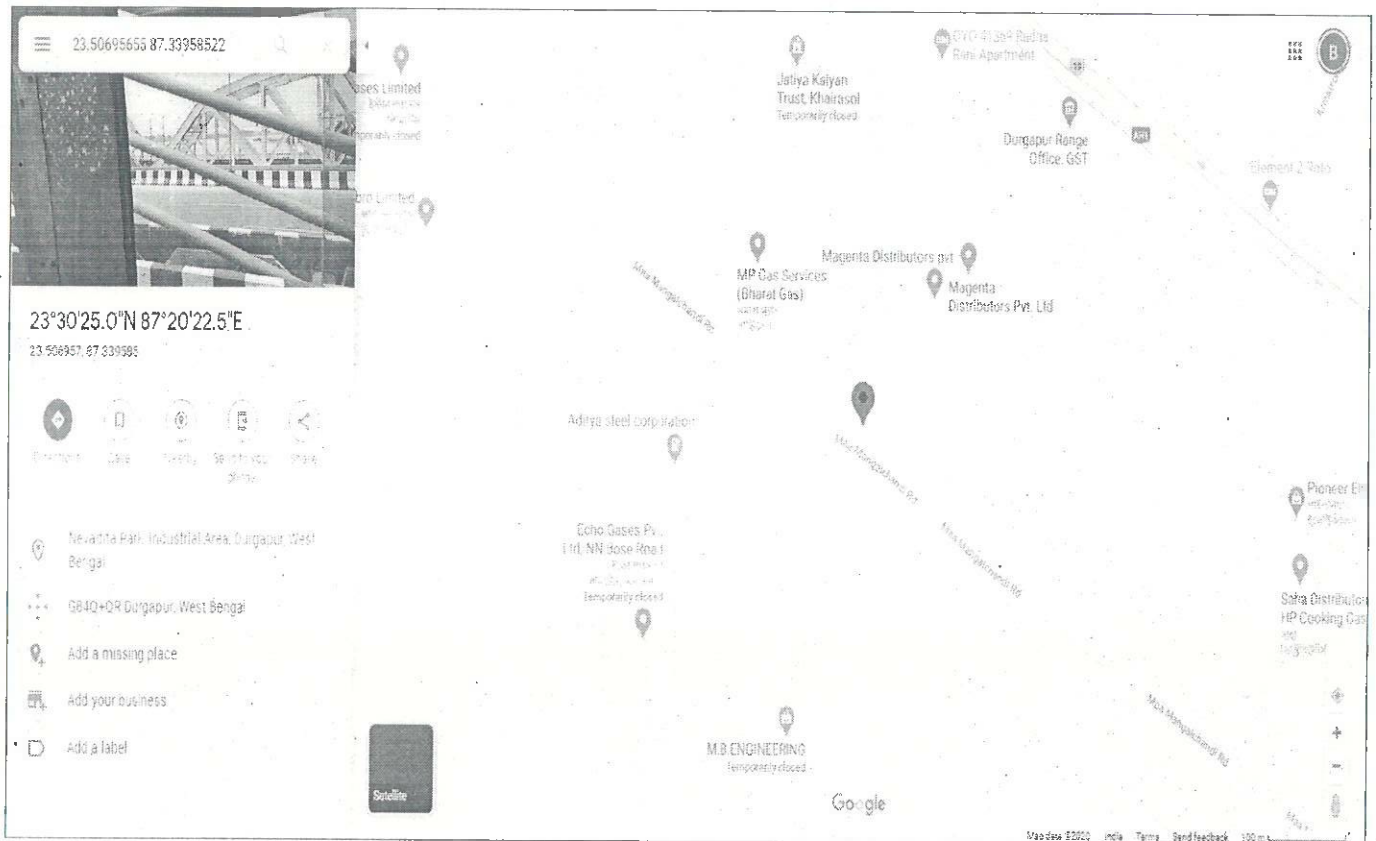
Sl.	Description of Building / Structures	Year of Construction	Covered Area (sq ft)	Depreciated Rate /sq ft Rs	Net Depreciated Value Rs
1	FACTORY AREA				
2	WORKSHOP - 1 BUILDING (DOUBLE BAY)	1985	16670	170	2834000
3	WORKSHOP - 2 BUILDING (SINGLE BAY)	1985	4245	110	467000
4	NEW WORKSHOP (SINGLE BAY WITH CRANE)	2012	3770	340	1282000
5	FABRICATION SHOP DILAPIDATE SHED (FABRICATION SHOP)	1985	1550	40	62000
6	SECURITY ROOM	2012	995	410	408000
7	STORE & SPARE PARTS, COMPRESSOR, TRANSFORMER, HB ROOM	1985	3090	170	526000
8	OFFICE BUILDING	1985	1260	400	504000
9	MISC BUILDING & STRUCTURE	1985	1130	170	193000
9	BOUNDARY WALL	1985	L.S		300000
Total in Rs					6576000



