

ORIGINAL

VALUATION REPORT

FOR

ASSESSMENT OF "FAIR MARKET VALUE" OF "LAND, BUILDING AND FACTORY SHED STRUCTURES ALONG WITH PLANT & MACHINERY (ACHENBACH) INCLUDING GENERATORS, FURNACE, LAB INSTRUMENTS, WEIGH BRIDGE, ETC., ELECTRICAL ITEMS, FIRE FIGHTING SYSTEM, UTILITY SYSTEMS, SOLAR POWER INSTALLATIONS, ETC.", SITUATED AT GRAND TRUNK ROAD, VILLAGE & P.O. - HOERA IN MOUJA - HOERA, UNDER L.R. KHATIAN NO. - 760 CORRESPONDING TO L.R. DAG NOS. - 1556, 1591, 1597 TO 1626, 1634 TO 1646, 1664, 1666, 1668, 1670 TO 1674, 1676 TO 1684 & IN MOUJA - BENEDANGA, J.L. NO. - 128, L.R. KHATIAN NO. - 231, L.R. DAG NO. - 300 & L.R. KHATIAN NO. - 318 CORRESPONDING TO L.R. DAG NOS. - 301, 460 & 460/599, P.S. - MOGRA & PANDUA, UNDER DIGSUIHOERA GRAM PANCHAYAT & ITACHUNA KHANYAN GRAM PANCHAYAT, PIN - 712147, DISTRICT - HOOGHLY, WEST BENGAL.

A/C :: M/S. ESS DEE ALUMINIUM LIMITED.

BANKERS' NAME :

**BANK OF MAHARASHTRA
CORPORATE FINANCE BRANCH
KOLKATA.**

NAME OF THE REPORTED OWNER : (AS PER SALE CERTIFICATE)

M/S. SHAKAMBHARI ISPAT & POWER LIMITED

ADDRESS : DIAMOND PRESTIGE

41A, A. J. C. BOSE ROAD

ROOM NO. 801, 8TH FLOOR

KOLKATA - 700017

PREPARED BY:

R. M. ENGINEERS

(PROP- MR. RAJEEB SARKAR)

B.E.(CIVIL), CHARTERED ENGINEER,

GOVT. PANELED VALUER & SURVEYOR

OFFICE

**: 14/2 OLD CHINA BAZAR STREET,
ROOM NO - 166A, 2ND FLOOR,
KOLKATA-700 001**

RESIDENCE

**: 15/1/25 JHEEL ROAD, (BANK PLOT)
DHAKURIA, KOLKATA-700 031**

MOBILE

: 9433013295 / 9831013295

E-MAIL

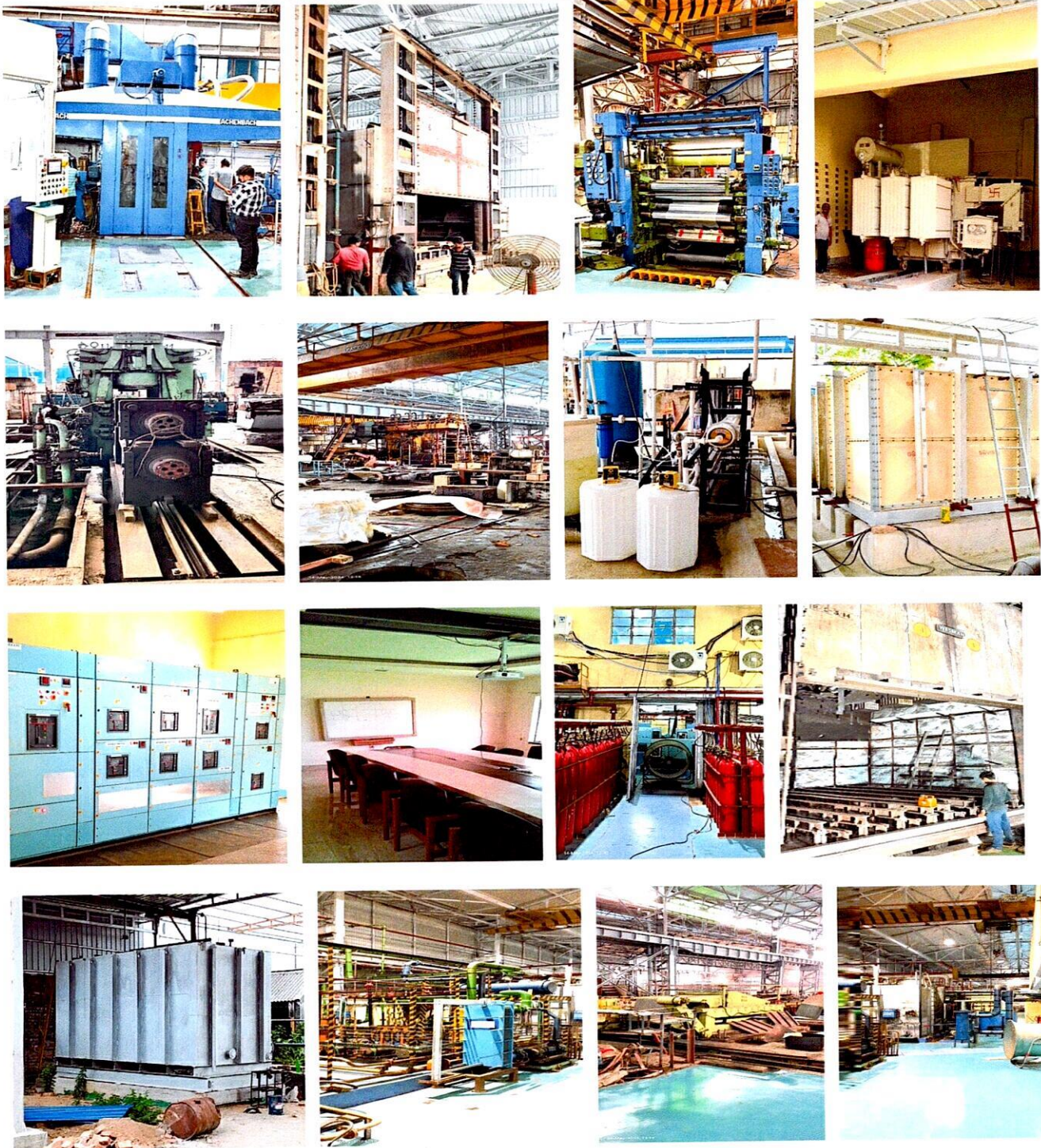
: valuation.rme@gmail.com

WEBSITE

: www.rmevaluation.com



A/C :: M/S. ESS DEE ALUMINIUM LIMITED.



gob kano

Photo layout of Plant & Machinery of M/s. ESS DEE Aluminium Ltd. situated at Grand Trunk Road, Village & P.O. – Hoera, Mouja – Hoera & Benedanga, P.S. – Magra & Pandua, PIN – 712147, Dist. – Hooghly, West Bengal.



A/C :: M/S. ESS DEE ALUMINIUM LIMITED.



Main Gate of ESS DEE Aluminium Ltd situated at Grand Trunk Road, Village & P.O. – Hoera, Mouja – Hoera & Benedanga, P.S. – Magra & Pandua, PIN – 712147, Dist. – Hooghly, West Bengal.



Signature

**R. M. ENGINEERS****RICS****Chartered Engineers ★ Govt. Registered Valuers ★ Consultants.**

E-mail : rajeeb.sarkar@gmail.com ★ valuation.rme@gmail.com

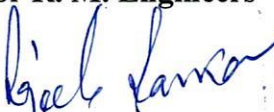

Regd. Office : 15/1/25, Jheel Road, (Bank Plot) Dhakuria, Kolkata - 700031, Phone : 9831013295
City Office : 14/2, Old China Bazar Street, Room No. 166A, 2nd Floor, Kolkata - 700001, Phone : 8910380828

VALUATION OPINION

A/C :: M/S. ESS DEE ALUMINIUM LIMITED.

In the light of foregoing calculations and in our considered opinion and without prejudice, the "Fair Market Value" of "land, building and factory shed structures along with plant & machinery (Achenbach) including generators, furnace, lab instruments, weigh bridge, etc., electrical items, fire fighting system, utility systems, solar power installations, etc.", situated at Grand Trunk Road, Village & P.O. – Hoera, Mouja – Hoera, under L.R. Khatian No. – 760 corresponding to L.R. Dag Nos. – 1556, 1591, 1597 to 1626, 1634 to 1646, 1664, 1666, 1668, 1670 to 1674, 1676 to 1684, Mouja – Benedanga, J.L. No. – 128, L.R. Khatian No. – 231, L.R. Dag No. – 300 & L.R. Khatian No. – 318 corresponding to L.R. Dag Nos. – 301, 460 & 460/599, P.S. – Mogra & Pandua, under Digsuihoera Gram Panchayat & Itachuna Khanyan Gram Panchayat, PIN – 712147, District – Hooghly, West Bengal, near "Hoera Primary School", assessed and valued as on 14.05.2024 as under subject to the owner's title to the assets being clear and marketable:-

Fair Market Value	<u>Rs.88,77,63,000/-</u> (Rupees Eighty Eight Crore Seventy Seven Lakh Sixty Three Thousand only)
Realizable Value	Rs.79,89,87,000/- (Rupees Seventy Nine Crore Eighty Nine Lakh Eighty Seven Thousand only)
Distressed Sale Value	Rs.71,02,10,000/- (Rupees Seventy One Crore Two Lakh Ten Thousand only)

For R. M. Engineers


Rajeeb Sarkar B.E, LL.B, MRICS, MIE, FICA, FIV**RICS**

M.Sc. in Real Estate Valuation

Chartered Engineer (M105220-3)

Registered Valuer (CAT-I/CCIT-XI/CIT-XII/1) by CBDT.

Fellow, Institution of Valuers, New Delhi (F-11541)

Enlisted Valuer & Surveyor (Calcutta High Court, Original Side)

Paneled Valuer "UCO Bank"

Paneled Valuer "Canara Bank"

Paneled Valuer "Bank of Baroda"

Paneled Valuer "State Bank of India"

Paneled Valuer "Union Bank of India"

Paneled Valuer "Bank of Maharashtra"

Paneled Valuer "Punjab National Bank"

Date : 10.06.2024

Place : Kolkata

VR No : 426010/RSS-AB/BOM-CFB/MOGRA/EDAL/88/24-25

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Rajeeb Sarkar

B.E., M.I.E., MRICS, FICA, FIV

M.Sc in Real Estate Valuation

Master of Valuation (P&M)

Registered Valuer

(CAT - I / CCIT-XI / CIT - XII / 1)





Report on assessment “Fair Market Value” of “land, building and factory shed structures along with plant & machinery (Achenbach) including generators, furnace, lab instruments, weigh bridge, etc., electrical items, fire-fighting system, utility systems, solar power installations, etc.”, situated at Grand Trunk Road, Village & P.O. – Hoera, Mouja – Hoera, under L.R. Khatian No. – 760 corresponding to L.R. Dag Nos. – 1556, 1591, 1597 to 1626, 1634 to 1646, 1664, 1666, 1668, 1670 to 1674, 1676 to 1684, Mouja – Benedanga, J.L. No. – 128, L.R. Khatian No. – 231, L.R. Dag No. – 300 & L.R. Khatian No. – 318 corresponding to L.R. Dag Nos. – 301, 460 & 460/599, P.S. – Mogra & Pandua, under Digsuihoera Gram Panchayat & Itachuna Khanyan Gram Panchayat, PIN – 712147, District – Hooghly, West Bengal, near “Hoera Primary School”.

BASIC DATA : GENERAL

1.	Purpose of Valuation	To assess the “Fair Market Value” of the property to be mortgaged with Bank of Maharashtra, Corporate Finance Branch, Kolkata. The report is not intended for any other use or user. No party or parties other than Bank of Maharashtra, Corporate Finance Branch, Kolkata may use or rely on this report.
2.	Date of Inspection	14.05.2024
	Date of Valuation	10.06.2024
3.	Name of the reported owner with present address and phone no	M/s. Shakambhari Ispat & Power Limited Address : Diamond Prestige 41A, A. J. C. Bose Road, Room No. 801, 8 th Floor, Kolkata - 700017
4.	Documents produced for perusal :	
a)	Photo copy of Unregistered Certificate of Sale, dated 28.09.2022, in the name of Shakambhari Ispat & Power Ltd, referred to as “Successful Auction Bidder”, issued by Deepika Bhugra Prasad, Partner of AAA Insolvency Professionals LLP & Liquidator, for area of land 1146.80 Kottah (or say, 18.96 Acre) more or less along with building, shed structure and plant & machinery and inventories at P.O. – Hoera, P.S. – Mogra, under Hoera Gram Panchayat, District – Hooghly, West Bengal.	
b)	Photo copy of site plan of the factory of M/s. Ess Dee Aluminum Ltd (a unit of Shakambhari Group of Industries) at Hoera, Mogra, Hooghly, PIN – 712147, West Bengal, land area = 78681.749 Sq. Meter = 19.443 Acres = 58 Bigha 16 Kottah 4 Chittak 30 sft more or less.	
c)	Photo copy of Site Map of Ess Dee Aluminum Ltd existing physical position, land area = 17.75 Acre more or less at Mouja – Hoera, J.L. no. – 101, P.S. – Mogra, District – Hooghly and land area = 1.36 Acre more or less at Mouja - Benedanga, J.L. no. – 128, P.S. – Pandua, District – Hooghly. Therefore, total area of land = 19.11 Acres more or less.	
d)	L.R. Parcha dated 29.08.2023, in the name of India Foils Ltd., for area of land 17.33 Acre more or less at Mouja – Hoera, Under L.R. Khatian No. – 760, L.R. Dag Nos. – 1556, 1591, 1597 to 1626, 1634 to 1646, 1664, 1666, 1668, 1670 to 1674, 1676 to 1684, P.S. – Mogra, District – Hooghly.	
e)	L.R. Parcha dated 29.08.2023, in the name of Secretary of India Foils, for area of land 0.21 Acre more or less at Mouja – Benedanga, J.L. No. – 128, L.R. Khatian No. – 231, L.R. Dag No. – 300, P.S. – Mogra, District – Hooghly.	
f)	L.R. Parcha dated 29.08.2023, in the name of India Foils Ltd., for area of land 1.02 Acre more or less at Mouja – Benedanga, J.L. No. – 128, L.R. Khatian No. – 318, L.R. Dag Nos. – 301, 460 & 460/599, P.S. – Mogra, District – Hooghly.	
g)	Copy of Consent to Operate by West Bengal Pollution Control Board dated 12.03.2013.	
h)	Copy of Electricity Bill dated 06.05.2024 for total amount of Rs.3,57,192/-. Customer ID : 950082729.	
i)	Copy of Fire License No. : FL0125182230200317 dt.08.07.2023 in the name of Ess Dee Aluminium Ltd.	

