

P. K. DAS

B.E.(CAL), C.ENG, F.I.E. F.T.V

CHARTERED ENGINEER &amp; GOVT. APPROVED VALUER

REGISTERED VALUER OF INCOME TAX DEPT &amp; IBBI

REGN NO: W.B/CCIT, KOL- XI / CIT-XX / 06 / CAT-I / 2007-08

IBBI REGN NO: IBBI RV/01/2018/10155 (L &amp; B)

PART : B VALUATION OF BUILDINGS

OFF: 3<sup>RD</sup> FLOOR, 56, CENTRAL ROAD.

JADAVPUR, KOLKATA-700032

TEL : 2414 2255, 2414-2508, 9434001185

email : tadcon.cal@gmail.com

DATE: 12.7.2020

Glosters Ltd

(Building)

SL NO	NAME OF THE BUILDING	SPECIFICATION OF THE BUILDINGS	PRESENT AGE & RESIDUAL AGE (YRS)	BLT-UP AREA (SFT)	REPLACEMENT COST ON DATE (RS/SFT)	VALUATION ON DATE (RS)
	GLOSTER NEW JUTE MILL					
1	GUEST HOUSE - TWO STORIED	LB STRUCTURE REINFORCED WITH COLUMNS AND STEEL BEAMS WITH RCC SLAB. FLOORING IS OF IPS. FLOORING WITH 14 FT CEING HEIGHT AND GOOD QUALITY OF DDORS & WINDOWS. MORE THAN 100 YRS BUT RENOVATED & STRENGTHENED AND FOUND STRONG TO WITH STAND OLL LOADS	145 & 40	18900	1700	32130000
2	STAFF QUARTER # 1:-3 STD -TOP FLOOR ROOFING IS OF CHI SHEET	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF IPS TYPE.	30 & 50	11250	1250	14062500
3	M.D'S BUNGLOW -2 STD	LB STRUCTURE REINFORCED WITH COLUMNS AND STEEL BEAMS WITH RCC SLAB. FLOORING IS OF IPS FLOORING WITH 14 FT CEING HEIGHT AND GOOD QUALITY OF DDORS & WINDOWS. MORE THAN 100 YRS BUT RENOVATED & STRENGTHENED AND FOUND STRONG TO WITH STAND OLL LOADS. EXCELLENT CONDITION NAD WITH GOOD FINISH.	145 & 40	10640	2500	26600000
4	OFFICERS'S QUARTER #1 :2 STD	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF IPS TYPE.	30 & 50	13320	1400	18648000
5	STAFF QUARTER # 2 - SINGLE STD	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF IPS TYPE.	30 & 50	8400	1200	10080000
6	OFFICERS'S QUARTER#2 : 3 STD	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF IPS TYPE.	30 & 50	11250	1300	14625000
7	FINISHED GODOWN.	COMPOSITE STRUCTURE WITH GANTRY GIRDER AND CGI SHEETING AT SIDES AND ROOF.	145 & 40	39900	1000	39900000
8	MAIN MANUFACTURING UNIT: SOFTENING, CARDING, BATCHING, SPINNING, WEAVING, SEWING ETC.	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHHETING IS SUPPORTED ON STEEL PURLINS.	145 & 40	462625	900	416362500
9	STAFF RECREATION CLUB	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF IPS TYPE.	30 & 50	5025	1400	7035000
10	GODOWN FOR S4 UNITS	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHHETING IS SUPPORTED ON STEEL PURLINS.	145 & 40	18120	950	17214000
11	OFFICE/ADMIN BUILDING-2 STD	COMPOSITE/RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF IPS TYPE.	145 & 40	11776	2000	23552000