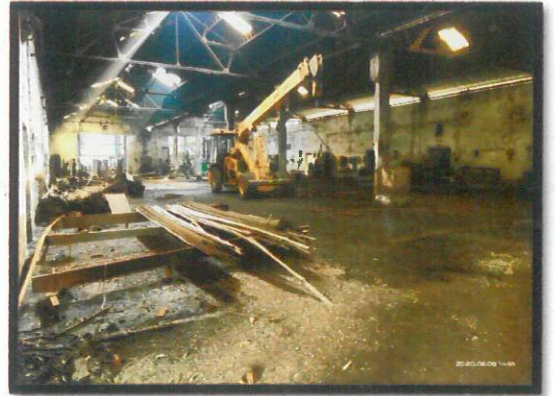
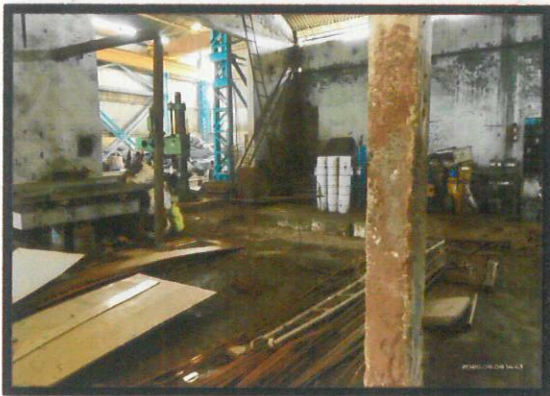
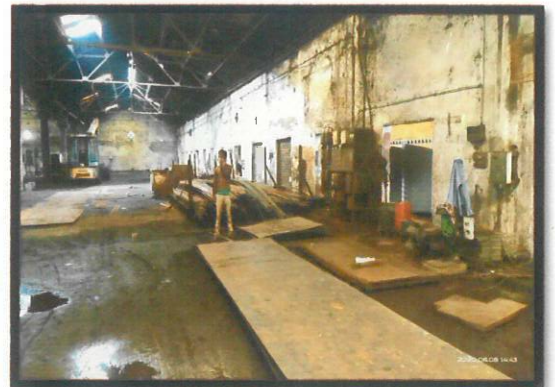
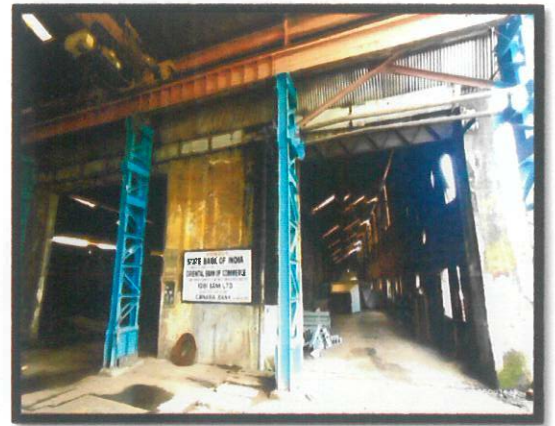
17	2010	Air Plasma Cutting Machine (MPT 30)	3.56	2.33	1.22
18	2011	Circle Cutting Machine	0.08	0.05	0.03
19	2011	Pipe Cutting Machine	0.23	0.14	0.09
20	2013	ELGI Compressor Machine	0.61	0.34	0.27
21	2008	Ignarsol Rand Air Compressor	0.25	0.17	0.08
22	2012	7.5 TON EOT Crane	11.92	5.32	6.60
23	2012	Manual Plate Rolling Machine	0.35	0.16	0.19
24	2011	Pipe Cutting Machine	0.23	0.13	0.10
25	2011	Hydraulic Mobile Crane	12.48	8.00	4.48
26	2008	ARTICULATED HYDRAULIC MOBILE CRANE WITH TOOL KIT	7.45	5.15	2.30
27	2010	Pencil Grinding Machine	0.26	0.16	0.10
28	2015	Morse Tapper Drill M/C	0.52	0.21	0.30
29	2011	Stand Grinding	0.27	0.16	0.11
30	2016	Blower Machine (Portable)	0.89	0.31	0.58
31	2009	Socket Punching Machine	0.03	0.03	0.01
32	2016	CNC Cutting M/c with Torncut CNG ECONUT	32.34	15.60	16.74
33	2014	Weight M/C - 50 Kgs	0.05	0.02	0.02
34	2016	All Cut Machine	0.94	0.33	0.61
		Total (Rs in Lacks)	104.81	55.66	49.15



Google Map



BUILDING & SHED



PLANT & MACHINERY

