

P . K .DAS
B.E(CAL).C.ENG.F.I.E. F.I.V
CHARTERED ENGINEER & GOVT. APPROVED VALUER
REGISTERED VALUER OF INCOME TAX DEPT & IBB
REGN NO: W.B/CCIT, KOL- XI / CIT-XX / 06 / CAT-I / 2007-08
IBBI REGN NO: IBBI RV/01/2018/10155 (L & B)

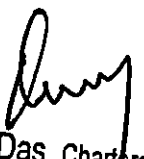
OFF: 3RD FLOOR, 56, CENTRAL ROAD.
JADAVPUR, KOLKATA-700032
TEL : 2414 2255. , 2414-2508, 9434001185
email : tadcon.cal@gmail.com

DATE: 12.7.2020

VALUATION REPORT

PURPOSE OF VALUATION	TO ASCERTAIN PRESENT MARKET VALUE OF THE PROPERTY TO ASSESS THE VALUE OF THE PROPERTY IN TERMS OF SECURITY FOR AVAILING LOAN AS PER INSTRUCTION OF STATE BANK OF INDIA, COMMERCIAL BRANCH, PARK STREET, KOLKATA.
NAME OF THE BORROWER	M/S. GLOSTER LIMITED BEING REPRESENTED BY ITS DIRECTORS MR HEMANT BANGUR, MR DHARAM CHAND BAHETI & OTHERS AND ITS REGISTERED OFFICE BEING AT 21, STRAND ROAD, KOLKATA-700001.
OWNER'S NAME	M/S. GLOSTER LIMITED BEING REPRESENTED BY ITS DIRECTORS MR HEMANT BANGUR, MR DHARAM CHAND BAHETI & OTHERS AND ITS REGISTERED OFFICE BEING AT 21, STRAND ROAD, KOLKATA-700001.
ADDRESS OF THE PROPERTY	GLOSTER JUTE MILL(NEW), P.O: FORT GLOSTER, BAURIA, HOWRAH, WEST BENGAL 711310.
BRIEF DESCRIPTION OF THE PROJECT	THE PROPERTY IS A JUTE MANUFACTURING UNIT WITH A NUMBER OF INDUSTRIAL & OFFICE BUILDINGS TOGETHER WITH RESIDENTIAL BUILDING FOR STAFF QUARTERS STANDING ON A PLOT OF LAND OF 189.20 ACRES
VALUATION INITIATED BY	COMMERCIAL BRANCH. PARK STREET, KOLKATA

VALUATION REPORT PREPARED BY
P . K . DAS
(CHARTERED ENGINEER & GOVT APPROVED VALUER)


P.K. Das, Chartered Engineer
Proprietor & Approved Valuer of
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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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STATE BANK OF INDIA BRANCH:
COMMERCIAL BRANCH, PARK STREET, KOLKATA

CUSTOMER'S NAME: M/S. GLOSTER LIMITED BEING REPRESENTED BY ITS DIRECTORS MR HEMANT BANGUR, MR DHARAM CHAND BAHETI & OTHERS AND ITS REGISTERED OFFICE BEING AT 21, STRAND ROAD, KOLKATA-700001.

OWNER'S NAME : M/S. GLOSTER LIMITED BEING REPRESENTED BY ITS DIRECTORS MR HEMANT BANGUR, MR DHARAM CHAND BAHETI & OTHERS AND ITS REGISTERED OFFICE BEING AT 21, STRAND ROAD, KOLKATA-700001

ADDRESS OF THE PROPERTY : GLOSTER JUTE MILL(NEW), P.O: FORT GLOSTER, BAURIA, HOWRAH, WEST BENGAL 711310

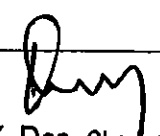
DETAILS OF THE PROPERTY : THE PROPERTY IS A JUTE MANUFACTURING UNIT WITH A NUMBER OF INDUSTRIAL & OFFICE BUILDINGS TOGETHER WITH RESIDENTIAL BUILDING FOR STAFF QUARTERS STANDING ON A PLOT OF LAND OF 189.20 ACRES

CONTACT PERSON: MR AJAY AGARWAL. PHONE: +91 33 2230 9601 . MOBILE: 9836133333. EMAIL: ajay@glosterjute.com

THE PROPERTY WAS IDENTIFIED AND SHOWN TO US BY MR. PARTHA BANERJEE, MANAGER(WORKS) .



I.	GENERAL	
1.	PURPOSE FOR WHICH THE VALUATION IS MADE	TO ASCERTAIN PRESENT MARKET VALUE OF THE PROPERTY OF M/S. GLOSTER LIMITED. THE VALUATION HAS BEEN INITIATED BY STATE BANK OF INDIA COMMERCIAL BRANCH, PARK STREET, KOLKATA VIDE LETTER NO: AMT-II/2020-2021/104 DT. 06.07.2020 [THE PROPERTY IS ALREADY MORTGAGED WITH S.B.I, COMMERCIAL BRANCH, PARK STREET, KOLKATA AS REPORTED BY THE BANK]
	A)	DATE OF INSPECTION : 11.07.2020
	B)	DATE ON WHICH THE VALUATION IS MADE : 12.07.2020
	LIST OF DOCUMENTS PRODUCED FOR PERUSAL	
	I) DOCUMENTS RELATING TO ROPEYTY :	: COPY OF ORDER FROM HON'BTE CALCUTTA HIGH COURT (DATE OF DECREE OR ORDER 31/05/1993) RELATING TO TAKING OVER THE ENTIRE ASSETS AND LIABILITIES OF JUTE DIVISION OF FORT GLOSTER INDUSTRIES LTD. (FGIL)
	II) LEGAL SEARCH REPORT	: COPY OF LEGAL OPINION BY ADVOCATE MS. ANAMIKA BHOWMIK DT 14.09.2019 HAS BEEN PROVIDED.
	III) M.O.A	: COPY OF MEMORANDUM OF ASSOCIATION AND ARTICLES OF ASSOCIATION HAS BEEN PROVIDED
	IV) BUILDING PLAN	BUILDING PLANS ARE NOT AVAILABLE. THE JUTE MILL IN QUESTION IS IN OPERATION SINCE 100 YEARS. PROPERTY TAX BEING ASSESSED BY ULUBERIA MUNICIPALITY AT REGULAR INTERVAL. FACTORY LICENCE IS ALSO IN FORCE.
	V) PROPERTY TAX RECEIPT OF MUNICIPALITY	COPY OF PROPERTY TAX RECEIPT ISSUED BY ULUBERIA MUNICIPALITY DT.20.02.2020 INDICATING QUARTERLY TAX OF 107870 /- PROVIDED
	VI) MUTATION CERTIFICATE	MUTATION CERTIFICATES HAVE BEEN ISSUED BY LAND REFORMS DEPARTMENT, GOVT OF W.B


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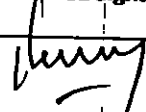
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	VII) NOC FROM STATUTORY AUTHORITIES		COPIES OF N.O.C ISSUED BY STATE POLLUTION CONTROL BOARD AND W.B FIRE DEPT HAVE BEEN PROVIDED
	viii) FACTORY LICENCE		COPIES OF FACTORY LICENCE PROVIDED
4.	NAME OF THE OWNER(S) AND HIS / THEIR ADDRESS (ES) WITH PHONE NO. (DETAILS OF SHARE OF EACH OWNER IN CASE OF JOINT OWNERSHIP)	:	M/S. GLOSTER LIMITED BEING REPRESENTED BY ITS DIRECTORS MR HEMANT BANGUR, MR DHARAM CHAND BAHETI & OTHERS AND ITS REGISTERED OFFICE BEING AT 21, STRAND ROAD, KOLKATA-700001]
5.	BRIEF DESCRIPTION OF THE PROPERTY (INCLUDING LEASEHOLD / FREEHOLD ETC)	:	THE PROPERTY IS A JUTE MANUFACTURING UNIT WITH A NUMBER OF INDUSTRIAL & OFFICE BUILDINGS TOGETHER WITH RESIDENTIAL BUILDING FOR STAFF QUARTERS STANDING ON A PLOT OF LAND OF 189.20 ACRES (BEING LOCATED AT DIFFERENT MOUZAS & JL NOS AS SHOWN IN THE ANNEXURE-I IN THE PAGE NO:12). HOWEVER, CONVERTED LAND AREA BEING 80.3925 ACFRES (KARKHANA & INFRA LAND)
6.	LOCATION OF PROPERTY LEGAL ADDRESS OF THE PROPERTY [LEGAL ADDRESS AND SCHEDULE OF LAND HAVE BEEN CAPTURED IN THIS REPORT FROM THE COPY OF T.I.R & COPY OF ORDER OF THE COURT PROVIDED]		GLOSTER JUTE MILL(NEW), P.O: FORT GLOSTER, BAURIA, HOWRAH, WEST BENGAL 711310. HOLDING / PREMISES NO. 587/567, RADHANAGAR MOUZA-CHAKMADHU, RADHANAGAR AND FORT GLOSTER, P.S. BAURIA. DT: HOWRAH. UNDER ULUBERIA MUNCIPALITY, WARD NO. 5. LAND MARK: NEAR "BAURIA JUTE MILL" AND CLOSE TO BAURIA RAILWAY STATION DISTANCE: 7.0 KM FROM PANCHILA MORE ON NH-06 AND 2.0 KM FROM BAURIA RAILWAY STATION
	A) PLOT NO. / SURVEY NO.	:	SCHEDULE OF LAND AND SECTOR WISE LEGAL ADDRESS HAVE BEEN SHOWN IN THE ANNEXURE-I
	B) DOOR NO.	:	
	C) T. S. NO. / VILLAGE	:	BAURIA, HOWRAH
	D) WARD / TALUKA	:	UNDER ULUBERIA MUNCIPALITY, WARD NO. 5
	E) MANDAL / DISTRICT	:	HOWRAH
			