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Note : [We have worked out on the basis of photo copy of documents submitted to us by bank; list of original documents may please be verified by bank. All document returned to the Bank]

5. Brief description of the property taken for valuation

All that piece and parcel of the "land, building and factory shed structures along with plant & machinery (Achenbach) including generators, furnace, lab instruments, weigh bridge, etc., electrical items, fire-fighting system, utility systems, solar power installations, etc.", situated at Grand Trunk Road, Village & P.O. – Hoera, Mouja – Hoera, under L.R. Khatian No. – 760 corresponding to L.R. Dag Nos. – 1556, 1591, 1597 to 1626, 1634 to 1646, 1664, 1666, 1668, 1670 to 1674, 1676 to 1684, Mouja – Benedanga, J.L. No. – 128, L.R. Khatian No. – 231, L.R. Dag No. – 300 & L.R. Khatian No. – 318 corresponding to L.R. Dag Nos. – 301, 460 & 460/599, P.S. – Mogra & Pandua, under Digsuihoera Gram Panchayat & Itachuna Khanyan Gram Panchayat, PIN – 712147, District – Hooghly, West Bengal, near "Hoera Primary School"

➤ As per Certificate of Sale, dated 28.09.2022, total area of land = 1146.80 Kottah more or less or say **18.96 Acre** more or less. We consider this land area for our valuation analysis.

➤ As per Excel Spreadsheet prepared by the official liquidator regarding details of Deeds and corresponding details and as shared with us by the Shakambari Group, the total land area purchased in the name of Light Metal Industries Limited through 37 Nos. of Deeds is **18.24 Acres**.

➤ As per site plan of the factory, area of land = **19.443 Acre** more or less

➤ As per superimposed Mouja map, area of land = **19.11 Acre** more or less

➤ As per BL & LRO online portal (www.banglarbhumigov.in) total area of land **17.33 Acre** more or less at Mouja – Hoera, J.L. no. – 101, L.R. Khatian no. – 760, L.R. Dag no. – 1556, 1591, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1664, 1666, 1668, 1670, 1671, 1672, 1673, 1674, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683 & 1684, P.S. – Mogra.

➤ Total area of land **1.02 Acre** more or less at Mouja – Benedanga, J.L. no. – 128, L.R. Khatian no. – 318, L.R. Dag no. – 301, 460, 460/599.

➤ Total area of land **0.21 Acre** more or less at Mouja – Benedanga, J.L. no. – 128, L.R. Khatian no. – 231, L.R. Dag no. – 300.

➤ Therefore, total area of land as per BL & LRO record = 17.33 + 1.02 + 0.21 = **18.56 Acre** more or less within both the Moujas in 3 L.R. Khatian Nos.

➤ As per Parcha (R.O.R.) area of land & classification are detailed below -

Sl. No.	Dag No.	Total Area in Dag (Acre)	Total Area in Dag (Decimal)	Land Classification	Name of Barga
1	1556	0.34	34.00	Shali	Nil
2	1591	0.43	43.00	Shali	Nil
3	1597	0.34	34.00	Shali	Badal Murmu
4	1598	0.39	39.00	Shali	Shreemanta Shoran
5	1599	0.38	38.00	Shali	Mannath Santra
6	1600	1.54	154.00	Shali	Badal Murmu
7	1601	0.26	26.00	Shali	Nil
8	1602	0.16	16.00	Shali	Jaladhar Murmu
9	1603	0.29	29.00	Shali	Nil
10	1604	0.05	5.00	Shali	Nil
11	1605	0.17	17.00	Shali	Nil
12	1606	0.05	5.00	Shali	Purna Murmu
13	1607	0.04	4.00	Shali	Nil
14	1608	0.07	7.00	Shali	Nil
15	1609	0.23	23.00	Shali	Nil
16	1610	0.10	10.00	Shuna	Purna Mandi
17	1611	0.09	9.00	Shali	Nil

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18	1612	0.02	2.00	Shali	Nil
19	1613	0.18	18.00	Shali	Shreemanta Shoran
20	1614	0.12	12.00	Shali	Nil
21	1615	0.11	11.00	Shali	Nil
22	1616	0.08	8.00	Shali	Nil
23	1617	1.04	104.00	Shali	Haran Roy
24	1618	0.09	9.00	Shali	Netai Murmu
25	1619	0.28	28.00	Shali	Nil
26	1620	0.22	22.00	Shali	Nil
27	1621	0.21	21.00	Shali	Nil
28	1622	0.35	35.00	Shali	Nil
29	1623	0.24	24.00	Danga	Nil
30	1624	0.08	8.00	Danga	Nil
31	1625	0.18	18.00	Shali	Nil
32	1626	0.03	3.00	Danga	Nil
33	1634	0.04	4.00	Shali	Nil
34	1635	0.02	2.00	Danga	Nil
35	1636	0.36	36.00	Shali	Nil
36	1637	0.40	40.00	Shali	Nil
37	1638	0.24	24.00	Shali	Nil
38	1639	0.29	29.00	Shali	Nil
39	1640	1.10	110.00	Shali	Nil
40	1641	0.14	14.00	Shali	Nil
41	1642	0.14	14.00	Shali	Dharmadas Mondal
42	1643	0.06	6.00	Shali	Nil
43	1644	0.01	1.00	Nala	Nil
44	1645	0.53	53.00	Danga	Nil
45	1646	0.04	4.00	Danga	Nil
46	1664	0.21	21.00	Shali	Vado Murmu
47	1666	0.57	57.00	Shali	Nil
48	1668	0.44	44.00	Shali	Netai Murmu
49	1670	0.23	23.00	Shali	Nil
50	1671	0.21	21.00	Shali	Nil
51	1672	0.15	15.00	Shali	Nil
52	1673	0.14	14.00	Shali	Nil
53	1674	0.14	14.00	Shali	Nil
54	1676	0.43	43.00	Shali	Nil
55	1677	0.22	22.00	Shali	Vado Murmu
56	1678	0.43	43.00	Shali	Panchanan Murmu
57	1679	0.25	25.00	Shali	Nil
58	1680	0.16	16.00	Shali	Magat Soren
59	1681	0.32	32.00	Shali	Nil
60	1682	0.20	20.00	Shali	Nil
61	1683	0.11	11.00	Shali	Nil
62	1684	1.59	159.00	Shali	Nil
Total		17.33	1733.00		

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Sl. No.	Dag No.	Total Area in Dag (Acre)	Total Area in Dag (Decimal)	Land Classification	Name of Barga
63	301	0.32	32.00	Shali	Nil
64	460	0.40	40.00	Shali	Nil
65	460/599	0.30	30.00	Shali	Nil
	Total	1.02	102.00		

Sl. No.	Dag No.	Total Area in Dag (Acre)	Total Area in Dag (Decimal)	Land Classification	Name of Barga
66	300	0.21	21.00	Shali	Nil

	<p>➤ As per parcha & BL & LRO online record several L.R. Dag nos. are recorded in the name of several bargas.</p> <p>➤ Land conversion certificate is required. However, as per physical inspection, entire land is used a karkhana / industry / factory. Entire factory unit was purchased from Deepika Bhugra Prasad, Partner of AAA Insolvency Professionals LLP & officially appointed Liquidator of NCLT.</p> <p>➤ The entire landed property is used for industrial purpose at present. We refer a judgment of <u>Calcutta High Court (Appellate Side) C.O. No : 1316 of 2014, dated 03.08.2015, between Uluberia Coke Oven Plant & others Vs. Corporation Bank & others</u>, it is decreed that, if no agricultural activities is going on over the said land, then it cannot be classified as agricultural land. If the land is recorded as Sali land, but no paddy is grown in the said land, on the contrary the use of the land is for non-agricultural purpose i.e. factory land/ industrial land used at present cannot be classified as agricultural in nature. Therefore, based on the morality of the above judgment and since the case is similar in this case, we value the property for industrial / Karkhana use.</p>				
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DETAILS OF STRUCTURES (NUMBERING OF THE STRUCTURES ARE DONE AS PER THE AUTOCAD DRAWING PROVIDED TO US BY THE CLIENT) :-

Sl No.	Details of Structures	Covered area (Sq. feet)
1	Office	3821.85
2	Office	7132.42
3	Sewerage treatment plant	374.08
4	Effluent treatment plant	835.72
5	Water reservoir 115 KL	2859.71
6	Reservoir (open)	3469.57
7	R.O. Plant	2785.29
8	Godown	1911.42
9	Over-head reservoir (not considered, since we have been informed by the client that they plan to demolish this structure very soon)	
10	Canteen	3673.01
11	LT. panel & Transformer. Room	2145.03
12	Toilet	227.35
13	Pump room	1336.41
14	Godown (RCC)	667.98
15	Workshop	2247.68
16	Rolling oil tank (Not considered)	214.09
17	Godown (Shed)	842.04
18	Toilet (Not considered)	227.35
19	Thermic fluid heater	691.41
20	Foil scrap baling	1672.10
21	Foil furnace unit	6746.15
22	Conversion unit	10275.09
23	Foil rolling mill	29319.49

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24	CRM rolling division	59091.75
25	CRM annealing furnace	3889.35
26	Godown	3422.66
27	Cast house melting / holding furnace (II) (Shed)	14592.75
28	Cast house melting / holding furnace (I) (Shed)	22177.12
29	Quality control 1st (not considered)	3760.49
30	Two wheeler stand & toilet	2633.77
31	Security room	614.59
32	Weigh bridge control room	3821.85
33	Temple	298.41
34	Godown	1955.31
35	WBSEDCL in comer room	1936.80
36	33KV transformer room	727.71
37	Tube well	L.S.
38	Central store	10551.45
39	Toilet	436.21
40	Godown	1538.83
41	CRM PDB room	1452.64
42	Transformer room	1237.04
43	Compressor room	2471.82
44	Rolling oil room	935.55
45	Pump house	996.20
46	Guest house (III storied)	7429.87
47	Guest house (III storied)	7429.87
48	Guest house (III storied)	7312.82
49	F.T.P. station	645.60
50	New Shed	27989.40

Note :

- We have been submitted a consolidated list of materials/components of factory sheds, plant & machinery, utilities, fire-fighting systems, electrical items, etc. used and services availed by the client along with all the invoice figures, invoice numbers & IDs and invoice dates from several suppliers. These invoice figures reflect the completed transactions that has been successfully paid by the client to its different suppliers as on 31.03.2024 as informed to us. However, as per the information received by us from the client, these are CWIP figures which are not yet capitalized till 31.03.2024 since 100% production has not yet started. These CWIP figures provided to us by client till 31.03.2024 have been duly considered by us in our valuation in different heads. Sample inspection and checking has been done by us at site.

	➤ We have considered area of land 18.96 Acre more or less as per sale certificate for our valuation assessment.	
	➤ Sale certificate is not registered.	
	➤ Electricity is available within the site.	
	➤ Water supply is available.	
6.	Scope of valuation	To assess the "Fair Market Value" of the property to be mortgaged with Bank of Maharashtra, Corporate Finance Branch, Kolkata.
7.	If this report is to be used for any bank purpose, state the name of the bank and branch, if known	Bank of Maharashtra, Corporate Finance Branch, Kolkata
8.	How to reach the site ?	From Dankuni near Himalaya Plaza proceed on Delhi Road (NH-2) towards Sugandha More. Then further proceed straight towards Mogra Bridge. Then cross the Mogra Bridge and proceed through G. T. Road. Then cross Talandu bus stand on G. T. Road. Then further proceed straight towards Hoera Primary School, near Hoera Rathtala Math. Then proceed little further and reach the site on left side of the G.T. Road.