New cons.  
2022

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12	SPINNING BUILDING NEAR S4 UNIT	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHEETING IS SUPPORTED ON STEEL PURLINS.	145 & 40	24104	1000	24104000
13	JUTE GODOWN	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHEETING IS SUPPORTED ON STEEL PURLINS.	145 & 40	25100	900	22590000
14	CUTTING UNIT <i>Asbestos cover</i>	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHEETING IS SUPPORTED ON STEEL PURLINS.	145 & 40	12000	900	10800000
15	STORE/GODOWN #1	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHEETING IS SUPPORTED ON STEEL PURLINS.	145 & 40	9024	900	8121600
16	STORE/GODOWN #2	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHEETING IS SUPPORTED ON STEEL PURLINS.	145 & 40	15510	900	13959000
17	STORE/GODOWN #3 <i>diff - 8' x 10' - 7' x 10'</i>	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF IPS TYPE.	30/50	18000	1100	19800000
18	OFFICE NEAR MANUF UNIT-3 STD	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF IPS TYPE.	30/50	15750	1200	18900000
19	STITCHING UNIT	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHEETING IS SUPPORTED ON STEEL PURLINS.	145 & 40	4995	1000	4995000
20	THREE STD BUILDG. NEAR CANTEEN	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF IPS TYPE.	30/50	46800	1200	56160000
21	YARN SECTION	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHEETING IS SUPPORTED ON STEEL PURLINS.	145 & 40	17784	900	16005600
22	GODOWN NEAR YARN SECTION	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHEETING IS SUPPORTED ON STEEL PURLINS.	145 & 40	6084	900	5475600
23	PROCESS UNIT	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHEETING IS SUPPORTED ON STEEL PURLINS.		35625	900	32062500
24	CANTEEN-2 STD <i>GF - RCC 1st - steel column</i>	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF IPS TYPE.	30/50	14250	1200	17100000
25	MAINTENANCE BUILDING- 3 STD	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF IPS TYPE.	30/50	12150	1200	14580000
26	GODOWN NEAR UNDER CONST STAFF QTR	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHEETING IS SUPPORTED ON STEEL PURLINS.	145 & 40	5850	900	5265000
27	MANUFACTURING UNIT NEAR MAIN GATE	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHEETING IS SUPPORTED ON STEEL PURLINS.	145 & 40	52500	900	47250000
28	TWO STD BUILDG NEAR GATE <i>diff - 8' x 10' - 7' x 10'</i>	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF IPS TYPE.		7000	1200	8400000
29	GODOWN NEAR UNDER CONST STAFF QTR - 2	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHEETING IS SUPPORTED ON STEEL PURLINS.		15000	900	13500000

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30	AMBULANCE ROOM	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF IPS TYPE.	30/50	3000	1200	3600000
31	MISC BUILDINGS INCLUDING TOILET BLOCKS AND SMALL GODOWNS	RCC/STEEL STRUCTURE	30/50	10000	900	9000000
					<b>SUB TOTAL</b>	<b>971877300</b>
	UNIT: ANANYA					
1	MAIN PRODUCTION UNIT	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHEETING IS SUPPORTED ON STEEL PURLINS.	17/37	93000	1400	130200000 L-382ft B-144m B-59m
2	GODOWN # 1	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHEETING IS SUPPORTED ON STEEL PURLINS.	17/37	27225	1200	32670000 L-49m B-49m
3	GODOWN # 2	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHEETING IS SUPPORTED ON STEEL PURLINS.	17/37	27225	1200	32670000
4	GODOWN # 3	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF IPS TYPE.	17/37	16500	1100	18150000
5	LABOUR QTR# 1: -4 STD	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF IPS TYPE.	17/37	8680	1000	8680000
6	FIRE ROOM PUMP ROOM	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHEETING IS SUPPORTED ON STEEL PURLINS.	17/37	1700	900	1530000
7	OFFICERS'S QTR-3 STD	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF TILES TYPE.	17/37	7500	1400	10500000
8	STAFF QTR: # 1 - 4 STD	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF TILES TYPE.	17/37	10800	1300	14040000
9	STAFF QTR# 2: 4 STD	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF TILES TYPE.	17/37	10800	1300	14040000
10	LABOUR QTR# 1: -2 STD	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF TILES TYPE.	17/37	4200	1000	4200000
11	OTHER BUILDINGS viz: GENERATOR ROOM, PUMP ROOM, ETP, CANTEEN	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF TILES TYPE.	17/37	6500	1000	6500000 L-108.59ft B-59.21ft
					<b>SUB TOTAL</b>	<b>273180000</b>
	LABOUR QUARTERS- OUTSIDE THE FACTORY PREMISES	310 NOS QUARTERS X @ 250 SFT	30/50	77500	150	11625000
	SCHOOL BUILDING	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF IPS TYPE.	30/50	8000	800	6400000