7.	POSTAL ADDRESS OF THE PROPERTY		GLOSTER JUTE MILL(NEW), P.O: FORT GLOSTER, BAURIA, HOWRAH,

[Signature]
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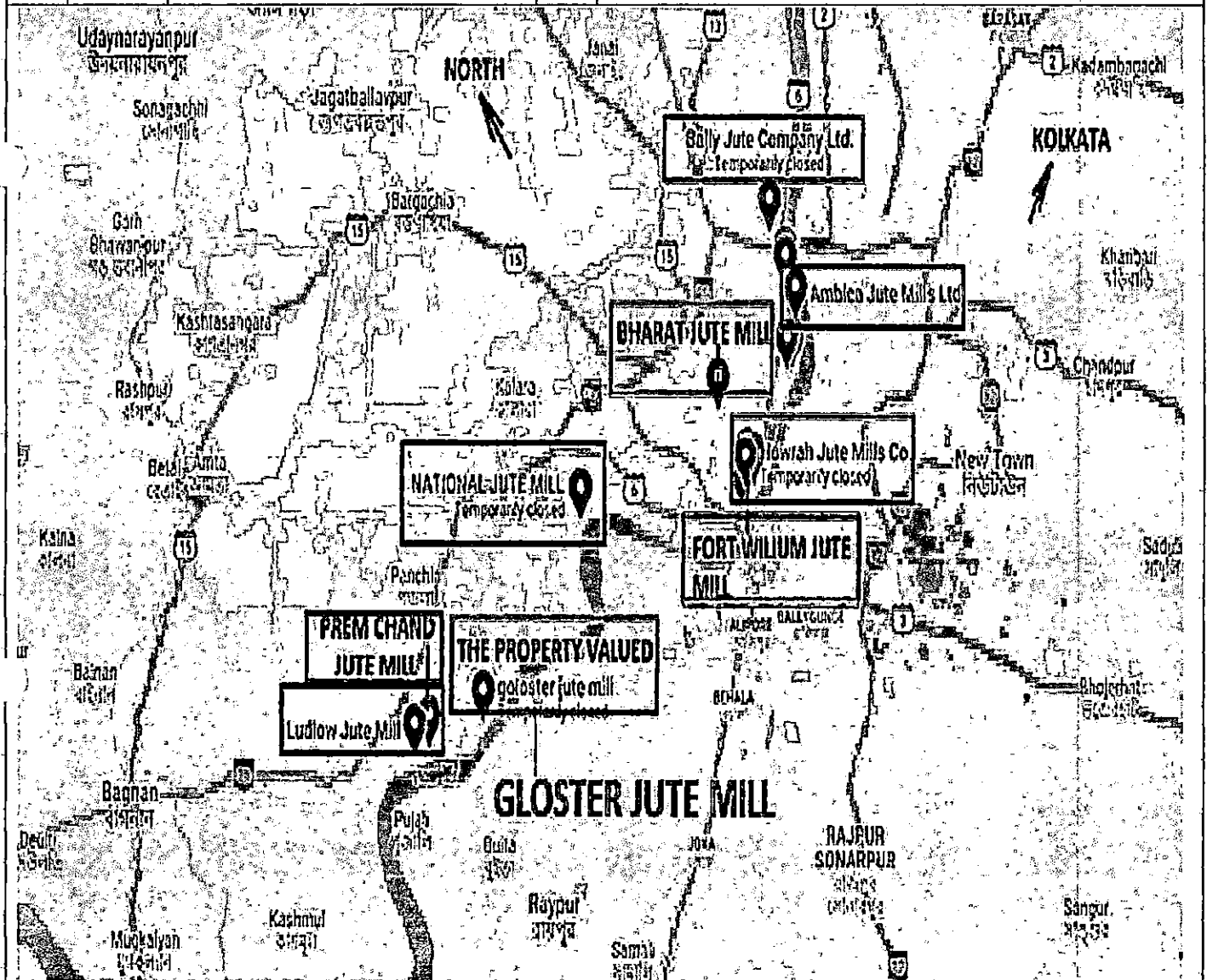
TAX INVOICE			
M/S P.K. Das . Proprietor :Prasanta Kumar Das			
56, Central Road. 3rd Floor. Jadavpur. Kolkata-700032			
GSTIN No : 19AHEPD6349Q1ZQ		PAN:AHEPD6349Q	
Name of the Client : M/s Gloster Limited having Registered Office at 21, Strand Road, Kolkata-700 001,		INVOICE No	Date
Type of Service rendered: Technical Valuation of the Property as per instruction of State Bank of India, Commercial Branch, Park Street, Kolkata			
Valuation done on 12.07.2020			
GSTIN of the Client : 19AABCK4197J1Z3		814-11-07/20	27-07-20
Description of Services	HSN/SAC CODE	9983	Amount
Professional Services towards preparation of Valuation Report of the the Property located at Fort Gloster, Bauria, Dt:Howrah	Total Professional Fees		135000
Total			135000
Conveyance Charges (as discussed)			2000
Taxable Value			135000
Add SGST 9%		9%	12150
Add CGST 9%		9%	12150
Add IGST 18%		18%	0
Total			161300.00
Amount Chargeable (in words) Rupees One Lac Sixty One Thousand Three Hundred Only Company's PAN: AHEPD6349Q		For Prasanta Kumar Das (of M/s P.K. Das)	
Note-Please make cheque in favour of " P. K. Das ". HDFC Bank A/C No: 00222350000141. Golpark Branch, Kolkata. IFSC Code : HDFC0000022		Authorized Signatory	
		 P. K. Das	

Chartered Engineer & Govt Approved
Panel Valuer of State Bank of India

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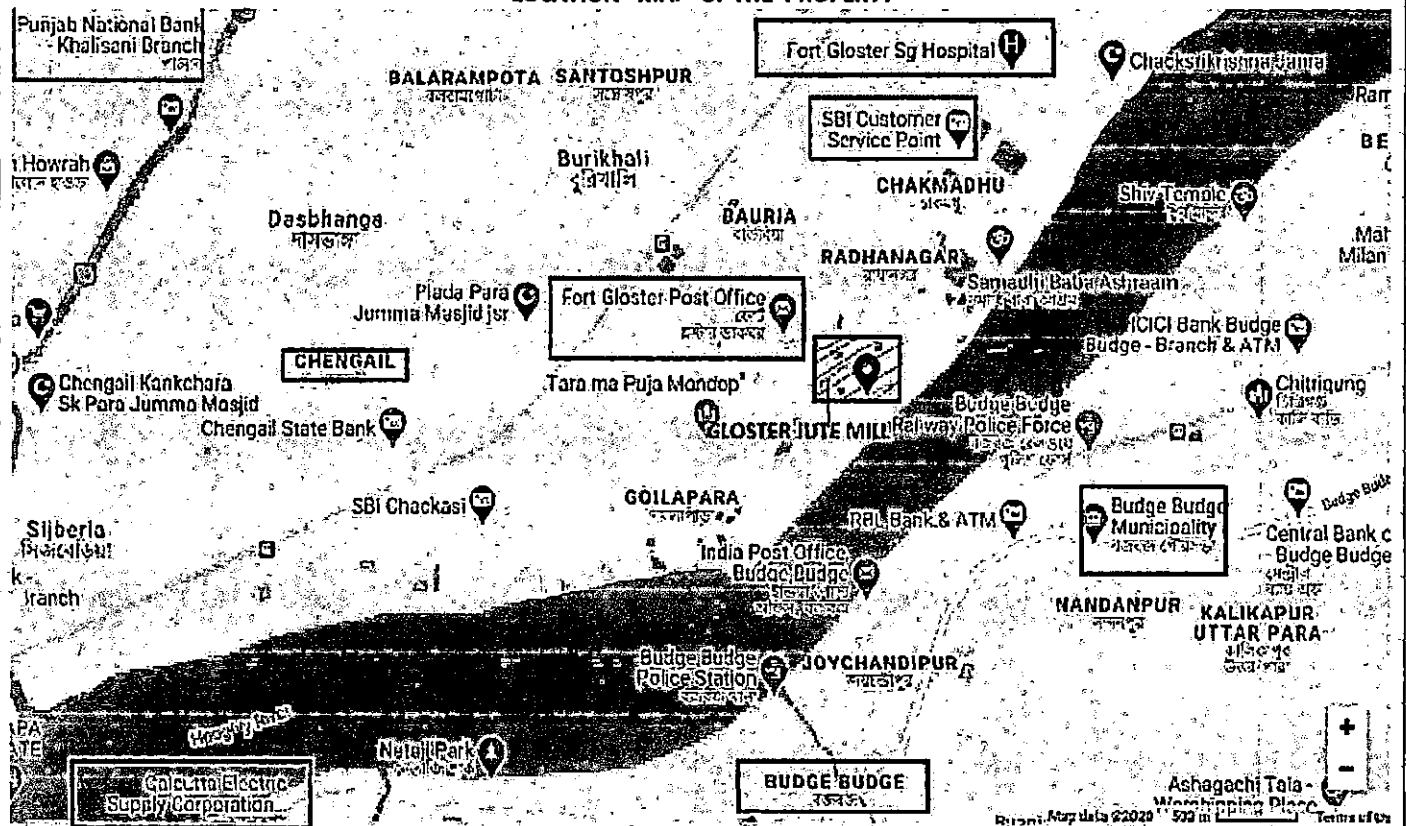
			WEST BENGAL 711310. HOLDING / PREMISES NO. 587/567, RADHANAGAR.
8.	CITY / TOWN	:	BAURIA
	RESIDENTIAL AREA	:	INDUSTRIAL AREA
	COMMERCIAL AREA	:	
	INDUSTRIAL AREA	:	A NUMBER OF INDUSTRIAL UNITS ESPECIALLY JUTE MANUFACTURING UNITS HAVE BEEN FOUND IN THE LOCALITY.
9.	CLASSIFICATION OF THE AREA	:	THE LOCALITY IS PRIMARILY CONCENTRATED WITH INDUSTRIAL UNITS ESPECIALLY WITH A NUMBER OF JUTE MANUFACTURING UNITS.
	I) HIGH / MIDDLE / POOR	:	LOWER MIDDLE CLASS
	II) URBAN / SEMI URBAN / RURAL	:	SEMI URBAN