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9.	Who identified the property ?	Mr. Sharad Jhunjunwala of Shakambari Group			
II	Description of the property :				
1.	Postal Address of the property with Pin code	Ess Dee Aluminum Ltd (A unit of Shakambhari Ispat & Power Ltd Group of Industries) Grand Trunk Road, Village & P.O. – Hoera Mouja – Hoera & Benedanga P.S. – Mogra & Pandua PIN – 712147, District – Hooghly, West Bengal			
2.	City / Town	Village & P.O. – Hoera			
3.	Residential area	No			
	Commercial area	No			
	Industrial area	Yes			
	Classification of the Area	Mostly industrial cum agricultural area			
4.	Coming under Corporation Limit/Village Panchayat / Municipality	Digsuihoera Gram Panchayat Itachuna Khanyan Gram Panchayat			
5.	Whether covered under any State /Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area /cantonment area	No.			
6.	In case it is an agricultural land, any conversion to house site plots is contemplated	The entire landed property is used for industrial purpose at present. We refer a judgment of <u>Calcutta High Court (Appellate Side) C.O. No : 1316 of 2014, dated 03.08.2015, between Uluberia Coke Oven Plant & others Vs. Corporation Bank & others</u> , it is decreed that, if no agricultural activities is going on over the said land, then it cannot be classified as agricultural land. If the land is recorded as Sali land, but no paddy is grown in the said land, on the contrary the use of the land is for non- agricultural purpose i.e. factory land/ industrial land used at present cannot be classified as agricultural in nature. Therefore, based on the morality of the above judgment and since the case is similar in this case, we value the property for industrial / Karkhana use.			
7.	Location of the property	Mouja – Hoera & Benedanga			
	Plot no./Nagar /Survey No.	Discussed above.			
	Door no.	-			
	S.F. No. / T.S. No./R.S. No.	-			
	Village/ Block	Village & P.O. – Hoera			
	Taluk/Ward	-			
	Mandal/District/Municipality/ Corporation	District – Hooghly.			
8.	Boundaries of the Property	(As per Deed)	(As per physical inspection)		
	North	-	By G. T. Road.		
	South	-	By paddy growing land.		
	East	-	By vacant land then power house.		
	West	-	By vacant land.		
9.	Latitude, Longitude and coordinates of the site	Latitude - 23.04066°N & Longitude - 88.3346137°E			
10.	Property Tax receipt referred	Not submitted to us.			
	Assessment no.	-			
	Tax Amount	-			
	Receipt in the name of	-			
11.	Electricity service connection consumer number	Mentioned above.			
	In the name of	Ess Dee Aluminium Ltd.			
	Other details; if any	Nothing specific			
12.	Property is presently occupied by	Owner	Tenants	Both	Vacant
	Property is occupied by reported owner.				
13.	If Tenanted fully, what is gross monthly rent?	Not applicable			

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14.	If occupied by both	Not applicable
	By assuming the entire building is let out	-
	(i) What is the probable monthly rent?	-
	(ii) What is the advance amount?	-

III. PROCEDURE OF VALUATION :

1.	F.S.I (Floor Space Index)	As per existing conditions
2.	Plot Coverage	2,37,501.00 sft more or less or say 5.45 Acre more or less.

PART B – LAND; PROCEDURE OF VALUATION :

1.	Dimension of the site	As per deed plan	As per actual
	North	-	Shape of the land is irregular.
	South	-	Shape of the land is irregular.
	East	-	Shape of the land is irregular.
	West	-	Shape of the land is irregular.
	Extent	Detailed above	
2.	Extent of site	18.96 Acre more or less as per sale certificate.	
	Size of the plot	Shape of the land is irregular	
	North & South	Shape of the land is irregular	
	East & West	Shape of the land is irregular	
	Total extent of the plot	18.96 Acre more or less as per sale certificate.	
3.	Characteristics of the site	Used as factory unit.	
	What is the character of the locality?	Mostly industrial cum agricultural area	
	What is the classification of the locality?	Inhabitant by middle class people.	
	Development of surrounding areas	Surrounding area is under developing stage.	
	Possibility of frequent flooding / sub merging	Less possibility of frequent flooding / submerging.	
	Feasibility to the civic amenities like school, hospital, bus stop, market etc.	Available within 1 KM to 5 KM.	
	Level of land with topographical conditions	Flat land.	
	Shape of land	Irregular	
	Type of use to which it can be put	Used as a factory unit.	
	Any usage restriction	As per local rules	
	Is plot in town planning approved layout?	No.	
	Corner plot or Intermittent plot?	Intermittent plot	
	Type of road available at present	Metal road.	
	Road facilities are available?	Property is on G. T. Road.	
	Is it a land-locked land?	Not applicable	
	Water potentiality	Available	
	What is the width of the Road?	Approx 60 ft wide.	
	Width of road – is it below 20 ft or more than 20 ft.	More than 20 ft.	

	Underground sewerage system	Not available. Sewer through septic tank.
	Is power supply available at the site?	Available at site.
	Advantage of the site	1. Good location. 2. On road property. 3. Land is mostly developed. 4. Electricity & water supply are available.
	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc (Distance from sea-coast / tidal level must be incorporated)	Not applicable
	Any factors which affect the marketability of	1. Land is mostly developed.

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the land?	2. On road property.
Type of the land?	Used as a factory unit.
Accessibility	Property is on G.T. Road.

4.	Value on adopting GLR (Guideline Rate)	Mentioned below -
	i) Guideline rate as obtained from the Registrar's office (an evidence thereof to be enclosed) Above rates is obtained from website of www.wbregistration.gov.in .	<ul style="list-style-type: none"> Rs.16,63,74,000/- for area of land is 18.96 Acre @ Rs.87,75,000/- per Acre for converted Industrial / Karkhana land in nature. (Copy enclosed) Rs.16,63,74,000/- for area of land is 18.96 Acre @ Rs.87,75,000/- per Acre for used as Industrial / Karkhana but as R.O.R. nature of land is Shali. (Copy enclosed)
	ii) Value of land by adopting GLR	As detailed above
5.	Area of land	18.96 Acre more or less
	Value by adopting PMR (Prevailing Market Rate)	On enquiry to local inhabitants, it was revealed that the transfer price of similar premises per Decimal of landed property varies between Rs.80,00,000/- to Rs.90,00,000/- per Acre land, depending on the size, area, road frontage, road width, contour of the land, distance from the main service road and service facilities of the road and the plot. The above price is quite reasonable for the said locality at present. The prevailing asking rate in the micro market depends upon the location, contour, size, frontage and many other.
	Prevailing Market Rate (Along with details / reference of at least two latest deals / transactions with respect to adjacent properties in the areas)	<ul style="list-style-type: none"> 2.40 Crore for area of industrial land 8 Bigha @ Rs.30,00,000/- per Bigha or say 90,75,000/- per Acre in Pandua area as per asking rates available in www.RealEstateIndia.com (Copy enclosed). Deed No. - I-1901-01823/2023 (Copy enclosed) Date of Registration : 03/03/2023 Set Forth value : Rs. 1,93,00,000/- Market Value : Rs. 1,93,00,000/- Land area : 229 Dec or say, 138.545 Kottahs Transacted Rate per Acre : Rs.84,27,947.59 per Acre Transacted Rate per Kottah : Rs.1,39,304.91 per Kottah Use as per ROR : Factory Land Proposed : Existing Industry/Karkhana Width of Approach Road: 40 Ft. Adjacent to Metal Road
	Unit rate adopted in this valuation after considering the characteristics of the subject plot / Assessed / adopted rate of valuation	We consider a rate of Rs.90,00,000/- per Acre for Karkhana land including land development costs.

(1) VALUATION OF LAND (AS CONSIDERED AS PER SALE CERTIFICATE) :-

Types of land	Area of land (Acre)	Adopted rate per Acre (Rs)	Net value of land (Rs)
Karkhana land	18.96	90,00,000.00	<u>Rs.17,06,40,000.00</u>(1)

PART C – BUILDING

	Type of Building	Karkhana / Factory / Industrial
1.	Type of construction	Load bearing structure & RCC framed structure & shed.
2.	Quality of construction	Normal
3.	Appearance of Building	Normal
4.	Maintenance / Condition of the building	Good

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5. Plinth Area	Discussed above
6. Number of floors and height of each floor including basement, if any	Discussed above
7. Drawing approval	
a) Date of issue and validity of layout of approved map / plan.	We have worked on the area of the structures as per the AutoCAD drawing submitted to us by the client. The plant is within the jurisdiction of Digsuihoera Gram Panchayat & Itachuna Khanyan Gram Panchayat. Sanctioning of the structures within the plant may be obtained from the Panchayet Pradhan of both these Gram Panchayets. However, currently Consent to Operate certificate form the WB Pollution Control Board has been already obtained by the client.
b) Approved map / plan issuing authority	Plant is within the jurisdiction of Digsuihoera Gram Panchayat & Itachuna Khanyan Gram Panchayat
c) Whether genuineness or authentic of approved map / plan is verified?	We have worked on the area of the structures as per the AutoCAD drawing submitted to us by the client and sample checking has been done by us at site.
d) Any other comments by our empanelled valuers on authentic of approved plan?	Sanctioning of the structures within the plant may be obtained from the Panchayet Pradhan of both these Gram Panchayets. However, currently Consent to Operate certificate form the WB Pollution Control Board has been already obtained by the client.
e) (Discuss on the building approval, reference, violations observed, consequences of violation etc.)	Nothing as such. Plant is laid as per the AutoCAD drawing provided to us by the client.
8. Value of building is estimated by adopting suitable unit plinth area rate per sft depending upon the specification.	

VALUATION OF BUILDING STRUCTURE

Cost of construction on completion as per 'present day prime cost basis' on the prevailing plinth area rate on the type of construction, finishes and special specification laid down has been applied in assessing the present market value of the building structures, etc. The estimated value has been worked out as detailed below considering per sft rate for replacement cost on completion of similar construction with standard specification at present and then applying suitable depreciation.

Note : The below percentages has been derived after taking into account different studies and references from civil engineering standards and publications of "Indian Valuer" by Institution of Valuers.

(2) VALUATION ANALYSIS OF STRUCTURE :-

Sl No.	Details of Structures	Covered area (Sq. ft) (As per AutoCAD)	Replacement Cost (Rs. /Sft)	Gross Current Replacement Cost (GCRC) (Rs.)	Depreciation (%)	Depreciated Replacement Cost (DRC) (Rs.)
1	Office	3821.85	1600.00	6114964.87	10.00	5503468.39
2	Office	7132.42	1600.00	11411869.37	10.00	10270682.43
3	Sewerage treatment plant	374.08	L.S.	1600000.00	0.00	1600000.00
4	Effluent treatment plant	835.72	L.S.	1000000.00	0.00	1000000.00
5	Water reservoir 115 KL	2859.71	L.S.	1000000.00	0.00	1000000.00
6	Reservoir (open)	3469.57	1350.00	4683925.96	60.00	1873570.39
7	R.O. Plant (Civil structure)	2785.29	L.S.	600000.00	0.00	600000.00
8	Godown	1911.42	1050.00	2006988.66	10.00	1806289.79
9	Over-head reservoir (not considered)			0.00	0.00	0.00

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10	Canteen	3673.01	1600.00	5876817.79	0.00	5876817.79
11	LT. panel & Transformer. Room	2145.03	2100.00	4504557.34	10.00	4054101.61
12	Toilet	227.35	1250.00	284189.11	0.00	284189.11
13	Pump room	1336.41	1250.00	1670511.77	10.00	1503460.59
14	Godown (RCC)	667.98	1400.00	935165.82	10.00	841649.24
15	Workshop	2247.68	1250.00	2809598.57	10.00	2528638.71
16	Rolling oil tank (Not considered)	214.09		0.00	0.00	0.00
17	Godown (Shed)	842.04	500.00	421018.91	60.00	168407.56
18	Toilet (Not considered)	227.35	0.00	0.00	0.00	0.00
19	Thermic fluid heater	691.41	800.00	553131.54	0.00	553131.54
20	Foil scrap baling	1672.10	800.00	1337680.53	0.00	1337680.53
21	Foil furnace unit	6746.15	1550.00	10456530.89	0.00	10456530.89
22	Conversion unit	10275.09	1550.00	15926393.14	0.00	15926393.14
23	Foil rolling mill	29319.49	1550.00	45445203.48	0.00	45445203.48
24	CRM rolling division	59091.75	1550.00	91592215.00	0.00	91592215.00
25	CRM annealing furnace	3889.35	1550.00	6028485.62	0.00	6028485.62
26	Godown	3422.66	750.00	2566995.72	60.00	1026798.29
27	Cast house melting / holding furnace (II) (Shed)	14592.75	250.00	3648186.76	0.00	3648186.76
28	Cast house melting / holding furnace (I) (Shed)	22177.12	1300.00	28830259.50	0.00	28830259.50
29	Quality control 1st (not considered)	3760.49	0.00	0.00	0.00	0.00
30	Two wheeler stand & toilet	2633.77	350.00	921820.81	10.00	829638.73
31	Security room	614.59	1100.00	676045.58	10.00	608441.03
32	Weigh bridge control room	3821.85	1200.00	4586223.66	0.00	4586223.66
33	Temple	298.41	1400.00	417774.23	0.00	417774.23
34	Godown	1955.31	1500.00	2932958.48	0.00	2932958.48
35	WBSEDCL in comer room	1936.80	1300.00	2517840.00	10.00	2266056.00
36	33KV transformer room	727.71	1300.00	946026.76	10.00	851424.09
37	Tube well	L.S.	L.S.	100000.00	0.00	100000.00
38	Central store	10551.45	1250.00	13189318.68	60.00	5275727.47
39	Toilet	436.21	1250.00	545259.22	60.00	218103.69
40	Godown	1538.83	500.00	769414.54	60.00	307765.82
41	CRM PDB room	1452.64	500.00	726320.97	60.00	290528.39
42	Transformer room	1237.04	1250.00	1546297.52	60.00	618519.01
43	Compressor room	2471.82	1250.00	3089773.71	60.00	1235909.49
44	Rolling oil room	935.55	500.00	467775.96	60.00	187110.38
45	Pump house	996.20	500.00	498101.51	60.00	199240.61
46	Guest house (III storied)	7429.87	1850.00	13745258.39	10.00	12370732.55
47	Guest house (III storied)	7429.87	1850.00	13745258.41	10.00	12370732.57
48	Guest house (III storied)	7312.82	1850.00	13528708.13	10.00	12175837.32
49	F.T.P. station	645.60	L.S.	500000.00	10.00	450000.00
50	New Shed	27989.40	1575.00	44083308.68	0.00	44083308.68
51	Boundary Wall (Rft)	4360.00	1800.00	7848000.00	10.00	7063200.00
					Total	354595392.51
					Or say	<u>Rs.35,32,00,000.00</u>(2)

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**General Note :**

- **Depreciation :** We have considered a maximum of 60% depreciation on structures which are in as it is condition from the time of acquisition and no further revamping work has been done on them. We have reduced the depreciation percentage to 10% on the shed and building structures which have undergone rigorous revamping works in the last one year after acquisition. We have not considered any depreciation for the structures which are newly constructed as informed to us by client at site and also as seen by us during our site visit.
- Some structures are not considered for valuation, since, we have been informed at site that these structures will be demolished very soon for increasing the efficiency of the plant as a whole.
- We have been submitted a consolidated list of materials/components of factory sheds, plant & machinery, utilities, fire-fighting systems, electrical items, etc. used and services availed by the client along with all the invoice figures, invoice numbers & IDs and invoice dates from several suppliers. These invoice figures reflect the completed transactions that has been successfully paid by the client to its different suppliers as on 31.03.2024 as informed to us. However, as per the information received by us from the client, these are CWIP figures which are not yet capitalized till 31.03.2024 since 100% production has not yet started. These CWIP figures provided to us by client till 31.03.2024 have been duly considered by us in our valuation in different heads. Sample inspection and checking has been done by us at site.
- Value of structures, plant & machinery, electrical items, etc. may differ at a later stage, since, a lot of capital is infused within the plant including the existing & proposed structures that are to be used for production.