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HOSPITAL BUILDING	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF IPS TYPE.	30/50	2000	700	1400000
			1263362	<b>SUB-TOTAL</b>	<b>19425000</b>
<b>VALUATION OF ALL BUILDINGS</b>					<b>1264482300</b>
ADD, -COST OF DRAINAGE SYSTEM, PREMISES ILLUMINATION, GARDENING & OTHER INFRA WORKS :@ 5% OF COST OFM BUILDINGS					<b>63224115</b>
<b>THEREFORE, TOTAL VALUE OF BUILDINGS AND INFRA WORKS</b>					<b>1327706415</b>

**ABSTRACT OF VALUATION**

ITEM OF VALUATION	(RS)	GOVT VALUES	(-RS)
VALUE OF LAND IN THE STATUS OF BASTU, JUTE MILL, PAT KAL & DEVELOPED LAND	158,94,00,000	GOVT VALUE OF "KARKHANA" LAND	606998934
VALUATION OF ALL BUILDINGS AND INFRA WORKS	132,77,00,000	GOVT VALUE OF "BASTU" LAND	897386607
THEREFORE, VALUE OF CONVERTED LAND AND BUILDINGS	291,71,00,000	GOVT VALUE OF "ROAD/RASTA"	197496397.1
VALUE OF LAND IN THE CHARACTERISTIC OF "PUKUR", "DANGA", "SALI" ETC	137,59,43,000	GOVT VALUE OF DEVELOPED LAND	1701881938
		GOVT VALUE OF DEVELOPED LAND AND BUILDINGS	245,58,93,000
REALIZABLE VALUE OF CONVERTED LAND AND BUILDINGS	247,95,35,000	GOVT VALUE OF DEVELOPED LAND, BUILDINGS AND ROADS	265,33,89,397
DISTRESS VALUE OF CONVERTED LAND AND BUILDINGS	218,78,25,000		

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**GOVT OF INDIA . IBBI REGN NO: IBBI/RV/01/2018/10155 (L & B)**  
**PANEL VALUER OF STATE BANK OF INDIA**

**PLACE: JADAVPUR KOLKATA**  
**DATE: 04.01.2020**

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 ANNEXURE- II COMPUTATION OF VALUATION

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PART-A : VALUATION OF LAND

		LAND AREA IN ACRES	MARKET RATE (CRORES/ACRE)	RATE CONSIDERED (CRORES/ ACRE)			VALUATION OF LAND ( CRORES)
				1ST 1/3 RD PART	2ND 1/3 RD PART	BALANCE LAND	
1	LAND AREA IN THE CHARACTERISTICS OF JUTE MILL, DOKAN, SHOP, BASTU AND DIFFERENT UTILITY BUILDINGS	70.15	2.75 TO 3.00	2.75	1.925	1.375	141.0190375
				FOR TOTAL LAND AREA			
2	LAND AREA IN THE CHARACTERISTICS OF RASTA, ROAD, RAILWAY LIME	10.2425		1.75			17.924375
3	LAND AREA IN THE CHARACTERISTICS OF DANGA, BAGAN, SALI LAND	65.4533		1.5			94.97295
4	LAND AREA IN THE CHARACTERISTICS OF PUKUR, DOBA, KHAL, NALA	52.5525		0.75			39.414375
5	LAND AREA IN THE STATUS OF RELIGIOUS BUILDINGS & STRUCTURES	0.63					
	TOTAL LAND AREA	199.03					
	LESS, 50% LAND SHARE OF BRICK FIELD SIDE	9.83					
	ACTUAL LAND AREA UNDER POSSESSION	189.20					
	VALUATION OF CONVERTED LAND i.e JUTE MILL, SHOP, DOKAN, BASTU AND LAND IN THE STATUS OF ROAD						158.94
	VALUATION OF LAND IN THE CHARACTERISTICS OTHER THAN MENTIONED ABOVE						137.59



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## New construction

→ G+Y (staff quarter) → 2021  
(RCC)

→ Furniture Ground → 2023. (PBB)

\* → Labour office → RIL (2022).  
(not being in use for now)

→ 33 kVA ~~sub station~~ sub station + Compressor Room G+2  
(RCC)

\* → Robin ground → beside 33 kVA building.  
New construction, data to be received from  
glaster.

- One VIP guest House below not shown

\* Brick field area is now 100% of glasters according  
to adrikay sir.

Land Area Total as per MOA	→	294.4528	Acre.
" " " " " SBL Encroachment	→	202.9775	Acre.