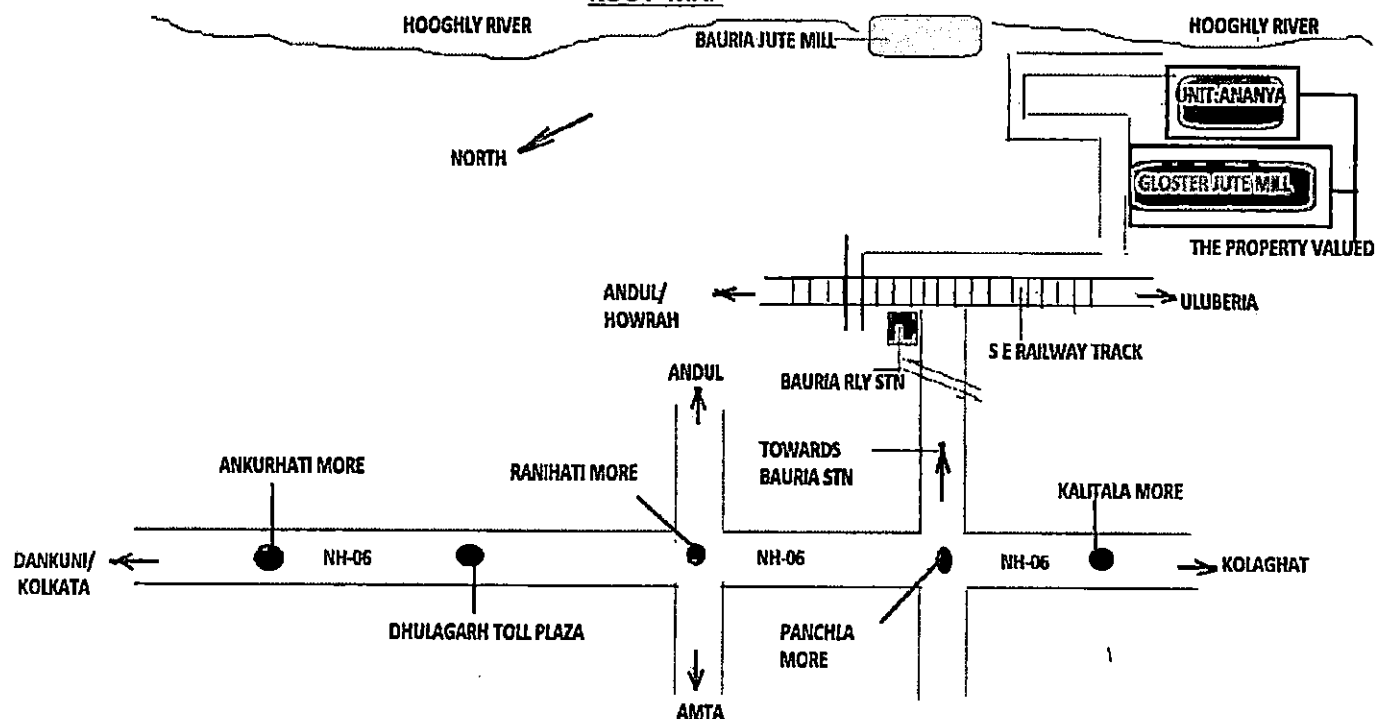
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LOCATION MAP OF THE PROPERTY



ROUT MAP



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10	COMING UNDER CORPORATION LIMIT / VILLAGE PANCHAYAT / MUNICIPALITY	:	UNDER ULUBERIA MUNICIPALITY, WARD NO. 5
11	WHETHER COVERED UNDER ANY STATE / CENTRAL GOVT. ENACTMENTS (E.G. URBAN LAND CEILING ACT) OR NOTIFIED UNDER AGENCY AREA / SCHEDULED AREA / CANTONMENT AREA	:	NO
12	IN CASE IT IS AN AGRICULTURAL LAND, ANY CONVERSION TO HOUSE SITE PLOTS IS CONTEMPLATED	:	NO. THIS IS JUTE MANUFACTURING UNIT AND IS IN OPERATION SINCE MORE THAN 100 YEARS.
13.	BOUNDARIES OF THE PROPERTY	:	AS PER THE DEED
	NORTH	:	SAMADHI BABA ASHRAM
	SOUTH	:	BAURIA JUTE MILL
	EAST	:	HOOGLY-RIVER
	WEST	:	BAURIA JUTE MILL
	NOTE: FACTORY PREMISES ARE BARICATED/DEMARCATED WITH GOOD QUALITY OF COMPOUND WALL BUT LABOUR COLONY AND OTHER UTILITY/SERVICE BUILDINGS/LAND ARE NOT DEMARCATED.		
14.2	LATITUDE, LONGITUDE AND COORDINATES OF THE SITE	:	LATITUDE : 22.494444 N AND LONGITUDE : 88.175879 E
15	EXTENT OF THE SITE	:	TOTAL LAND AREA : 189.20 ACRES (BEING LOCATED AT DIFFERENT MOUZAS & JL NOS AS SHOWN IN THE ANNEXURE-I IN THE PAGE NO:12). HOWEVER, CONVERTED LAND AREA BEING 80.3925 ACFRES (KARKHANA & INFRA LAND)
16	EXTENT OF THE SITE CONSIDERED FOR VALUATION (LEAST OF 14 A & 14 B)	:	CONVERTED LAND AREA BEING 80.3925 ACFRES HAS BEEN CONSIDERED FOR VALUATION (KARKHANA , DOKAN, SHOP AND INFRA LANDS)
17	WHETHER OCCUPIED BY THE OWNER / TENANT? IF OCCUPIED BY TENANT, SINCE HOW LONG? RENT RECEIVED PER MONTH.	:	THE PROPERTY IS OCCUPIED BY THE OWNER AND BEING USED AS JUTE 'MANUFACTURING' UNIT IN THE NAME OF M/S GLOSTER LIMITED