PART D – AMENITIES & EXTRA ITEMS**(Value after Depreciation)**

1.	Portico	-
2.	Ornamental Front / Pooja door	Refer the structure analysis chart
3.	Sitout / Verandah with Steel grills	-
4.	Extra Steel / collapsible	-
5.	Open staircase	-
6.	Wardrobes, showcases, wooden cupboards	-
7.	Glazed tiles	-
8.	Extra sinks and bath tub	-
9.	Marble / ceramic tiles flooring	-
10.	Interior decorations	-
11.	Architectural Elevation works	-
12.	False ceiling works	-
13.	Paneling works	Already included
14.	Aluminum works	-
15.	Aluminum handrails	-
16.	Separate Lumber Room	-
17.	Separate Toilet Room	-
18.	Separate water tank / sump	-
19.	Trees, gardening	-
20.	Any other	-

PART E – SERVICES**(Value after Depreciation)**

1.	Water supply arrangements	Refer valuation chart
	Open Well	-
	Deep bore	-
	Hand pump	-
	Motor	-

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	Corporation	-
	Underground level sump	-
	Overhead water tank	-
2.	Drainage arrangements	-
	Septic Tank	-
	Underground sewerage	-
3.	Compound WallRm @ Rs. / m ²	-
	Height	-
	Length	-
	Type of construction	-
4.	Pavements Rm. @ Rs. / m ²	-
5.	Steel gateRm. @ Rs. / m ²	-
6.	E.B Deposits, water deposits, drainage deposit etc.	-
7.	Electrical fittings & others	-
	Type of wiring	-
	Class of fittings (superior / Ordinary / Poor)	-
	Number of light Points	-
	Fan Points	-
	Spare Plug Points	-
	Any other item	-
8.	Plumbing installation	-
	No. of water closets and their type	-
	No. of wash basins	-
	No. of bath tubs	-
	Water meter, taps etc.	-
	Any other fixtures	-
9.	Any Other	-
	Total	-

(3) VALUATION ANALYSIS OF PLANT & MACHINERY (AT THE TIME OF ACQUISITION) :-

Sl. No	Particulars of Item	Location	Assets Division	Make	Appx. Qty	Qty. In No/Lot/Kg/ MT	Unit Wt. (Appx.)	Unit	Total Value in Rs. (NRV)
1	Generator Control Panel	DG Room	Common		Lot				200000.00
2	DG 500 KVA	DG Room	Common		1	No.			1800000.00
3	DG 500 KVA	DG Room	Common		1	No.			1800000.00
4	DG 800 KVA	DG Room	Common		1	No.			2250000.00
5	33 Kv Transformer		Common		2	Nos.			1500000.00
6	Diesel Fire Pump		Common		1	No			250000.00
7	Pump Motor 15HP		Common		1	No			60000.00
8	Control Panel		Common		Lot	No			10000.00
9	Nitrogen Plant		Foil Division		1	No			800000.00
10	Chilling Plant		Foil Division		1	No			2275000.00

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11	DG 125 KVA		Common	Ley Power	1	No			480000.00
12	Air Compressor		Common	Chicago Pneumatic	1	No			525000.00
13	Air Dryer		Common	GEM	1	No			145000.00
14	Weigh Machine		Common	Avery	1	No			120000.00
15	EOT Crane-15 MT		Sheet Mill		1	No			2000000.00
16	Ingot Melting Furnace - 1000 MT/ Month		Sheet Mill	Wellman	1	No			2500000.00
17	Continuous Casting Machine (CCM-1) 1000 MT/ Month		Sheet Mill	Pechiney	1	No			3800000.00
18	Holding Furnace 1000 MT/ Month		Sheet Mill			No			2200000.00
19	Ingot		Sheet Mill		65	No	250	Kg.	3250000.00
20	Small Lathe		Common	President	1	No			275000.00
21	Hardener Tester Big & Small		Common		1	No			375000.00
22	Grinder Twin		Sheet Mill		1	No			50000.00
23	Tester		Common	Ubique	1	No			20000.00
24	Compression Tester		Common		1	No			50000.00
25	Spectro Lab		Sheet Mill		1	No			100000.00
26	Vacuum Cleaner		Common		1	No			20000.00
27	Tensile Tester		Common	Instron	1	No			20000.00
28	Roller 4' dia		Sheet Mill		4	No			30000.00
29	Roller 2' dia		Sheet Mill		11	No			20000.00
30	Roller 1' dia		Sheet Mill		9	No			15000.00
31	Old Cooling Bed		Sheet Mill		1	No			25000.00
32	Stand Pipe		Sheet Mill		1	No	6	MT	15000.00
33	Annealing Furnace		Sheet Mill	Wellman & Wesman	1	No			5500000.00
34	Annealing Charger with Rail		Sheet Mill	Wellman	1	No			2500000.00
35	EOT 7.5 MT		Sheet Mill		1	No			1000000.00
36	Lathe 15'		Common		1	No			1200000.00

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37	Lathe 20'		Common		1	No		2000000.00
38	Lathe 10'		Common		1	No		500000.00
39	Drill Machine		Common		1	No		200000.00
40	Milling Machine		Common		1	No		400000.00
41	Foil Rolling Mill-R1		Foil Division	Achenbach	1	No		50000000.00
42	Foil Separator		Foil Division		1	No		600000.00
43	Annealing Furnace for Foil mill with rail		Foil Division	Wesman	1	No		6000000.00
44	Rewinder Machine		Foil Division	Midimat	1	No		650000.00
45	Rolling Oil Filter		Foil Division		1	No		1000.00
46	Boiler With Accs. & Chimney		Foil Division	Thermax-Revotherm	1	No		2200000.00
47	Water R.O Plant		Common		1	No		300000.00
48	Reciprocal Air Compressor		Common	Ingersoll Rand	1	No		200000.00
49	Continuous Casting Machine (CCM-2)		Sheet Mill		1	No		3800000.00
50	Roll Grinding Machine		Sheet Mill	Churchill	2	No		60000.00
51	Cold Rolling Machine		Sheet Mill	Loewy	1	No		10000000.00
52	Sitting Machine		Sheet Mill		1	No		1000000.00
53	EOT Crane-35MT		Sheet Mill	Reed	2	No		2000000.00
54	EOT Crane-10MT		Sheet Mill	Garlick	2	No		1000000.00
55	Rotomec Converting Machine		Foil Division	Rotomac	1	No		3500000.00
56	EOT Crane-10MT		Foil Division	Fafeco	1	No		1000000.00
57	Cooling Tower		Foil Division		2	No		700000.00
58	Misc. Scrap		Foil Division		Lot			500000.00
59	Total							213791000.00
							Or say	<u>Rs.21,38,00,000.00</u>(3)

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Rajeeb SarkarB.E., M.I.E., MRICS, FICA, FIV
M.Sc in Real Estate Valuation
Master of Valuation (Plant & Machinery)
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(CAT - I / CCIT-XI / CIT - XII / 1)



(4) VALUATION ANALYSIS OF PLANT & MACHINERY (INCLUDING ACHENBACH MILL - PANELS, MOTOR, REVAMPING, ETC. ALONG WITH GENERATORS, FURNACE, LAB INSTRUMENTS, WEIGH BRIDGE, ETC.)

SI No	Party Name	Item Name	Assets	Unit	No	Invoice No	Invoice Date	HSN	Total value
1	Ishaani Electronics Pvt. Ltd	PDB panel	ACHENBACH	pc	1	149	20.11.23	85371	983235.00
2	Ishaani Electronics Pvt. Ltd	Control panel	ACHENBACH	pc	3	167	11.12.23	85371	5487000.00
3	Ishaani Electronics Pvt. Ltd	Motor	ACHENBACH	pc	3	170	18.12.23	85015	359632.14
4	Ishaani Electronics Pvt. Ltd	PDB panel	ACHENBACH	pc	1	174	28.12.23	85371	778331.54
5	Ishaani Electronics Pvt. Ltd	LT PCC panel	ACHENBACH	pc	1	148	20.11.23	85371	3875150.68
6	Ishaani Electronics Pvt. Ltd	MCC panel	ACHENBACH	pc	1	148	20.11.23	85371	722160.00
7	Ishaani Electronics Pvt. Ltd	PLC panel	ACHENBACH	pc	2	177	2.1.24	85371	2330304.12
8	Ishaani Electronics Pvt. Ltd	Control Desk	ACHENBACH	pc	1	197	3.2.24	85371	679867.62
9	Ishaani Electronics Pvt. Ltd	PDB panel	ACHENBACH	pc	2	155	29.11.23	85371	1394760.00
10	Ishaani Electronics Pvt. Ltd	Control Desk	ACHENBACH	pc	1	187	12.1.24	85371	459496.72
11	Ishaani Electronics Pvt. Ltd	Motor	ACHENBACH	pc	3	162	4.12.23	850152	325381.46
12	Ishaani Electronics Pvt. Ltd	PLC panel	ACHENBACH	pc	3	161	4.12.23	85371	5614681.90
13	Jasch Gauging Technologies Ltd	Revamping Foil Mill	ACHENBACH	set	1	2324	31.10.23	9022	3540000.00
14	Poorva Engineering & Tools Pvt. Ltd	compressor	ACHENBACH	pc	1	56	13.9.23	842131	2100400.00
15	Bravo Sponge Iron Pvt. Ltd.	Aluminium Paint	ACHENBACH	LTs	6100	5572	22.9.23	320910	1413994.00
16	Prism Fluids LLP	Achenbach Mill	ACHENBACH	set	1	16	31.10.23	8413	2318818.00
17	Prism Fluids LLP	Achenbach Mill	ACHENBACH	set	1	3	24.4.24	8413	507645.44

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18	Paharpur Cooling towers Ltd	Paharpur cooling tower	ACHENBACH	pc	1	1454	3.11.23	84199	250750.00
19	Prism Fluids LLP	Achenbach Mill	ACHENBACH	set	1	3	23.4.24	8413	107498.00
20	Prism Fluids LLP	Achenbach Mill	ACHENBACH	set	1	25	12.12.23	8413	636492.00
21	Prism Fluids LLP	Achenbach Mill	ACHENBACH	set	1	19	30.10.23	8413	738680.00
22	Paharpur Cooling towers Ltd	Paharpur cooling tower	ACHENBACH	pc	1	1455	3.11.23	84199	250750.00
23	Aspire Bearing	Bearing	ACHENBACH	pc	16	222	24.11.23	8482	629505.22
24	Kleen oil Filtration	Access	ACHENBACH	pc	1	610	25.10.23	90268	742975.20
25	Haidery Hydraulics	Filter	ACHENBACH	Pc	1	612	23.12.23	84212	548700.00
26	Aspire Bearing	Bearing	ACHENBACH	pc	8	258	29.12.23	8482	2171738.08
27	Taher brothers	Valve	ACHENBACH	pc	108	5782	12.1.24	84818	681831.14
28	Protec & control	sensor	ACHENBACH	pc	48	967	9.1.24	90314	781239.06
29	Taher brothers	VALVE	ACHENBACH	pc	15	6537	14.2.24	848180	391325.76
30	Taher brothers	valve	ACHENBACH	pc	50	6149	30.1.24	848180	353451.30
31	Live line Electronice	10KV UPS	GENERATOR	pc	3	259	7.2.24	850440	1380600.00
32	Gainwell Commosales Pvt. Ltd.	500 CAT DG set	GENERATOR	pc	1	270	20.1.24	85021310	3599000.00
33	Live line Electronice	UPS 10 KVA	GENERATOR	pc	3	259	7.2.24	850440	1380600.00
34	Thermochem Furnaces Pvt. Ltd.	Furnace	Furnace	pc	1	52	31.10.23	8514	8024000.00
35	Dew Technologies	Partha Meter	Lab Instrument	pc	1	21	21.2.24	903149	442500.00
36	Avery india Ltd	60 mt weigh bridge	Weighbridge	pc	1	E239	31.8.23	842389	2596000.00
37	Plant & Machinery (Achenbach : PDB Panel, Control Panel, MCC Panel, Motor, Revamping, Cooling Tower, Bearing, Access, Filter, Valve, Sensor, UPS, Aluminium Paint, Compressor etc.) (Generators, Furnace, Lab instruments, Weigh Bridge, etc.)							Rs.5,85,98,494.38 Or say, <u>Rs.5,86,00,000.00</u>(4)	

(5) VALUATION ANALYSIS OF ELECTRICAL ITEMS :

Sl No	Party Name	Item Name	Assets	Unit	No	Invoice No	Invoice Date	HSN	Total value
1	Schneider electric	33kv panel	ELECTRICAL	pc	1	537	9.02.24	85372	2596000.00
2	Schneider electric	11 kv	ELECTRICAL	pc	2	7019	13.12.23	85372	11092000.00
3	Sps Steel rolling Mill Ltd	transformer 12500 kva	ELECTRICAL	pc	1	2618	15.10.23	850423	7174400.00