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II.	CHARACTERISTICS OF THE SITE	
1.	CLASSIFICATION OF LOCALITY	LOWER MIDDLE CLASS
2.	DEVELOPMENT OF SURROUNDING AREAS	SEMI URBAN AREA. DEVELOPED AREA WITH MAJOR CIVIC AMENITIES AND MODERATE INFRA FACILITIES.
3.	POSSIBILITY OF FREQUENT FLOODING / SUB-MERGING	NOT ENVISAGED THOUGH THE PROPERTY IS ON THE BANK OF RIVER HOOGHLY
4.	FEASIBILITY TO THE CIVIC AMENITIES LIKE SCHOOL, HOSPITAL, BUS STOP, MARKET ETC.	THE PROPERTY IS LOCATED 2.0 KM FROM BAURIA RAILWAY STATION OF SOUTH EASTERN RAILWAY. IT IS ALSO ACCESSABLE BY ROAD CALLED NATIONAL HIGHWAY-06. THE SAID PROEPRTY IS 7.0 KM FROM PANCHLA MORE ON NH-06. SCHOOLS, MARKET, BANKS HAVE BEEN FOUND WITHIN A RADIUS OF 2.0 KM. ALL MAJOR AMENITIES /SERVICES ARE AVAILABLE WITH 5.0 KM FROM THE PROPERTY.
5.	LEVEL OF LAND WITH TOPOGRAPHICAL CONDITIONS	LEVEL & COMPAED LAND AND SUITABLE FOR USE OF HEAVY MANUFACTURING UNIT
6.	SHAPE OF LAND	IRREGULAR RECTANGULAR SHAPE
7.	TYPE OF USE TO WHICH IT CAN BE PUT	INDUSTRIAL UNIT
8.	ANY USAGE RESTRICTION	CHANGE OF USE OF THE LAND /PROPERTY IS ADMISSIBLE ON THE APPROVAL OF THE COMPETENT AUTHORITY
9.	IS PLOT IN TOWN PLANNING APPROVED LAYOUT?	NO. NO. THIS IS JUTE MANUFACTURING UNIT AND IS IN OPERAION SINCE MORE THAN 100 YEARS.
10.	CORNER PLOT OR INTERMITTENT PLOT?	CORNER PLOT ENDING AT THE BANK OF RIVER HOOGHLY
11.	ROAD FACILITIES	PUCCA ROAD IS AVAILABLE
12.	TYPE OF ROAD AVAILABLE AT PRESENT	PUCCA ROAD- W.B.M. ROAD
13.	WIDTH OF ROAD – IS IT BELOW 20 FT. OR MORE THAN 20 FT.	MORE THAN 15 FT WIDTH IN FRONT OF THE WORKS
14.	IS IT A LAND – LOCKED LAND?	NO
15.	WATER POTENTIALITY	WATER FOR RUNNING THE FACTORY AND FOR DRINKING ARE BOTH ARE AVAILABLE
16.	UNDERGROUND SEWERAGE SYSTEM	AVAILABLE AND APPROVED BY STATE POLLUTION CONTROL BOARD
17.	IS POWER SUPPLY AVAILABLE AT THE SITE?	ELECTRICAL POWER IS BEING PROVIDED BY W.B.S.E.B
18.	ADVANTAGE OF THE SITE	
	1.	THE LOCALITY IS IDEALLY SUITABLE FOR INDUSTRIAL ACTIVITY ESPECIALLY FOR JUTE MANUFACTURING PURPOSE. THE SAID UNITS IS IN OPERATION SINCE 100 YEARS. A NUMBER OF JUTE MILLS ARE IN FUNCTION IN THE LOCALITY. HOOGHLY RIVER IS AT THE EASTERN SIDE OF THE WORKS AND THERE IS NO SCARCITY OFM WATER. THE PLAT IS ALSO 7.0 KM AWAY FROM NH-06 AND RAILWAY STATION IS ONLY 2.0 KM FROM THE FACTORY.
19.	SPECIAL REMARKS, IF ANY, LIKE THREAT OF ACQUISITION OF LAND FOR PUBLIC SERVICE PURPOSES, ROAD WIDENING OR APPLICABILITY OF GRZ PROVISIONS-ETC. (DISTANCE FROM SEA-COAST / TIDAL LEVEL MUST BE INCORPORATED)	
	NOTHING APPEARED. INFRA WORKS NEEDS TO BE BETTER	



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PART - A (VALUATION OF LAND)		
1.	SIZE OF PLOT :	TOTAL LAND AREA : 189.20 ACRES (BEING LOCATED AT DIFFERENT MOUZAS & JL NOS AS SHOWN IN THE ANNEXURE-I IN THE PAGE NO:12). HOWEVER, CONVERTED LAND AREA BEING 80.3925 ACFRES (LAND SCHEDULE - ANNEXURE-I).
2.	TOTAL EXTENT OF THE PLOT	VALUATION IS CONSIDERED FOR 80.3925 ACFRES OF LAND
3.	PREVAILING MARKET RATE (ALONG WITH DETAILS /REFERENCE OF AT LEAST TWO LATEST DEALS/TRANSACTIONS WITH RESPECT TO ADJACENT PROPERTIES IN THE AREAS)	RESIDENTIAL RATE : 3.00 LACS TO 3.50 LACS PER KATHA INDUSTRIAL LAND : 3.00 LACS TO 5.00 LACS PER KATHA [NO SALE INSTANCES OR RECENT TRANSACTION ARE NOT AVAILABLE]
4.	GUIDELINE RATE OBTAINED FROM THE REGISTRAR'S OFFICE (AN EVIDENCE THEREOF TO BE ENCLOSED)	HAS BEEN SHOWN IN THE PAGE NO:23 . ALSO, COPIES OF VALUATION OF LAND & BUILDINGS AS PER GOVT OF W.B HAVE BEEN ATTACHED AT PAGE NO: 23 TO 26
5.	ASSESSED / ADOPTED RATE OF VALUATION	LAND RATE FOR DIFFERENT CHARACTERISTIC OF PLOT HAS BEEN CONSIDERED SEPARATELY ON THE BASIS OF ITS WEIGHTAGE. DETAILS HAVE BEEN SHOWN IN THE PAGE NO: 18
6.	ESTIMATED VALUE OF LAND	COMPUTATION : LAND VALUATION HAS BEEN SHOWN IN THE PART:A OF ANNEXURE-II AND THAT OF BUILDING HAS BEEN SHOWN IN PART:B OF ANNEXURE-II [PAGE-18 TO 22]
PART - B (VALUATION OF BUILDING)		
1.	TECHNICAL DETAILS OF THE BUILDING	
	A)	TYPE OF BUILDING (RESIDENTIAL / COMMERCIAL / INDUSTRIAL)
	B)	TYPE OF CONSTRUCTION (LOAD BEARING / RCC / STEEL FRAMED)
	C)	YEAR OF CONSTRUCTION
	D)	NUMBER OF FLOORS AND HEIGHT OF EACH FLOOR INCLUDING BASEMENT, IF ANY
	E)	PLINTH AREA FLOOR-WISE
	F)	CONDITION OF THE BUILDING
	i)	EXTERIOR - EXCELLENT, GOOD, NORMAL, POOR
	ii)	INTERIOR - EXCELLENT, GOOD, NORMAL, POOR
	G)	DATE OF ISSUE AND VALIDITY OF LAYOUT OF APPROVED MAP / PLAN
		FACTORY BUILDING WITH INDUSTRIAL STRUCTURES
		MAINLY STEEL STRUCTURE AND PARTLY OF R.C.C STRUCTURE SPECIFICATION OF WORK HAS BEEN SHOWN IN THE PART: B OF ANNEXURE-II
		MOST OF THE BUILDINGS ARE 100 YEARS OLD AND HAVE BEEN PERIODICALLY STRENGTHENED. A FEW BUILDINGS HAVE BEEN CONSTRUCTED IN LAST 10-15 YEARS
		SHOWN IN THE ANNEXURE-II
		DETAILS OF AREA HAVE BEEN SHOWN IN THE ANNEXURE-II
		GOOD
		THE JUTE MILL IN QUESTION HAS BEEN IN OPERATION SINCE LAST 100 YEARS. THE CIVIC BODY HAS BEEN COLLECTING PROPERTY TAX RECEIPT AT REGULAR INTERVAL AS THE BUILDINGS STAND ON THE PLOTS OF LAND. THOUGH, BUILDING PLAN IS NOT AVAILABLE, IT IS PRESUMED THAT CONSTRUCTION HAS BEEN MADE AS PER FACTORY RULES AND FACTORY LICENCE IS

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		ATTACHED WITH THIS REPORT.
H)	APPROVED MAP / PLAN ISSUING AUTHORITY	APPROVED MAP IS NOT AVAILABLE AS THE FACTORY IS MORE THAN 100 YEARS OLD AND IN OPERATION TILL DATE. FACTORY IS BEING INSPECTED BY THE INSPECTOR OF FACTORIES AND LICENCE HAS BEEN GRANTED FOR RUNNING THE JUTE MILL
I)	WHETHER GENUINENESS OR AUTHENTICITY OF APPROVED MAP / PLAN IS VERIFIED	YES / NO
J)	ANY OTHER COMMENTS BY OUR EMPANELLED VALUERS ON AUTHENTIC OF APPROVED PLAN	CONSTRUCTION HAS BEEN MADE AS PER BUILDING RULES .
	LAND AREA IN THE STATUS OF BASTU, KARKHANA, DOKAN, SHOP ETC.: 70.15 ACRES INFRA LAND FOR ROADS ETC: 10.2425 ACRES TOTAL DEVELOPED LAND AREA: 80.3925 ACRES	LAND AREA FOR JUTEMILL, BASTU, DOKAM, SHOP : 70.15 ACRES = 3055734 SFT. TOTAL CONSTRUCTED AREA: 1263362. F.A.R CONSUMED = 1263362 / 3055734 = 0.41 > 1.00 [O . K] GROUND COVERAGE : (1263362 X 0.88) / 3055734 = 36.38 SAY 36.38% [O . K]

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF

S. NO.	DESCRIPTION	GROUND FLOOR	OTHER FLOORS
1.	FOUNDATION	ISOLATED R.C.C. FOOTING AND SOME WHERE RAFT & PILE FOUNDATION	
	BASEMENT	NO	
3.	SUPERSTRUCTURE	MAINLY STEEL STRUCTURE AND PARTLY OF R.C.C STRUCTURE	
4.	JOINERY / DOORS & WINDOWS (PLEASE FURNISH DETAILS ABOUT SIZE OF FRAMES, SHUTTERS, GLAZING, FITTING ETC. AND SPECIFY THE SPECIES OF TIMBER)	AS PER STANDARD SPECIFICATION OF JUTE MANUFACTURING UNIT AND ALLIED STAFF QUARTERS	
5.	SUPER STRUCTURE	FACTORY BUILDINGS ARE STANDING ON COMPOSITE FOUNDATION AND THEIR SUPER STRUCTURES ARE MAINLY OF STEEL STRUCTURE OR LOAD BEARING STRUCTURE OF 375 MM OR MORE THICKNESS. RCC BUILDINGS HAVE BEEN FOUND BEING USED AS STORE AND STAFF QUARTERS.	
6.	PLASTERING	CEMENT MORTER	
7.	FLOORING, SKIRTING, DADOING	MAINLY CONCRET FLOORING. BUT, OFFICES HAVE BEEN FINISHED WITH TILES FLOORING	
8.	SPECIAL FINISH AS MARBLE, GRANITE, WOODEN PANELING, GRILLS, ETC	NOTHING	
9.	ROOFING INCLUDING WEATHER PROOF COURSE	FACTORY BUILDINGS: C.G.I SHEET RESTING ON MS FABRICATED TRUSSES OR PIPES OR STANDARD MS SECTIONS.	
10.	DRAINAGE	AVAILABLE	



PHOTOGRAPHS OF UNIT: ANANYA

[Signature]
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S. NO.	DESCRIPTION	GROUND FLOOR	OTHER FLOORS
2.	COMPOUND WALL	:	AVAILABLE AROUND THE PERIPHERY OF THE PLOT
	HEIGHT	:	12 FT (INCLUDING DEPTH OF FOUNDATION)
	LENGTH	:	5556 RFT
	TYPE OF CONSTRUCTION	:	BRICK WORK WITH CEMENT PLASTER
3.	ELECTRICAL INSTALLATION	HAS BEEN PROVIDED AS PER APPROVAL OF GOVT. FIRE DEPT AS WELL AS APPROVAL OF CHIEF INSPECTOR OF FACTORIES, GOVT. OF W.B	
	TYPE OF WIRING	:	
	CLASS-OF FITTINGS (SUPERIOR / ORDINARY / POOR)	:	
	NUMBER OF LIGHT POINTS	:	
	FAN POINTS	:	
	SPARE PLUG POINTS	:	
	ANY OTHER ITEM	:	
4.	PLUMBING INSTALLATION	AS PER APPROVAL OF POLLUTION CONTROL BOARD AS WELL AS APPROVAL OF CHIEF INSPECTOR OF FACTORIES, GOVT. OF W.B	
	A) NO. OF WATER CLOSETS AND THEIR TYPE	:	
	B) NO. OF WASH BASINS	:	
	C) NO. OF URINALS	:	
	D) NO. OF BATH TUBS	:	
	E) WATER METER, TAPS, ETC.	:	
	F) ANY OTHER FIXTURES	:	

DETAILS OF VALUATION ANNEXURE -II MAY PLEASE BE REFERRED

SR. NO.	PARTICULARS OF ITEM	PLINTH AREA	ROOF HEIGHT	AGE OF BUILDING	ESTIMATED REPLACEMENT RATE OF TRUCTION RS.	REPLACEMENT COST RS.	DEPRECIATION RS.	NET VALUE AFTER DEPRECIATION RS.
	GROUND FLOOR							
	FIRST FLOOR							
	OTHER FLOOR, IF ANY							
	TOTAL	ANNEXURE -II MAY PLEASE BE REFERRED						

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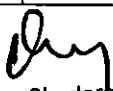
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METHODOLOGY OF VALUATION: THE CAPTIONED PROPERTY IS AN INDUSTRIAL UNIT AND NOW BEING FULLY IN OPERATION AND PRODUCING THE OUTPUT AS PER DESIRED PRODUCTION SCHEDULE. THE PROPERTY IS ALSO UNDER POSSESSION & OWNERSHIP OF THE SAME ORGANIZATION. IN ORDER TO ASSESS THE VALUE OF SECURITY FOR MORTGAGE LENDING, I HAVE CONSIDERED "COST APPROACH" TO DERIVE THE VALUE OF THE PROPERTY. VALUE OF LAND HAS BEEN CONSIDERED ON THE BASIS OF LOCAL INVESTIGATION & OTHER SOURCES AND VALUE OF THE BUILDINGS HAVE BEEN COMPUTED ON THE BASIS OF SCHEDULE OF RATE OF PWD/CPWD IN CONJUNCTION WITH ACTUAL SPECIFICATION OF WORK & PHYSICAL DIMENSIONS OF THE STRUCTURES, BUILDINGS.

ANNEXURE-I DETAILS OF LAND UNDER CONSIDERATION

UNIT: GLOSTER NEW JUTE MILL						
S/L	MOUZA	JL NO	LR KH NO	PLOT NO	CLASS	AREA (ACRE)
1	FORT GLOSTER	6	687	72(P)	JUTE MILL	7
2	FORT GLOSTER	6	687	73(P)	BASTU	4.66
3	FORT GLOSTER	6	687	74(P)	PUKUR	3.17
4	FORT GLOSTER	6	687	75(P)	DANGA	1.99
5	FORT GLOSTER	6	687	76(P)	JUTE MILL	15.1
6	FORT GLOSTER	6	687	77(P)	PUKUR	1.51
7	FORT GLOSTER	6	687	78(P)	KHAL	0.965
8	FORT GLOSTER	6	687	82(P)	BASTU	0.64
9	FORT GLOSTER	6	687	72(P)	JUTE MILL	0.6
10	FORT GLOSTER	6	687	70(P)	BASTU	0.1
11	FORT GLOSTER	6	687	66(P)	DANGA	0.06
12	FORT GLOSTER	6	687	73(P)	BASTU	0.2
13	FORT GLOSTER	6	687	74(P)	PUKUR	0.08
14	FORT GLOSTER	6	687	82(P)	BASTU	0.12
15	FORT GLOSTER	6	687-RS	73	BASTU	1.46
16	FORT GLOSTER	6	687	107	RAIL LINE	0.94
					SUB TOTAL	38.595
UNIT: ANANYA						
1	RADHANAGAR	7	229/1	3	RASTA	0.01
2	RADHANAGAR	7	229/1	4	BAGAN	3.07
3	RADHANAGAR	7	229/1	6	BAGAN	0.09
4	RADHANAGAR	7	229/1	8	BAGAN	0.1
5	RADHANAGAR	7	229/1	9	BAGAN	4.06
6	CHAKMADHU	11	144/2	309	BAGAN	8.22
					SUB TOTAL	15.55
LABOUR COLONY						
1	FORT GLOSTER	6	LR 687	1	BASTU	5.21
2	FORT GLOSTER	6	LR 687	1/601	DANGA	0.04
3	FORT GLOSTER	6	LR 687	1/603	IDGA	0.02
4	FORT GLOSTER	6	LR 687	45	BASTU	9.54
5	FORT GLOSTER	6	LR 687	46/700	DANGA	0.01
6	FORT GLOSTER	6	LR 687	46/701	DANGA	0.01
7	FORT GLOSTER	6	LR 687	47	PUKUR	0.89
8	FORT GLOSTER	6	LR 687	48	BASTU	1.22
9	FORT GLOSTER	6	LR 687	49	PUKUR	1.14
10	FORT GLOSTER	6	LR 687	50	DANGA	0.87