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4	Shree Manmonhan Corporation	Flood Light	ELECTRICAL	Pc	350	4042	4.10.23	940540	777148.00
5	Voltam Transformers ltd	3000 kva	ELECTRICAL	pc	1	1615	8.11.23	850422	4012000.00
6	universal cables ltd	Cables	ELECTRICAL	Mtrs	1993	3253	9.12.23	85446	2822088.00
7	universal cables ltd	Cables	ELECTRICAL	Mtrs	502	3322	15.12.23	85446	710832.00
8	Metcast India	Copper Strip	ELECTRICAL	MTR	700	123	28.11.23	74091	1019485.78
9	SSK Electrical	Cables	ELECTRICAL	Mtrs	10202	3103	26.12.23	85446	3487091.16
10	SSK Electrical	Cables	ELECTRICAL	Mt	3910	2892	6.12.23	85446	1885978.66
11	Shree Jaganath	GI Cable Tray	ELECTRICAL	Mtr	4000	209	6.11.23	85359	2194623.00
12	universal cables ltd	Cables	ELECTRICAL	mtrs	3048	571	31.5.24	85446	4029190.24
13	universal cables ltd	Cables	ELECTRICAL	mtrs	4057	542	31.5.24	85446	5280055.14
14	universal cables ltd	Cables	ELECTRICAL	mtrs	1841	573	31.5.24	85446	6750072.00
15	universal cables ltd	Cables	ELECTRICAL	mtrs	3101	504	31.5.24	85446	227951.22
16	SSK Electrical	Cables	ELECTRICAL	mtr	1503	3203	3.1.24	8544	539563.26
17	Shree Manmonhan Corporation	light	ELECTRICAL	pc	125	6356	6.1.24	94054	958160.00
18	SSK Electrical	Cables	ELECTRICAL	mtr	2030	3204	3.1.24	8544	667142.50
19	Metcast India	Copper Strip	ELECTRICAL	mtr	315	191	20.3.24	740919	411820.00
20	Total Electrical Items								56635600.96 Or say, Rs.5,66,36,000.00(5)

(6) VALUATION ANALYSIS OF FIRE FIGHTING SYSTEM :

SL NO	Party Name	Item Name	Assets	Unit	No	Invoice No	Invoice Date	HSN	Total value
1	D-Max industries	GM valve Adapt	Fire fighting	pc	10	131	16.12.23	84241	87862.80
2	D-Max industries	Cylinder Repair	Fire fighting	Service		242	10.2.24	995461	2984978.74
3	D-Max industries	Valve & Nozzle	Fire fighting	pc	110	215	19.1.24	84241	1012971.00
4	D-Max industries	cylinder Testing	Fire fighting	pc	22	201	05.01.24	995461	46728.00
5	D-Max industries	cylinder Testing	Fire fighting	pc	2	212	17.1.24	995461	4248.00
6	D-Max industries	cylinder Testing	Fire fighting	pc	28	213	17.1.24	995461	59472.00
7	D-Max industries	cylinder Testing	Fire fighting	pc	30	214	17.1.24	995461	63720.00
8	D-Max industries	cylinder Testing	Fire fighting	pc	80	200	05.01.24	995461	169920.00
9	D-Max industries	New C02 Cylinder	Fire fighting	pc	27	176	27.11.23	73079	1592381.68
10	D-Max industries	Copper cable	Fire fighting	Mtr	1500	182	20.12.23	84241	139830.00
11	D-Max industries	C02 Accessories	Fire fighting	pc	172	207	15.1.24	84241	575267.70

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12	D-Max industries	C02 Gas	Fire fighting	kg	1157	210	17.1.24	84241	422003.40
13	D-Max industries	Pressure valve	Fire fighting	pc	6	184	23.12.23	84241	217079.88
14	D-Max industries	hose	Fire fighting	pc	366	185	28.12.23	84241	586277.10
15	D-Max industries	Forge Fitting	Fire fighting	LS	1	178	5.12.23	7307	882911.40
16	D-Max industries	Gas & Valve	Fire fighting	pc	41	211	17.1.24	84241	393180.72
17	D-Max industries	Gas & Valve	Fire fighting	pc	22	202	5.1.24	84241	213858.48
18	D-Max industries	Gas & Valve	Fire fighting	pc	118	199	5.1.24	84241	1617780.00
19	D-Max industries	C02 control panel	Fire fighting	pc	5	233	1.2.24	84241	434145.60
20	D-Max industries	nozzle, valve, adaptor	Fire fighting		739	196	4.1.24	84241	964398.66
21	D-Max industries	C02 service	Fire fighting			242	10.2.24	995461	2984978.74
22	D-Max industries	C02 refilling	Fire fighting	LS	1	11	19.4.24	995461	153400.00
23	D-Max industries	C02 refilling	Fire fighting	LS	3	247	17.2.24	84241	170274.00
24	Total Fire Fighting System								Rs.1,57,77,667.90 Or say, Rs.1,57,78,000.00(6)

(7) VALUATION ANALYSIS OF UTILITY SYSTEMS :

Sl No	Party Name	Item Name	Assets	Unit	No	Invoice No	Invoice Date	HSN	Total value
1	Supertech Engineering & Trade	Pump	UTILITY	pc	7	1070	13.10.23	8413	472000.00
2	Sovisy India Pvt Ltd	Pannel tank	UTILITY	pc	2	455	13.1.24	3925100	1552408.00
3	Utkarsh India	ERW pipe	UTILITY	Kg	10000	4425	4.12.23	73063	1154759.80
4	Sovisy India Pvt Ltd	Pannel tank	UTILITY	pc	2	455	13.1.24	39251	1552408.00
5	Utkarsh India	pipe	UTILITY	pc	362	9347	3.2.24	730630	1092149.00
6	Utkarsh India	pipe	UTILITY	pc	164	9833	8.2.24	730630	1344362.20
7	Utkarsh India	PIPE	UTILITY	PC	396	10032	10.2.24	730630	1398665.80
8	Prerana Eng	R O PLANT	UTILITY	SET	1	1955	9.1.24	842121	1121000.00
9	Utkarsh India	PIPE	UTILITY	PC	246	10408	15.2.24	730630	761642.80
10	Supertech Engineering & Trade	Pump	UTILITY	set	2	2095	31.3.24	841370	1152860.00
11	Total Utility Systems								Rs.1,16,02,255.60 Or say, Rs.1,16,00,000.00(7)

(8) VALUATION ANALYSIS OF SOLAR POWER INSTALLATION :

Sl No	Party Name	Item Name	Assets	Uom	No	Invoice No	Invoice Date	HSN	Total value
1	Sungreen Power & Renewable Energy PVT	Service	SOLAR POWER			58	10.7.23	9954	2336400.00

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2	Sungreen Power & Renewable Energy PVT		SOLAR POWER			57	10.7.23	9954	5174400.00
3	Total Solar Power Installation								Rs.75,10,800.00 Or say, Rs.75,10,000.00(8)

PART F – ABSTRACT VALUE**Summary of Valuation**

Sl. No.	Property Classification	Fair Market Value (Rs.)	Realizable Value (Rs.) @90% of FMV	Distressed Sale Value (Rs.) @80% of FMV
1	Land (18.96 Acre as per sale certificate)	170640000.00	153576000.00	136512000.00
2	Structure (as per the drawing submitted to us)	353200000.00	317880000.00	282560000.00
A	Total Value of Land & Building Structure (1+2)	Rs.52,38,40,000.00	Rs.47,14,56,000.00	Rs.41,90,72,000.00
3	Plant & Machinery (at the time of acquisition)	213800000.00	192420000.00	171040000.00
4	Plant & Machinery (Achenbach : PDB Panel, Control Panel, MCC Panel, Motor, Revamping, Cooling Tower, Bearing, Access, Filter, Valve, Sensor, UPS, Aluminium Paint, Compressor etc.) (Generators, Furnace, Lab instruments, Weigh Bridge, etc.)	58600000.00	52740000.00	46880000.00
5	Electrical items	56635000.00	50971500.00	45308000.00
6	Fire-fighting system	15778000.00	14200200.00	12622400.00
7	Utility Systems	11600000.00	10440000.00	9280000.00
8	Solar Power Installation	7510000.00	6759000.00	6008000.00
B	Total Value of Plant & Machinery along with Electrical items, Fire-fighting system, Utility Systems, Solar Power Installation, etc. (3+4+5+6+7+8)	Rs.36,39,23,000.00	Rs.32,75,30,700.00	Rs.29,11,38,400.00
(A+B)	Total Value of the Plant including land, building, plant & machinery, electrical items, fire-fighting, utility, solar power installations, etc. (A+B)	Rs.88,77,63,000.00	Rs.79,89,86,700.00 Or say, Rs.79,89,87,000.00	Rs.71,02,10,400.00 Or say, Rs.71,02,10,000.00

Fair Market Value (FMV)	Rs.88,77,63,000/- (Rupees Eighty Eight Crore Seventy Seven Lakh Sixty Three Thousand only)
Realizable Value @ 90% of Fair Market Value	Rs.79,89,87,000/- (Rupees Seventy Nine Crore Eighty Nine Lakh Eighty Seven Thousand only)
Forced / Distressed Sale Value @ 80% of FMV	Rs.71,02,10,000/- (Rupees Seventy One Crore Two Lakh Ten Thousand only)

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**ANY OTHER DETAILS :**

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property on the prevailing condition with aforesaid specification is **Rs.88,77,63,000/-** (Rupees Eighty Eight Crore Seventy Seven Lakh Sixty Three Thousand only). The book value of the above property is not available. Distressed Value : Rs.71,02,10,000/- (Rupees Seventy One Crore Two Lakh Ten Thousand only).

PART G – OPINION

1. It is hereby certified that in my opinion -
- i) The present market value of the property discussed in the report (above) is assessed at **Rs.88,77,63,000/-** (Rupees Eighty Eight Crore Seventy Seven Lakh Sixty Three Thousand only). The Forced sale value of the property is estimated at 80% of the present market value.
2. Number of title deed involved in this property is 37 as per Sale Certificate. The relevant documents for the subject property in the opinion of this valuer is the Sale Certificate, the concerned financial institution is requested to verify the extent of land shown in this valuation report with respect to the latest legal opinion.
3. Value varies with the purpose and date of valuation this report is not to be referred if the purpose is different other than fresh banking mortgage purpose.
4. The property was inspected by us as stated above
5. The legal aspects were not considered in this valuation.
6. This valuation work / has been undertaken by the valuer based upon the request from Bank of Maharashtra, Corporate Finance Branch, Kolkata.

List of Documents enclosed with "Valuation Report"

1. Photo layout
2. Site plan.
3. Google map.
4. BL & LRO online record.
5. Parcha
6. Copy of guideline rates obtained from the websites of www.wbregistration.gov.in.
7. Copy of asking land rate obtained from RealEstateIndia website.
8. Copy of recently transacted deed information obtained by us in the near vicinity.

FORMAT-A**DECLARATION FROM VALUERS**

We hereby declare that –

- a. The information furnished in my valuation report dated – 10.06.2024 is true and correct to the best of my knowledge and belief and we have made an impartial and true valuation of the property.
- b. We have no direct or indirect interest in the property valued.
- c. We have personally inspected the property on 14.05.2024. The work is not sub-contracted to any other valuer and carried out by myself.
- d. We have not been convicted of any offence and sentenced to a term of imprisonment.
- e. We have not been found guilty of misconduct in our professional capacity.
- f. We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part – B of the above handbook to the best of my ability.
- g. We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- i. We are registered under Section 34 AB of Wealth Tax Act, 1957.
- j. I am the proprietor of the firm, who is competent to sign this valuation report.

Further, we hereby provide the following information.

Sl. no.	Particulars	Valuer comment
1	Background information of the asset being valued	Property is to be freshly mortgaged with Bank.

Rajeeb Sarkar
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2	Purpose of valuation and appointing authority	To assess the "Fair Market Value" of the property to be mortgaged with Bank of Maharashtra, Corporate Finance Branch, Kolkata. The report is not intended for any other use or user.
3	Identity of the valuer and any other experts involved in the valuation.	Rajeeb Sarkar (Proprietor of R. M. Engineers) Ranosurja Sarkar (Valuation Associate) Abhishek Boral (Assistant Valuer)
4	Disclosure of valuer interest or conflict, if any	N A.
5	Date of appointment, valuation date and date of report	Date of Valuation Report : 10.06.2024
6	Inspection and / or investigation undertaken	14.05.2024
7	Nature and sources of the information used or relied upon.	Already explained in the report above
8	Procedures adopted in carrying out the valuation and valuation standards followed	Land & Building Method
9	Restrictions on use of the report, if any	Only for the use of Bank of Maharashtra, Corporate Finance Branch, Kolkata.
10	Major factors that were taken into account during the valuation.	Detailed above
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report	<ol style="list-style-type: none"> 1. We have not considered any dues and liabilities of the said property, like property tax, land khajna, electricity bill etc. in our valuation assessment. 2. Land conversion certificate is required. 3. Current L.S.R. is required. 4. We have been submitted a consolidated list of materials/components of factory sheds, plant & machinery, utilities, fire-fighting systems, electrical items, etc. used and services availed by the client along with all the invoice figures, invoice numbers & IDs and invoice dates from several suppliers. These invoice figures reflect the completed transactions that has been successfully paid by the client to its different suppliers as on 31.03.2024 as informed to us. However, as per the information received by us from the client, these are CWIP figures which are not yet capitalized till 31.03.2024 since 100% production has not yet started. These CWIP figures provided to us by client till 31.03.2024 have been duly considered by us in our valuation in different heads. Sample inspection and checking has been done by us at site. 5. Value of structures, plant & machinery, electrical items, etc. may differ at a later stage, since, a lot of capital is infused within the plant including the existing & proposed structures that are to be used for production.

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**CONCLUSION**

A considerable opinion has been formed on the interpretation of the term "Market Value". It has been defined and explained from time to time that the market value of land, building, plant & machinery or any other assets depends upon the circumstances of each individual case.