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11	FORT GLOSTER	6	LR 687	50/699	DANGA	0.04
12	FORT GLOSTER	6	LR 687	51	SCHOOL	0.13
13	FORT GLOSTER	6	LR 687	52	BASTU	0.10
14	FORT GLOSTER	6	LR 687	53	POST OFFICE	0.13
15	FORT GLOSTER	6	LR 687	55	BASTU	4.14
16	FORT GLOSTER	6	LR 687	57	BASTU	0.71
17	FORT GLOSTER	6	LR 687	58	PUKUR	1.15
18	FORT GLOSTER	6	LR 687	59/633	BASTU	0.19
19	FORT GLOSTER	6	LR 687	60/687	BASTU	0.34
20	FORT GLOSTER	6	LR 687	109	BASTU	0.09
21	FORT GLOSTER	6	LR 687	110/648	DANGA	0.02
22	FORT GLOSTER	6	LR 687	114/648	KHAL	0.70
23	FORT GLOSTER	6	LR 687	115	KHAL	2.13
24	FORT GLOSTER	6	LR 687	115/705	DANGA	0.02
25	FORT GLOSTER	6	LR 687	34P	BASTU	1.29
26	FORT GLOSTER	6	LR 687	115/658	RASTA	0.04
27	FORT GLOSTER	6	LR 687	114/651	DANGA	0.12
28	FORT GLOSTER	6	LR 687	115/649	BASTU	0.03
29	FORT GLOSTER	6	LR 687	116	KHAL	0.27
30	FORT GLOSTER	6	LR 687	117	BASTU	0.99
31	FORT GLOSTER	6	LR 687	118	PUKUR	1.59
32	FORT GLOSTER	6	LR 687	119	BASTU	3.71
33	FORT GLOSTER	6	LR 687	120	RASTA	0.50
34	FORT GLOSTER	6	LR 687	121	BASTU	0.78
35	FORT GLOSTER	6	LR 687	122	PUKUR	0.68
36	FORT GLOSTER	6	LR 687	123	MASJID	0.06
37	FORT GLOSTER	6	LR 687	124	BASTU	0.55
38	FORT GLOSTER	6	LR 687	124/406	DOKAN	0.06
39	FORT GLOSTER	6	LR 687	156	KABRASTHAN	0.38
40	FORT GLOSTER	6	LR 687	157	KABRASTHAN	0.12
41	FORT GLOSTER	6	LR 687	233	RASTA	0.51
42	FORT GLOSTER	6	LR 687	235	BASTU	0.02
43	FORT GLOSTER	6	LR 687	236	MANDIR	0.01
44	RADHANAGAR	7	LR 229/1	39	PUKUR	0.20
45	RADHANAGAR	7	LR 229/1	2	PUKUR	1.70
46	RADHANAGAR	7	LR 229/1	14	PUKUR	0.31
47	CHAKMADHU	11	LR 144/2	270	DANGA	1.24
48	CHAKMADHU	11	LR 144/2	266	TANK	0.28
49	CHAKMADHU	11	LR 144/2	269/338	DANGA	0.48
50	CHAKMADHU	11	LR 144/2	292	TANK	0.33
51	CHAKMADHU	11	LR 144/2	286/359	SHOP	0.02
52	CHAKMADHU	11	LR 144/2	293	TANK	0.40
53	CHAKMADHU	11	LR 144/2	286/360	SHOP	0.01
54	CHAKMADHU	11	LR 144/2	268	NALA	0.54
55	CHAKMADHU	11	LR 144/2	269	DANGA	2.94
56	CHAKMADHU	11	LR 144/2	269/322	DANGA	0.64

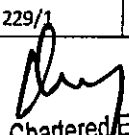

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57	CHAKMADHU	11	LR 144/2	45/317	KHAL	2.96
58	RAMESWARNAGAR	8	LR 251/1	366	BASTU	2.05
59	RAMESWARNAGAR	8	LR 251/1	368	KHAL	0.82
60	RAMESWARNAGAR	8	LR 251/1	366/934	BASTU	1.24
61	RAMESWARNAGAR	8	LR 251/1	878	DANGA	0.18
62	RAMESWARNAGAR	8	LR 251/1	882	DITCH	0.64
63	FORT GLOSTER	6	LR 687	32	DANGA	0.25
64	FORT GLOSTER	6	LR 687	33	BASTU	1.76
65	FORT GLOSTER	6	LR 687	35	BASTU	0.01
66	FORT GLOSTER	6	LR 687	36	BASTU	0.01
67	FORT GLOSTER	6	LR 687	37	BASTU	0.01
68	FORT GLOSTER	6	LR 687	38	BASTU	0.01
69	FORT GLOSTER	6	LR 687	39	BASTU	0.01
70	FORT GLOSTER	6	LR 687	40	BASTU	0.01
71	FORT GLOSTER	6	LR 687	41	BASTU	0.01
72	FORT GLOSTER	6	LR 687	42	BASTU	0.02
73	FORT GLOSTER	6	LR 687	43	BASTU	0.02
74	FORT GLOSTER	6	LR 687	44/713	DOKAN	0.01
75	FORT GLOSTER	6	LR 687	44P	PUKUR	0.02
76	FORT GLOSTER	6	LR 687	45P	BASTU	0.04
77	FORT GLOSTER	6	LR 687	63P	RASTA	0.51
78	FORT GLOSTER	6	LR 687	64	DANGA	1.07
79	FORT GLOSTER	6	LR 687	65P	RASTA	0.89
80	FORT GLOSTER	6	LR 687	66P	DANGA	2.10
81	FORT GLOSTER	6	LR 687	67	PUKUR	0.76
82	FORT GLOSTER	6	LR 687	68	MANDIR	0.01
83	FORT GLOSTER	6	LR 687	69	MANDIR	0.03
84	RADHANAGAR	7	LR 229/1	11	PUKUR	8.75
85	RADHANAGAR	7	LR 229/1	11/124	PUKURPATH	0.43
86	RADHANAGAR	7	LR 229/1	15	PUKUR	1.90
87	RADHANAGAR	7	LR 229/1	16	PUKUR	0.12
88	RADHANAGAR	7	LR 229/1	17	DOBA	0.09
89	RADHANAGAR	7	LR 229/1	18	DOBA	0.10
90	RADHANAGAR	7	LR 229/1	19	DANGA	2.56
91	RADHANAGAR	7	LR 229/1	20	DOBA	0.10
92	RADHANAGAR	7	LR 229/1	21	RASTA	1.01
93	RADHANAGAR	7	LR 229/1	8	RASTA	1.70
94	RADHANAGAR	7	LR 229/1	46	UTBASTU	0.08
95	RADHANAGAR	7	LR 229/1	47	DOBA	0.06
96	RADHANAGAR	7	LR 229/1	49	SALI	0.55
97	RADHANAGAR	7	LR 229/1	50	PATH	0.02
98	RADHANAGAR	7	LR 229/1	55	SALI	0.29
99	RADHANAGAR	7	LR 229/1	57	PATH	0.03
100	RADHANAGAR	7	LR 229/1	104	PUKUR	0.18
101	RADHANAGAR	7	LR 229/1	105	DOBA	0.10
102	RADHANAGAR	7	LR 229/1	106	DANGA	0.24

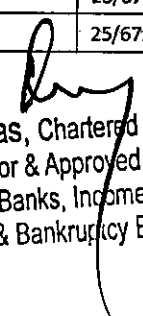

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103	RADHANAGAR	7	LR 229/1	111	SALI	0.15
104	RADHANAGAR	7	LR 229/1	112	BASTU	0.28
105	RADHANAGAR	7	LR 229/1	113	DANGA	0.14
106	RADHANAGAR	7	LR 229/1	114	PUKUR	0.75
107	RADHANAGAR	7	LR 229/1	115	PUKUR	0.23
108	RADHANAGAR	7	LR 229/1	116	SALI	1.18
109	RADHANAGAR	7	LR 229/1	117	DANGA	0.33
110	RADHANAGAR	7	LR 229/1	118	DANGA	3.58
111	RADHANAGAR	7	LR 229/1	119	DANGA	0.42
112	RADHANAGAR	7	LR 229/1	120	DANGA	5.45
113	RADHANAGAR	7	LR 229/1	121	RASTA	2.33
114	RADHANAGAR	7	LR 229/1	128	BASTU	1.27
115	RADHANAGAR	7	LR 229/1	90	BASTU	0.22
116	RADHANAGAR	7	LR 229/1	123	KHAL	4.12
117	RAMESWARNAGAR	8	LR 251/1	884	DITCH	0.11
118	RAMESWARNAGAR	8	LR 251/1	887	DANGA	1.16
119	FORT GLOSTER	6	LR 687	2P	ROAD	0.16
120	FORT GLOSTER	6	LR 687	2/698	DANGA	0.38
121	FORT GLOSTER	6	LR 687	2/662	DANGA	0.20
122	FORT GLOSTER	6	LR 687	2/664	DANGA	0.35
123	FORT GLOSTER	6	LR 687	2/665	BASTU	0.30
124	FORT GLOSTER	6	LR 687	2/666	NALA	0.06
125	FORT GLOSTER	6	LR 687	2/667	DANGA	0.28
126	FORT GLOSTER	6	LR 687	2/668	DANGA	0.07
127	FORT GLOSTER	6	LR 687	4	BASTU	0.61
128	FORT GLOSTER	6	LR 687	5	UTBASTU	0.06
129	FORT GLOSTER	6	LR 687	6	BASTU	0.02
130	FORT GLOSTER	6	LR 687	7	BASTU	0.02
131	FORT GLOSTER	6	LR 687	8	BASTU	0.02
132	FORT GLOSTER	6	LR 687	9	BASTU	0.01
133	FORT GLOSTER	6	LR 687	10	BASTU	0.01
134	FORT GLOSTER	6	LR 687	11	BASTU	0.01
135	FORT GLOSTER	6	LR 687	12	BASTU	0.01
136	FORT GLOSTER	6	LR 687	13	BASTU	0.02
137	FORT GLOSTER	6	LR 687	14	BASTU	0.01
138	FORT GLOSTER	6	LR 687	15	BASTU	0.01
139	FORT GLOSTER	6	LR 687	15/509	BASTU	0.01
140	FORT GLOSTER	6	LR 687	16	DANGA	0.01
141	FORT GLOSTER	6	LR 687	17	BASTU	0.21
142	FORT GLOSTER	6	LR 687	18	DOBA	0.22
143	FORT GLOSTER	6	LR 687	19	DANGA	0.07
144	FORT GLOSTER	6	LR 687	25	BAGAN	2.46
145	FORT GLOSTER	6	LR 687	25/669	DANGA	0.22
146	FORT GLOSTER	6	LR 687	25/670	BASTU	0.03
147	FORT GLOSTER	6	LR 687	25/671	BASTU	0.06
148	FORT GLOSTER	6	LR 687	25/672	BASTU	0.05


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149	FORT GLOSTER	6	LR 687	25/673	BASTU	0.03
150	FORT GLOSTER	6	LR 687	25/674	BASTU	0.08
151	FORT GLOSTER	6	LR 687	25/675	BASTU	0.15
152	FORT GLOSTER	6	LR 687	25/676	BASTU	0.05
153	FORT GLOSTER	6	LR 687	25/677	BASTU	0.08
154	FORT GLOSTER	6	LR 687	25/678	BASTU	0.04
155	FORT GLOSTER	6	LR 687	25/679	BASTU	0.05
156	FORT GLOSTER	6	LR 687	25/680	BASTU	0.06
157	FORT GLOSTER	6	LR 687	25/681	BASTU	0.06
158	FORT GLOSTER	6	LR 687	25/682	BASTU	0.04
159	FORT GLOSTER	6	LR 687	25/683	BASTU	0.07
160	FORT GLOSTER	6	LR 687	25/684	BASTU	0.04
161	FORT GLOSTER	6	LR 687	25/685	DOKAN	0.01
162	FORT GLOSTER	6	LR 687	25/686	DOKAN	0.01
163	FORT GLOSTER	6	LR 687	25/687	DOKAN	0.01
164	FORT GLOSTER	6	LR 687	25/688	DOKAN	0.01
165	FORT GLOSTER	6	LR 687	25/689	DOKAN	0.01
166	FORT GLOSTER	6	LR 687	25/690	DOKAN	0.01
167	FORT GLOSTER	6	LR 687	25/696	DOKAN	0.02
168	FORT GLOSTER	6	LR 687	25/711	DOKAN	0.01
169	FORT GLOSTER	6	LR 687	26	BASTU	0.20
170	FORT GLOSTER	6	LR 687	27	DOBA	0.24
171	FORT GLOSTER	6	LR 687	28	DANGA	1.45
172	FORT GLOSTER	6	LR 687	28/691	DOKAN	0.01
173	FORT GLOSTER	6	LR 687	28/592	DOKAN	0.02
174	FORT GLOSTER	6	LR 687	29	BASTU	0.02
175	FORT GLOSTER	6	LR 687	30	BASTU	0.11
176	FORT GLOSTER	6	LR 687	31	BASTU	0.01
177	FORT GLOSTER	6	LR 687	114/646	BASTU	0.07
178	FORT GLOSTER	6	LR 687	17/719	DOKAN	0.04
179	FORT GLOSTER	6	LR 687	115/724	-	0.03
180	FORT GLOSTER	6	LR 687	115/725	-	0.05
181	RAGHUDEV BATI	13	LR 1220	2545	BASTU	0.05
182	RAGHUDEV BATI	13	LR 1220	340	SALI	0.46
183	RAGHUDEV BATI	13	LR 1220	371	SALI	0.09
184	RAGHUDEV BATI	13	LR 1220	381	SALI	0.03
185	RAGHUDEV BATI	13	LR 1220	591	SALI	0.29
186	RAGHUDEV BATI	13	LR 1220	590/1008	SALI	0.15
187	RAGHUDEV BATI	13	LR 1220	548/1014	SALI	0.05
188	RAGHUDEV BATI	13	LR 1220	546/1015	SALI	0.10
189	RAGHUDEV BATI	13	LR 1220	507/1020	SALI	0.05
190	RAGHUDEV BATI	13	LR 1220	461	DANGA	0.05
191	RAGHUDEV BATI	13	LR 1220	928	SALI	0.03
192	RAGHUDEV BATI	13	LR 1220	1694	SALI	0.08
193	RAGHUDEV BATI	13	LR 1220	1867	DANGA	0.02
194	RAGHUDEV BATI	13	LR 1220	339	NAYANJULY	1.88


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195	RAGHUDEV BATI	13	LR 1220	372	NAYANJULY	0.42
196	RAGHUDEV BATI	13	LR 1220	119	SALI	0.44
197	RAGHUDEV BATI	13	LR 1220	553	SALI	0.02
198	RAGHUDEV BATI	13	LR 1220	547/1013	SALI	0.16
199	RAGHUDEV BATI	13	LR 1220	629	SALI	0.02
200	RAGHUDEV BATI	13	LR 1220	341	SALI	0.17
201	RAGHUDEV BATI	13	LR 1220	1685	BASTU	0.07
202	RAGHUDEV BATI	13	LR 1220	1686	BASTU	0.01
203	RAGHUDEV BATI	13	LR 1220	612/1010	SALI	0.08
SUB TOTAL						118.88
HOSPITAL AREA						
1	CHAKMADHU	11	LR 144/2	197	SALI	1.04
2	CHAKMADHU	11	LR 144/2	198	DITCH	0.06
3	CHAKMADHU	11	LR 144/2	273	DANGA	0.3
4	CHAKMADHU	11	LR 144/2	275	DANGA	0.3
5	CHAKMADHU	11	LR 144/2	282	SALI	2.23
6	CHAKMADHU	11	LR 144/2	284	KHAL	0.84
7	CHAKMADHU	11	LR 144/2	285	TANK	0.73
8	CHAKMADHU	11	LR 144/2	283	SALI	0.21
9	CHAKMADHU	11	LR 144/2	285/358	BASTU	0.01
10	CHAKMADHU	11	LR 144/2	286	DANGA	0.28
SUB TOTAL						6.00
BRICK FIELD SIDE						
1	CHAKMADHU	11	LR 144/2	294P	BASTU	0.5
2	CHAKMADHU	11	LR 144/2	295P	DANGA	0.88
3	CHAKMADHU	11	LR 144/2	296	DANGA	5.64
4	CHAKMADHU	11	LR 144/2	297	DANGA	1.12
5	CHAKMADHU	11	LR 144/2	298	TANK	0.1625
6	CHAKMADHU	11	LR 144/2	299	PUKUR	4.45
7	CHAKMADHU	11	LR 144/2	300	PUKUR	1.1
8	CHAKMADHU	11	LR 144/2	305	DANGA	0.04
9	CHAKMADHU	11	LR 144/2	306	PUKUR	0.26
10	CHAKMADHU	11	LR 144/2	307	PUKUR	5.5175
11	CHAKMADHU	11	LR 144/2	269/322	DANGA	0.2053
12	CHAKMADHU	11	LR 144/2	302	BASTU	0.13
TOTAL						20.0053
50% AREA OF BRICK FIELD TO BE CONSIDERED						9.83
TOTAL LAND AREA : 189.20 ACRES [COMPRISING OF CONVERTED, UNCONVERTED, UNDEVELOPED, WATER BODIES]						
TOTAL CONVERTED LAND – BASTU, JUTE MILL, DOKAN, SHOP, PAT KAL, ROADS : 80.3925 ACRES						

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PANEL VALUER OF STATE BANK OF INDIA

PLACE: JADAVPUR KOLKATA
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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



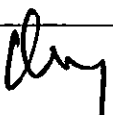
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PART : B VALUATION OF BUILDINGS

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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 SHEETING 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 SHEETING 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