In general, the market value may be defined as the price fixed by a willing vendor and to be obtained from a willing purchaser when sold in open market at an arm's length transaction at any given point of time. Thus, it transpires that the value of land, building, plant & machinery largely depends upon desire that exists in the minds of persons other than the owner to possess with their ability to pay for the same.

Thus, it is worth while to mention that valuation of an asset is an exercise to ascertain the estimated present market/ reserved value based on certain data and market information as well as adoption of rational method and application of engineering estimation and judgment. The actual realizable value that is likely to be fetched upon sale of assets under consideration shall entirely depend on the demand and supply of the same asset in the market at the time of sale.

For R. M. Engineers
Rajeeb Sarkar B.E, LL.B, MRICS, MIE, FICA, FIV**RICS**

M.Sc. in Real Estate Valuation

Master of Valuation (Plant & Machinery)

Chartered Engineer (M105220-3)

Registered Valuer (CAT-I/CCIT-XI/CIT-XII/1) by CBDT.

Fellow, Institution of Valuers, New Delhi (F-11541)

Enlisted Valuer & Surveyor (Calcutta High Court, Original Side)

Date : 10.06.2024, Place : Kolkata

The undersigned have inspected the property detailed in the valuation report on _____. We are satisfied that the fair and reasonable value of the property is Rs. _____
(_____)

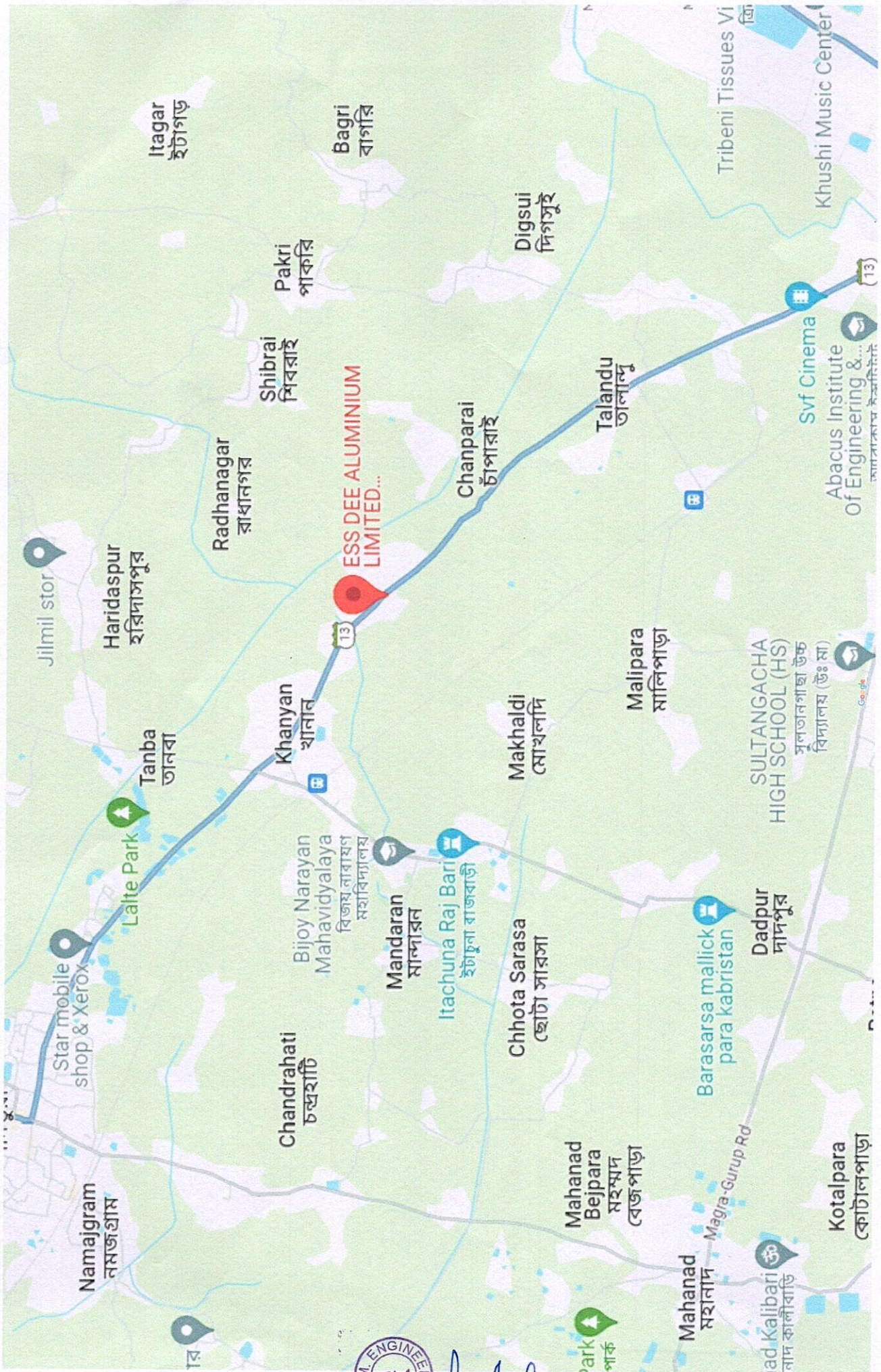
Branch Manager

Date :

Rajeeb Sarkar

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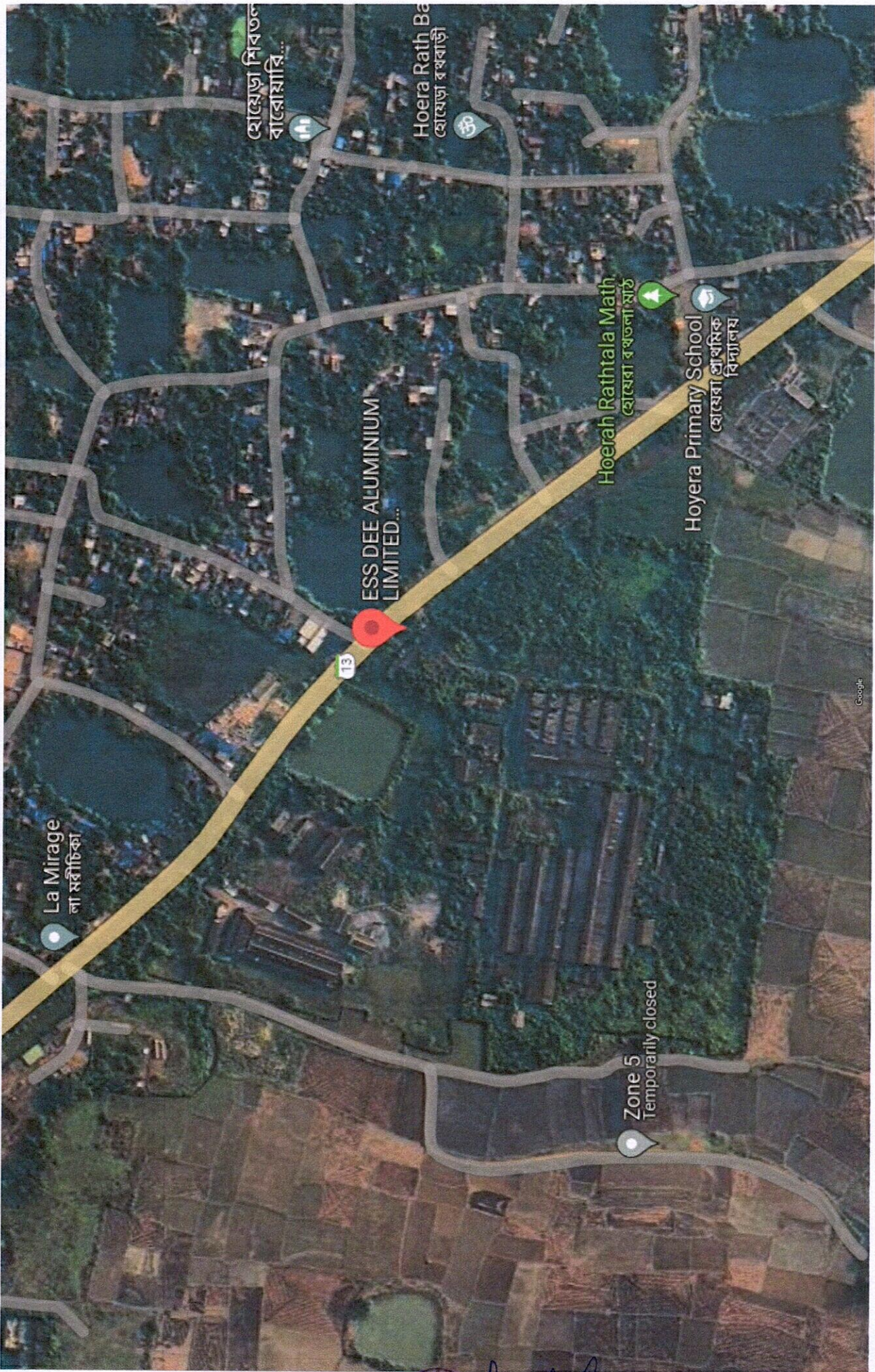




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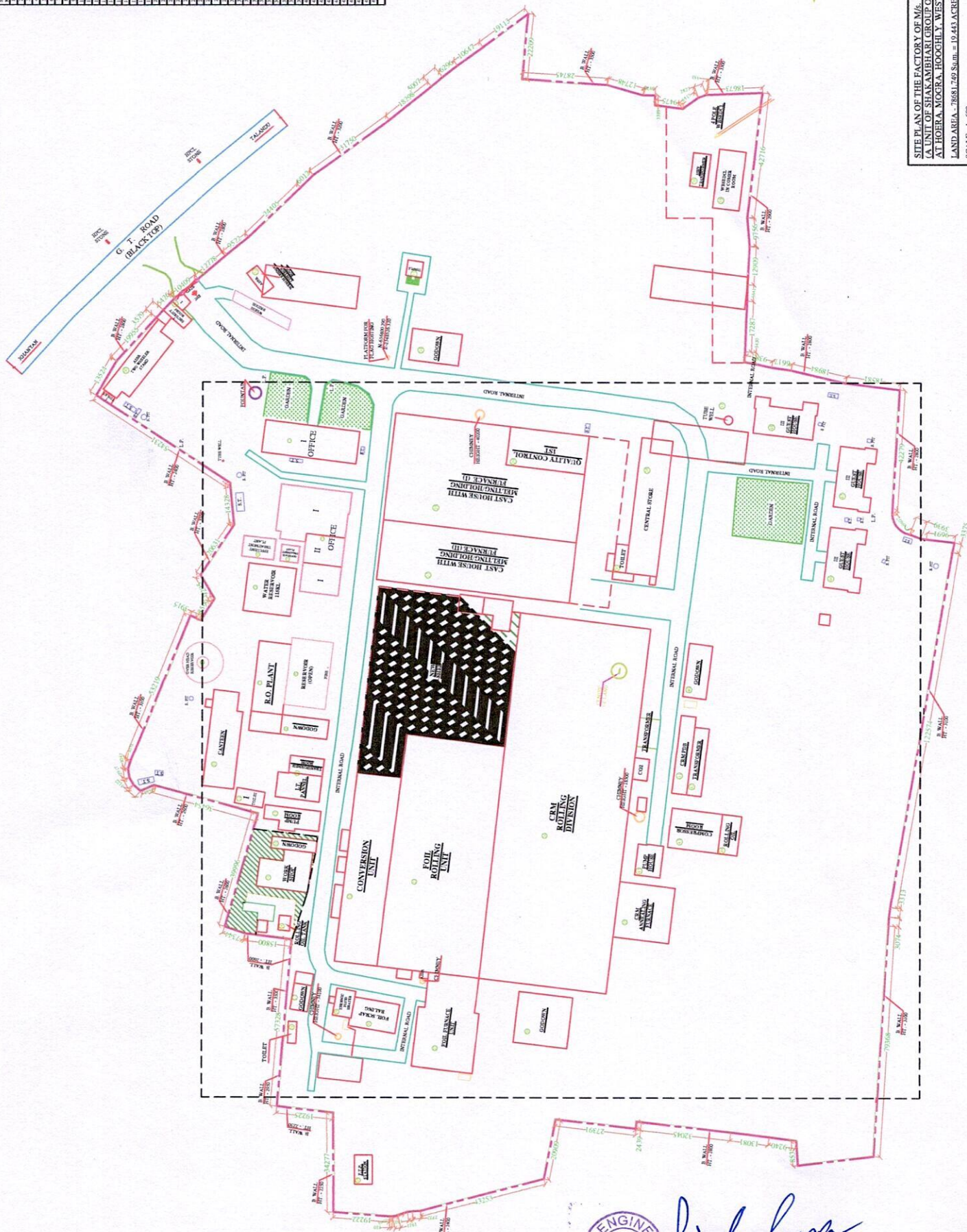
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NO	CONTRACT	TRAIL NAME	TYPE	COVERED DATE
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SITE PLAN OF THE FACTORY OF M/s. ESS DEE ALUMINIUM LIMITED
AT HOER, DISTRICT OF SHAKAMHARI (GROUP OF INDUSTRIES)
AT HOERA, MOGRA, HOOGHLY, WEST BENGAL, PIN- 712 147.
LAND AREA - 76681.749 Sq.m. = 19.443 ACRES = 48 B., 16 K. 4 Ch. 30 ft.
SCALE - 1" = 600.

ALL DIMENSIONS ARE IN INCHES



Yael Lano



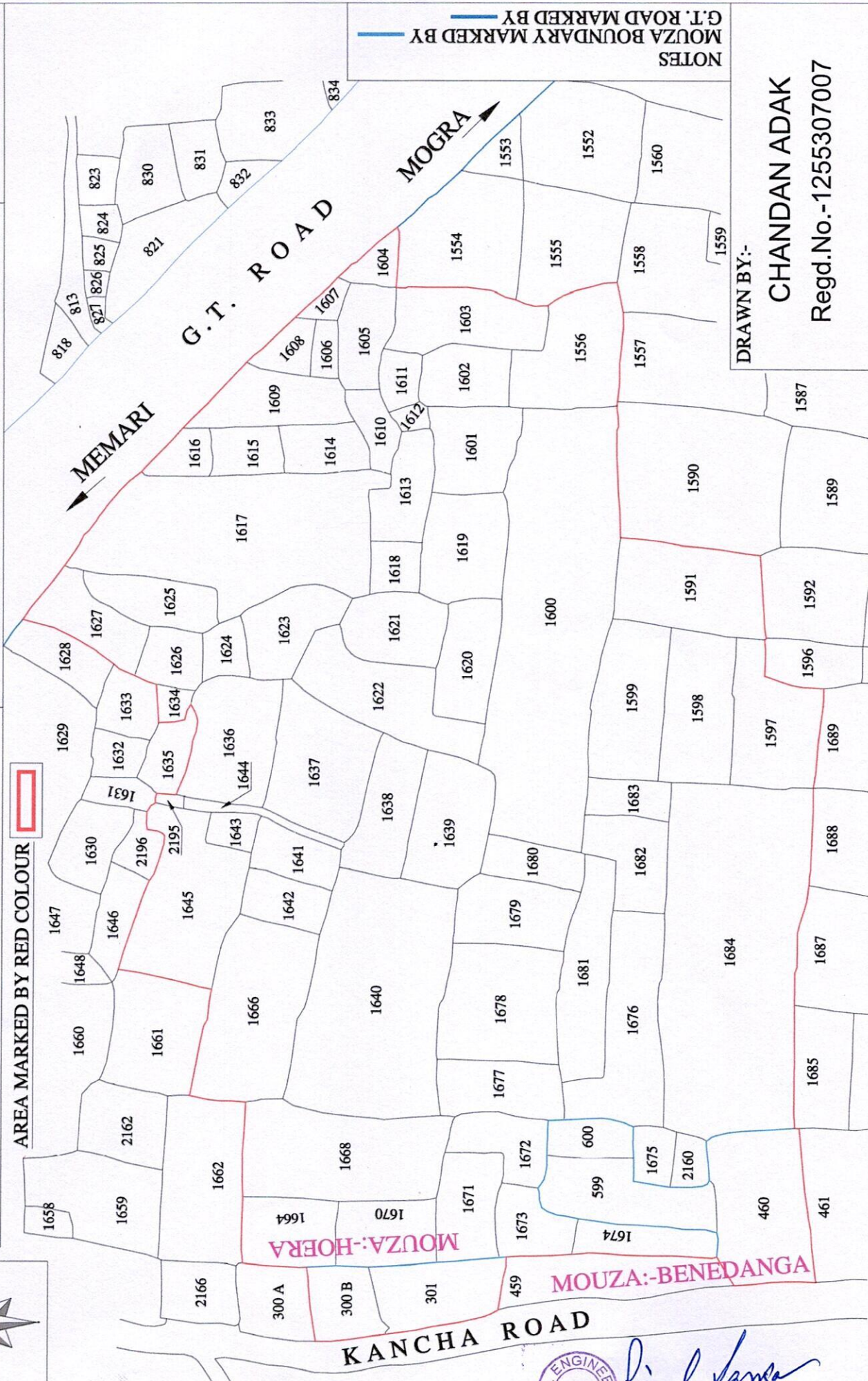
VILL.&P.O.-HOERA, P.S.-MAGRA, DIST.-HOOGLHY.

1) MOUZA-HOERA , I.L.NO.-101, P.S.-MAGRA , DIST.-HOOGHLY.
AREA 17.750 ACRE.

2) MOUZA-BENEDANGA , J.L. NO.-128 , P.S.-PANDUA , DIST.-HOOGHLY.
AREA 1.360 ACRE.

TOTAL SURROUNDING AREA 19.110 ACRE.

AREA MARKED BY RED COLOUR



DRAWN BY:-

CHANDAN ADAK

Regd.No.-1255307007

NOTES
MOUZA
G.T. RO

Ljub Lanza


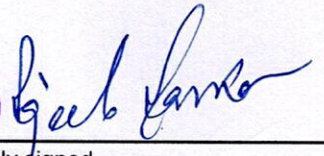
Major Information of the Deed

Deed No :	I-1901-01823/2023	Date of Registration	03/03/2023
Query No / Year	1901-2000518935/2023	Office where deed is registered	
Query Date	25/02/2023 7:02:34 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Arindam Datta 26, Charakdanga Street,Thana : Uttarpara, District : Hooghly, WEST BENGAL, PIN - 712258, Mobile No. : 6291928230, Status :Advocate		
Transaction		Additional Transaction	
[0101] Sale, Sale Document		[4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
Rs. 2,60,00,000/-		Rs. 2,60,00,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,40,020/- (Article:23)		Rs. 2,60,098/- (Article:A(1), E)	
Remarks			

Land Details :

District: Hooghly, P.S:- Magra, Gram Panchayat: DIGSUIHOYERA, Mouza: Hoyera, JI No: 1, Pin Code : 712148

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1655 (RS :-)	LR-814	Existing Industry/K arkhana	Factory	31 Dec	26,00,000/-	26,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L2	LR-1652 (RS :-)	LR-814	Existing Industry/K arkhana	Factory	45 Dec	38,00,000/-	38,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L3	LR-1653 (RS :-)	LR-814	Existing Industry/K arkhana	Factory	50 Dec	42,00,000/-	42,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L4	LR-1654 (RS :-)	LR-814	Existing Industry/K arkhana	Factory	21 Dec	18,00,000/-	18,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L5	LR-1660 (RS :-)	LR-814	Existing Industry/K arkhana	Shali	56 Dec	47,00,000/-	47,00,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L6	LR-1650 (RS :-)	LR-814	Existing Industry/K arkhana	Factory	17 Dec	14,40,000/-	14,40,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
L7	LR-1648 (RS :-)	LR-814	Existing Industry/K arkhana	Shali	9 Dec	7,60,000/-	7,60,000/-	Width of Approach Road: 40 Ft., Adjacent to Metal Road,
		TOTAL :			229Dec	193,00,000 /-	193,00,000 /-	
	Grand Total :				229Dec	193,00,000 /-	193,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7	4326 Sq Ft.	57,00,000/-	57,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 4326 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1, L2, L3, L4, L5, L6, L7	1592 Sq Ft.	10,00,000/-	10,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1592 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		5918 sq ft	67,00,000 /-	67,00,000 /-	

Seller Details :

SI No	Name,Address,Photo,Finger print and Signature
1	A I PAPER & BOARD MILLS PRIVATE LIMITED 10A, Hospital Street, City:- , P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700013, PAN No.:: AAxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Buyer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	CENTURY TRANSFORMERS PRIVATE LIMITED 5, Jatia Road, Flat No: 4A, City:- , P.O:- Bally, P.S:-Bally, District:-Howrah, West Bengal, India, PIN:- 711201, PAN No.:: AAxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Representative Details				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Ashish Modi Son of Shri Pawan Kumar Modi Date of Execution - 03/03/2023, , Admitted by: Self, Date of Admission: 03/03/2023, Place of Admission of Execution: Office			
		Mar 3 2023 2:44PM	LTI 03/03/2023	03/03/2023



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Market Value of Land

(*) marked items are mandatory

District *	Hooghly	Thana *	Magra
Local Body *	Gram Panchayat	Mouza *	Hoyera
Road		Road Zone	
Premises No.	Premises No	Ward No.	Ward No
Jurisdiction of *	A.D.S.R. CHINSURA	Gram Panchayat *	DIGSUIHOYERA
Project Name	Not Available		

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

Plot No	LR	01556	/	0	LR Khatian No.	760	/	Bata Khatian
---------	----	-------	---	---	----------------	-----	---	--------------

Proposed Land Use *	Existing Industry/Karkhana	Nature of Land *	Shali
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Area of Land *	Acre	Decimal	Bigha	Katha	Chatak	Sq. Feet	Total Area of Land(Decimal)
	18.96	Decimal	Bigha	Katha	Chatak	Sq. Feet	1896

Adjacent to Metal Road	Yes
------------------------	-----

Encumbered by Tenant	No
----------------------	----

Bargadar	No
----------	----

Litigated Property	<input type="radio"/> Yes <input checked="" type="radio"/> No
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Approach Road Width *	60
-----------------------	----

Tenant is Purchaser ?	No
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Bargadar is Purchaser?	<input type="radio"/> Yes <input checked="" type="radio"/> No
------------------------	---

This plot has any road access in any side be mentioned properly below:

North side	<input checked="" type="radio"/> Yes <input type="radio"/> No	East side	<input type="radio"/> Yes <input checked="" type="radio"/> No	West side	<input type="radio"/> Yes <input checked="" type="radio"/> No	South side	<input type="radio"/> Yes <input checked="" type="radio"/> No
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Type the characters shown	8X3R4	Try new characters
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Market Value:-
Rs:16,63,74,000/-

Details of Land Record								
Sl No	Plot No (LR)	Khatian No	Recorded Owner Details			Classification of Plot	Share Area (Acre)	Mutation Status
			Name	Father's/Husband's Name	Address			
1	1556	760	ইন্ডিয়া ফরেন্স পলিটিক্স		মেজ মনোজ হুগলী	শালি	0.34000000	Under Mutation

Display Market Value

Service Count: 47,01,866

N.B.-To be verified from the appropriate Registration Office after filling up proper e-Requisition Form

GRIPS Finance Department
Government of West Bengal
(<https://wbifms.gov.in/GRIPS/>)
(<http://www.wbfin.nic.in/>)

Bangla Sahayata Kendra
(<https://bsk.wb.gov.in/>)

IFMS WEST BENGAL
(<https://www.wbifms.gov.in/>)

Land & Land Reforms
WWW.BANGLARBHUMI.GOV.IN
(<http://banglarbhumi.gov.in/>)

SILPASATHI
Ease of Doing Business
Single Window Services for Business
(<https://silpasathi.wb.gov.in/>)

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Best viewed in Internet Explorer 10.0 / 11.0 or later

Handwritten signature and stamp



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Market Value of Land

(*) marked items are mandatory

District *	Hooghly	Thana *	Magra
Local Body *	Gram Panchayat	Mouza *	Hoyera
Road		Road Zone	
Premises No.	Premises No	Ward No.	Ward No
Jurisdiction of *	A.D.S.R. CHINSURA	Gram Panchayat *	DIGSUIHOYERA
Project Name	Not Available		

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

Plot No	LR	01556	/	0	LR Khatian No.	760	/	Bata Khatian
Proposed Land Use *	Existing Industry/Karkhana				Nature of Land * (as recorded in ROR)	Industrial Use		
Area of Land *	Acre	Decimal	Bigha	Katha	Chatak	Sq. Feet	Total Area of Land(Decimal)	
	18.96	Decimal	Bigha	Katha	Chatak	Sq. Feet	1896	
Adjacent to Metal Road	Yes				Approach Road Width * (In feet)	60		
Encumbered by Tenant	No				Tenant is Purchaser ?	No		
Bargadar	No				Bargadar is Purchaser?	Yes No		
Litigated Property	Yes No							

This plot has any road access in any side be mentioned properly below:

North side Yes No East side Yes No West side Yes No South side Yes No

Type the characters shown R5J6N9 Try new characters

Market Value:-
Rs:16,63,74,000/-

Details of Land Record

Sl No	Plot No (LR)	Khatian No	Recorded Owner Details			Classification of Plot	Share Area (Acre)	Mutation Status
			Name	Father's/Husband's Name	Address			
1	1556	760	ইতিহাস মন্ডল লিমিটেড		সিঙ্গা মন্ডল বঙ্গলী	শালি	0.34000000	Under Mutation

Display Market Value

Service Count: 47,01,866

N.B.-To be verified from the appropriate Registration Office after filling up proper e-Requisition Form

GRIIPS Finance Department
Government of West Bengal
(https://wbifms.gov.in/GRIIPS)
(http://www.wbfin.nic.in/)

Bangla Sahayata Kendra
(https://bsk.wb.gov.in/)

iFMS WEST BENGAL
(https://www.wbifms.gov.in/)

Land & Land Reforms
WWW.BANGLARBHUMI.GOV.IN
(http://banglarbhumi.gov.in/)

SILPASATHI
Ease of Doing Business
Single Window Services for Business
(https://silpasathi.wb.gov.in/)

india.gov.in
(http://india.gov.in)

Site Map (./site_map.aspx)

TOTAL VISITOR :
(Since 25/05/2016)

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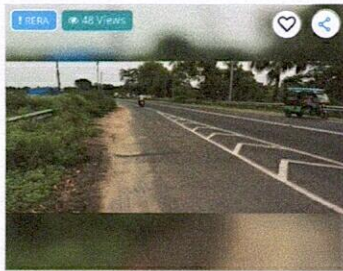
The information provided Online is updated and no physical visit is required for the Services provided Online.

Last Updated : 07/08/2023
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Best viewed in Internet Explorer 10.0 / 11.0 or later



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Home > Hooghly > Pandua > Industrial Land 8 Bigha for Sale in Pandua, Hooghly



Industrial Land 8 Bigha for Sale in Pandua, Hooghly

Listing ID #1164881

8 Bigha

₹ 2.40 Cr. ₹ 30 Lac/Bigha

ENQUIRY NOW

GET PHONE NO.

Noticed an issue with this listing? Report Here.