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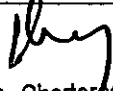
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12	SPINNING BUILDING NEAR S4 UNIT	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHEETING IS SUPPORTED ON STEEL PURLINS.	145 & 40	24104	1000	24104000
13	JUTE GODOWN	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHEETING IS SUPPORTED ON STEEL PURLINS.	145 & 40	25100	900	22590000
14	CUTTING UNIT	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	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	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	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF IPS TYPE.		7000	1200	8400000
29	GODOWN NEAR UNDER CONST STAFF QTR	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
					SUB TOTAL	971877300
	UNIT: ANANYA					
1	MAIN PRODUCTION UNIT	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHEETING IS SUPPORTED ON STEEL PURLINS.	17/37	93000	1400	130200000
2	GODOWN # 1	STEEL STRUCTURE: STEEL COLUMNS & BEAMS AND ROOF SHEETING IS SUPPORTED ON STEEL PURLINS.	17/37	27225	1200	32670000
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	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, CANTEN	RCC STRUCTURE WITH BRICK WORK AND CEMENT PLASTERED & PAINTED. FLOORING IS OF TILES TYPE.	17/37	6500	1000	6500000
					SUB TOTAL	273180000
	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	SUB-TOTAL	19425000
	VALUATION OF ALL BUILDINGS				1264482300
	ADD, COST OF DRAINAGE SYSTEM, PREMISES ILLUMINATION, GARDENING & OTHER INFRA WORKS :@ 5% OF COST OF BUILDINGS				63224115
	THEREFORE, TOTAL VALUE OF BUILDINGS AND INFRA WORKS				1327706415

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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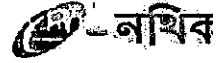
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GOVT VALUES OF "KARKHANA LAND:



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal



Market Value of Land

(*) marked items are mandatory

District *	Howrah	Thana *	Bauria
Local Body	Municipality	Mouza	Fonglaster
Road	Bauria Station Rd(Station to Fonglaster)	Road Zone	Not Available
Premises No.	Premises No	Ward No.	3
Jurisdiction of	A.D.S.R. ULUBERIA	Municipality	ULUBERIA
Project Name	Not Available		

Plot No	RS	00072	/	0	RS Khatian No.	667	/	Bata Khatian
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Proposed Land Use	Karkhana	Nature of Land (as recorded in ROR)	Bastu				
Area of Land	1	Decimal	Bigha	Katha	Chatak	Sq. Feet	Total Area of Land(Decimal)
Adjacent to Metal Road	Yes						100
Encumbered by Tenant	No						16
Bargadar	No						Tenant is Purchaser?
							No
							Bargadar is Purchaser?
							Yes No
Litigated Property	Yes No						

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Existing Market Value of Land: Rs. 2,57,09,400/-

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P. K. DAS
B.E(CAL).C.ENG.F.I.E. F.I.V
CHARTERED ENGINEER & GOVT. APPROVED VALUER
REGISTERED VALUER OF INCOME TAX DEPT & IBBI
REGN NO: W.B/CCIT, KOL- XI / CIT-XX / 06 / CAT-I / 2007-08
IBBI REGN NO: IBBI RV/01/2018/10155 (L & B)
GOVT. VALUE OF BASTU LAND

OFF: 3RD FLOOR, 56, CENTRAL ROAD.
JADAVPUR, KOLKATA-700032
TEL : 2414 2255 , 2414-2508, 9434001185
email : tadcon.cal@gmail.com

DATE: 12.7.2020

Proposed Land Use	Bastu				Nature of Land (as recorded in ROR)		Bastu
Area of Land	Acre	Decimal	Bigha	Katha	Chatak	Sq. Feet	Total Area of Land(Decimal)
	1	Decimal	Bigha	Katha	Chatak	Sq. Feet	100
Adjacent to Metal Road	Yes				Approach Road Width (In feet)		18
Encumbered by Tenant	No				Tenant is Purchaser ?		No
Bargadar	No				Bargadar is Purchaser?		☐ Yes ☒ No
Litigated Property	☐ Yes ☒ No						
Type the characters shown					Try new characters		

Existing Market Value of Land: Rs. 1,92,82,050/-

GOVT VALUE LAND TO BE USED FOR RASTA/ROAD

Jurisdiction of	A.D.S.R. ULUBERIA		Municipality	ULUBERIA				
Project Name	Not Available							
Plot No	RS	00063	/	0	RS Khatian No.	687	/	Beta Khatian
To get owner details of property please enter LR plot no and LR khatian no.								
Proposed Land Use	Rasta				Nature of Land (as recorded in ROR)		Rasta	
Area of Land	Acre	Decimal	Bigha	Katha	Chatak	Sq. Feet	Total Area of Land(Decimal)	
	1	Decimal	Bigha	Katha	Chatak	Sq. Feet	100	
Adjacent to Metal Road	Yes				Approach Road Width (In feet)		18	
Encumbered by Tenant	No				Tenant is Purchaser ?		No	
Bargadar	No				Bargadar is Purchaser?		☐ Yes ☒ No	
Litigated Property	☐ Yes ☒ No							
Type the characters shown					Try new characters			
Existing Market Value of Land: Rs. 1,92,82,060/-								

P. K. DAS
CHARTERED ENGINEER & REGISTERED VALUER OF INCOME TAX DEPT AND
INSOLVENCY & BANKRUPTCY BOARD OF INDIA (IBBI), MINISTRY OF FINANCE,
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

P.K. Das, Chartered Engineer
 Proprietor & Approved Valuer of
 Nationalised Banks, Income Tax Dept. and
 Insolvency & Bankruptcy Board of India.

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REGN NO: W.B/CCIT, KOL- XI / CIT-XX / 06 / CAT-I / 2007-08
IBBI REGN NO: IBBI RV/01/2018/10155 (L & B)
GOVT VALUE OF "DANGA LAND"

OFF: 3RD FLOOR, 56, CENTRAL ROAD.
JADAVPUR, KOLKATA-700032
TEL : 2414 2255. , 2414-2508, 9434001185
email : tadcon.cal@gmail.com

DATE: 12.7.2020

Proposed Land Use	Danga					Nature of Land (as recorded in ROR)	Danga
	Acre	Decimal	Bigha	Katha	Chatak	Sq. Feet	Total Area of Land(Decimal)
Area of Land	1	Decimal	Bigha	Katha	Chatak	Sq. Feet	100
Adjacent to Metal Road	Yes					Approach Road Width (In feet)	16
Encumbered by Tenant	No					Tenant is Purchaser ?	No
Bargadar	No					Bargadar is Purchaser?	☐ Yes ☒ No
Litigated Property	☐ Yes ☒ No						

Type the characters shown

Existing Market Value of Land: Rs. 1,67,11,110/-

GOVT. VALUE OF SALI LAND

Proposed Land Use	Sali					Nature of Land (as recorded in ROR)	Sali
	Acre	Decimal	Bigha	Katha	Chatak	Sq. Feet	Total Area of Land(Decimal)
Area of Land	1	Decimal	Bigha	Katha	Chatak	Sq. Feet	100
Adjacent to Metal Road	Yes					Approach Road Width (In feet)	16
Encumbered by Tenant	No					Tenant is Purchaser ?	No
Bargadar	No					Bargadar is Purchaser?	☐ Yes ☒ No
Litigated Property	☐ Yes ☒ No						

Type the characters shown

Existing Market Value of Land: Rs. 87,12,000/-

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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

P.K. Das, Chartered Engineer
Proprietor & Approved Valuer of
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TEL : 2414 2255., 2414-2508, 9434001185
email : tadcon.cal@gmail.com

DATE: 12.7.2020

GOVT. VALUE OF LAND IN THE CHARACTERISTIC OF "PUKUR"

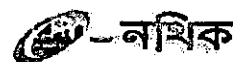
Proposed Land Use	Pukur						Nature of Land (as recorded in ROR)	Pukur
Area of Land	Acre	Decimal	Bigha	Katha	Chatak	Sq. Feet	Total Area of Land(Decimal)	
	1	Decimal	Bigha	Katha	Chatak	Sq. Feet	100	
Adjacent to Metal Road	Yes						Approach Road Width (in feet)	10
Encumbered by Tenant	No						Tenant is Purchaser ?	No
Bargadar	No						Bargadar is Purchaser?	☐ Yes ☒ No
Litigated Property	☐ Yes ☒ No							
Type the characters shown	73643						Try new characters	

Existing Market Value of Land: Rs. 64,86,660/-

LAND + BUILDING- SEMI COMM



Directorate of Registration and Stamp Revenue
Finance (Revenue) Department, Government of West Bengal.



Structure Details / Building Details

Select Structure Type *				Total Area of Floor (in Sq. Ft.) *		1263362	
Structure Covered Garage Open Garage				Set form value (in Rs.)		0	
Encumbered by Tenant				Whether Tenant is Purchaser?		☐ Yes ☒ No	
Total No. of Floors *				Lift Facility		☐ Yes ☒ No	
No. of shops in building (if any)				Litigated Property		☐ Yes ☒ No	
Date of Completion of Structure				Is audit Report ?		☐ Yes ☒ No	
Amount of Decorative charges (in Rupees)							

Floor No	Structure Type	Floor Type	Roof Type	Extent of Completion	Whether Tenanted	Floor Area (in Sq. Ft.)	Age of floor (in year)
1	Semi Comm	Cemented	Pucca	Complete	No	1263362	100

Generate Market Value

Market Value : Rs. 2466093270/-

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PANEL VALUER OF STATE BANK OF INDIA

PLACE: JADAVPUR KOLKATA
DATE: 04.01.2020

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