Property Overview

Location
Pandua, HooghlyPlot/Land Area
8 BighaOwnership
AgentSale Type
NewType
Industrial LandBooking Amount
5 LacSale Type
NewOwnership
Agent

ENQUIRY NOW

Landmark

Hospitals
1 kmsAirport
1 kmsATM
1 kmsRailway Station
1 kmsSchool
1 kmsShopping Mall
1 kmsBank
1 kmsBus Stop
1 kmsMetro
1 kms

Property Description

K.C PROPERTIES

8 Bigha GT Road Side Commercial Land for sale in Boinchi (hooghly)

Total Area - 8 Bigha / 160 Katha

[More](#)

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Industrial Land 6 Bigha Gurap,
Hooghly

Call for Price

9728.06 sq.m

[Contact Agent](#)Industrial Land 8.5
Bigha Baidyabati, Hooghly

Call for Price


13781.42 sq.m

[Contact Agent](#)Industrial Land 30 Bigha Nabagram,
Bardhaman

Call for Price

48640.29 sq.m

[Contact Agent](#)*Signature*

জেলা- হুগলী	খতিয়ান নং- ৭৬০	[০৬০১১০১]	
মৌজা- হোমেরা	জে.এল.নং- ১	থানা- মগড়া	

(১) রাজস্ব- ৬০.০০ টাকা

(২) জমির পরিমাণ(এ)- ১৭.৩৩

(৩) মোট দাগের সংখ্যা- ৬২

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	ইন্ডিয়া ফয়েলস্ লিমিটেড	রায়ত	
ঠিকানা-	নিজ মগরা হুগলী		

(৭) অগ্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
১৫৫৬	শালি		০.৩৪	১.০০০০	০.৩৪
১৫৯১	শালি		০.৪৩	১.০০০০	০.৪৩
১৫৯৭	শালি		০.৩৪	১.০০০০	০.৩৪
	বর্গা দং				
	(১) বাদল মুন্সু				
	পিতা-সনাতন				
	সাং-নিজ				
	অংশ-1.0000				
১৫৯৮	শালি		০.৩৯	১.০০০০	০.৩৯
	বর্গা দং				
	(১) শ্রীমন্ত সারেন				
	পিতা-নাগরাম				
	সাং-নিজ				
	অংশ-1.0000				



Geet Saha

জেলা- হুগলী থতিয়ান নং- ৭৬০ [০৬০১১০১]
 মোজা- হোয়েরা জে.এল.নং- ১ থানা- মগড়া



(১) রাজস্ব- ৬০.০০ টাকা

(২) জমির পরিমান(এ)- ১৭.৩৩

(৩) মোট দাগের সংখ্যা- ৬২

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	ইন্ডিয়া ফয়েলস্ লিমিটেড	রায়ত	
ঠিকানা-	নিজ মগরা হুগলী		


দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমান(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমান
					একর হেক্টর

১৫৯৯ শালি ০.৩৮ ১.০০০১ ০.৩৮

বর্গা দং
 (০) মগ্নত্ব সাঁতরা
 পিতা-হিমলাল সাঁতরা
 সাং-হোয়েরা
 অংশ-১.০০০০
 ১৩৬৭ সন হইতে
 (১) মগ্নত্ব সাঁতরা
 পিতা-হিমলাল সাঁতরা
 সাং-হোয়েরা
 অংশ-১.০০০০
 ১৩৬৭ সন হইতে

১৬০০ শালি ১.৫৪ ১.০০০০ ১.৫৪

বর্গা দং
 (১) বাদল মুর্সু
 পিতা-সনাতন
 সাং-হোয়েরা
 অংশ-১.০০০০
 ১৩৭০ সন হইতে

জেলা- হুগলী	খতিয়ান নং- ৭৬০	[০৬০১১০১]	
মৌজা- হোয়েরা	জে.এল.নং- ১	থানা- মগড়া	

(১) রাজস্ব- ৬০.০০ টাকা

(২) জমির পরিমাণ(এ)- ১৭.৩৩

(৩) মোট দাগের সংখ্যা- ৬২

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	ইন্ডিয়া ফয়েলস্ লিমিটেড	রায়ত	
ঠিকানা-	নিজ মগরা হুগলী		

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর

১৬০১	শালি		০.২৬	১.০০০০	০.২৬
১৬০২	শালি		০.১৬	১.০০০০	০.১৬

বর্গা দং

(১) জলধর মুন্সু

পিতা-চরন

সাং-নিজ

অংশ-১.০০০০

১৩৬৫ সন হইতে

১৬০৩	শালি		০.২৯	১.০০০০	০.২৯
১৬০৪	শালি		০.০৫	১.০০০০	০.০৫
১৬০৫	শালি		০.১৭	১.০০০০	০.১৭
১৬০৬	শালি		০.০৫	১.০০০০	০.০৫

বর্গা দং

(১) পূর্ণ মাণ্ডি

পিতা-পাথর

সাং-নিজ

অংশ-১.০০০০

১৩৬৫ সন হইতে



জেলা- হুগলী খতিয়ান নং- ৭৬০ [০৬০১১০১]
 মোজা- হোয়েরা জে.এল.নং- ১ থানা- মগড়া



(১) রাজস্ব- ৬০.০০ টাকা

(২) জমির পরিমাণ(এ)- ১৭.৩৩

(৩) মোট দাগের সংখ্যা- ৬২

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	ইন্ডিয়া ফয়েলস্ লিমিটেড	রায়ত	
ঠিকানা-	নিজ মগরা হুগলী		

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমাণ একর হেক্টর
১৬০৭	শালি		০.০৪	১.০০০০	০.০৪
১৬০৮	শালি		০.০৭	১.০০০০	০.০৭
১৬০৯	শালি		০.২৩	১.০০০০	০.২৩
১৬১০	শুনা		০.১০	১.০০০০	০.১০
	বর্গা দং (১) পূর্ণ মাণ্ডি পিতা-পাথর সাং-হোয়েড়া অংশ-১.০০০০ ১৩৭০ সন হইতে				
১৬১১	শালি		০.০৯	১.০০০০	০.০৯
১৬১২	শালি		০.০২	১.০০০০	০.০২

জেলা- হুগলী

খতিয়ান নং- ৭৬০

[০৬০১১০১]



মৌজা- হোয়েরা

জে.এল.নং- ১

থানা- মগড়া

(১) রাজস্ব- ৬০.০০ টাকা

(২) জমির পরিমান(এ)- ১৭.৩৩

(৩) মোট দাগের সংখ্যা- ৬২

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	ইন্ডিয়া ফয়েলস্ লিমিটেড	রায়ত	
ঠিকানা-	নিজ মগরা হুগলী		

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমান(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমান
					একর হেক্টর


১৬১৩	শালি		০.১৮	১.০০০০	০.১৮
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বর্গা দং
(১) প্রীমন্ত সরেন
পিতা-নাগরাম
সাং-নিজ
অংশ-1.0000

১৬১৪	শালি		০.১২	১.০০০০	০.১২
১৬১৫	শালি		০.১১	১.০০০০	০.১১
১৬১৬	শালি		০.০৮	১.০০০০	০.০৮
১৬১৭	শালি		১.০৪	১.০০০০	১.০৪

বর্গা দং
(১) হারান রায়
পিতা-উপেন
সাং-নিজ
অংশ-1.0000
1375 সন হইতে



জেলা- হুগলী	খতিয়ান নং- ৭৬০	[০৬০১১০১]	
মৌজা- হোয়েরা	জে.এল.নং- ১	থানা- মগড়া	

(১) রাজস্ব- ৬০.০০ টাকা


(২) জমির পরিমাণ(এ)- ১৭.৩৩

(৩) মোট দাগের সংখ্যা- ৬২

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	ইন্ডিয়া ফয়েলস্ লিমিটেড	রায়ত	
ঠিকানা-	নিজ মগরা হুগলী		

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর

১৬১৮	শালি		০.০৯	১.০০০০	০.০৯
	বর্গা দং				
	(১) নিতাই মুন্সু				
	পিতা-দাসু				
	সাং-নিজ				
	অংশ-১.০০০০				
	১৩৬৭ সন হইতে				
১৬১৯	শালি		০.২৮	১.০০০০	০.২৮
১৬২০	শালি		০.২২	১.০০০০	০.২২
১৬২১	শালি		০.২১	১.০০০০	০.২১
১৬২২	শালি		০.৩৫	১.০০০০	০.৩৫
১৬২৩	ডাঙ্গা		০.২৪	১.০০০০	০.২৪
১৬২৪	ডাঙ্গা		০.০৮	১.০২৫৪	০.০৮
১৬২৫	শালি		০.১৮	০.৯৯৯৯	০.১৮
১৬২৬	ডাঙ্গা		০.১০	০.৪৩৪২	০.০৩
১৬৩৪	শালি		০.০৪	১.০০০০	০.০৪

জেলা- হুগলী	খতিয়ান নং- ৭৬০	[০৬০১১০১]	
মৌজা- হোয়েরা	জে.এল.নং- ১	থানা- মগড়া	

(১) রাজস্ব- ৬০.০০ টাকা


(২) জমির পরিমান(এ)- ১৭.৩৩

(৩) মোট দাগের সংখ্যা- ৬২

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	ইন্ডিয়া ফুয়েলস্ লিমিটেড	রায়ত	
ঠিকানা-	নিজ মগরা হুগলী		

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমান(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমান
					একর হেক্টর
১৬৩৫	ডাঙ্গা		০.১১	০.১৮১৮	০.০২
১৬৩৬	শালি		০.৩৬	১.০০০০	০.৩৬
১৬৩৭	শালি		০.৪০	১.০০০০	০.৪০
১৬৩৮	শালি		০.২৪	১.০০০০	০.২৪
১৬৩৯	শালি		০.২৯	০.৯৯৯৯	০.২৯
১৬৪০	শালি		১.১০	১.০০০০	১.১০
১৬৪১	শালি		০.১৪	০.৯৯৯৯	০.১৪
১৬৪২	শালি		০.১৪	১.০০০১	০.১৪
	বর্গা দং				
	(১) ধর্মদাস মণ্ডল				
	পিতা-ফটিক				
	সাং-নিজ				
	অংশ-১.০০০০				
	১৩৭০ সন হইতে				
১৬৪৩	শালি		০.০৬	১.০০০০	০.০৬
১৬৪৪	নালা		০.০৩	০.২০৮২	০.০১



জেলা- হুগলী	খতিয়ান নং- ৭৬০	[০৬০১১০১]	
মৌজা- হোমেরা	জে.এল.নং- ১	থানা- মগড়া	


(১) রাজস্ব- ৬০.০০ টাকা

(২) জমির পরিমান(এ)- ১৭.৩৩

(৩) মোট দাগের সংখ্যা- ৬২

	(৪) অত্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	ইন্ডিয়া ফয়েলস্ লিমিটেড	রায়ত	
ঠিকানা-	নিজ মগরা হুগলী		

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমান(এ)	দাগের মধ্যে অত্রস্বত্বের অংশ	দাগের মধ্যে অত্রস্বত্বের জমির অংশের পরিমান একর হেক্টর
১৬৪৫	ডাঙ্গা		০.৫৩	১.০০০০	০.৫৩
১৬৪৬	ডাঙ্গা		০.১৪	০.২৫০০	০.০৪
১৬৬৪	শালি		০.২১	১.০০০০	০.২১
		বর্গা দং (১) ভাদো মুন্সু পিতা-গনেশ সাং-নিজ অংশ-১.০০০০ ১৩৬৫ সন হইতে			
১৬৬৬	শালি		০.৫৭	১.০০০০	০.৫৭
১৬৬৮	শালি		০.৪৪	১.০০০০	০.৪৪
		বর্গা দং (১) পঞ্চানন মাণ্ডি পিতা-কুসাই সাং-নিজ অংশ-১.০০০০ ১৩৭০ সন হইতে			
১৬৭০	শালি		০.২৩	১.০০০০	০.২৩

জেলা- হুগলী	খতিয়ান নং- ৭৬০	[০৬০১১০১]	
মৌজা- হোয়েরা	জে.এল.নং- ১	থানা- মগড়া	

(১) রাজস্ব- ৬০.০০ টাকা

(২) জমির পরিমাণ(এ)- ১৭.৩৩


(৩) মোট দাগের সংখ্যা- ৬২

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	ইন্ডিয়া ফুয়েলস্ লিমিটেড	রায়ত	
ঠিকানা-	নিজ মগরা হুগলী		

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
১৬৭১	শালি		০.২১	১.০০০০	০.২১
১৬৭২	শালি		০.১৫	১.০০০০	০.১৫
১৬৭৩	শালি		০.১৪	১.০০০০	০.১৪
১৬৭৪	শালি		০.১৪	১.০০০০	০.১৪
১৬৭৬	শালি		০.৪৩	১.০০০০	০.৪৩
১৬৭৭	শালি		০.২২	১.০০০০	০.২২

বর্গা দং
(১) ভাদো মুন্সু
পিতা-গনেশ
মাং-নিজ
অংশ-1.0000
1465 সন হইতে



জেলা- হুগলী	খতিয়ান নং- ৭৬০	[০৬০১১০১]	
মৌজা- হোয়েরা	জে.এল.নং- ১	থানা- মগড়া	


(১) রাজস্ব- ৬০.০০ টাকা

(২) জমির পরিমান(এ)- ১৭.৩৩

(৩) মোট দাগের সংখ্যা- ৬২

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	ইন্ডিয়া ফয়েলস্ লিমিটেড	রায়ত	
ঠিকানা-	নিজ মগরা হুগলী		

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমান(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমান একর হেক্টর
১৬৭৮	শালি	বর্গা দং (১) পঞ্চানন মাণ্ডি পিতা-কুসাই সাং-নিজ অংশ-১.০০০০ ১৩৭০ সন হইতে	০.৪৩	১.০০০০	০.৪৩
১৬৭৯	শালি		০.২৫	১.০০০০	০.২৫
১৬৮০	শালি		০.১৬	১.০০০০	০.১৬
		বর্গা দং (১) মাগাত সরেন পিতা-শ্রীমন্ত সাং-হোয়েরা অংশ-১.০০০০ ১৩৮৩ সন হইতে			
১৬৮১	শালি		০.৩২	১.০০০০	০.৩২
১৬৮২	শালি		০.২০	১.০০০০	০.২০
১৬৮৩	শালি		০.১১	১.০০০০	০.১১

জেলা- হুগলী	খতিয়ান নং- ৭৬০	[০৬০১১০১]	
মৌজা- হোয়েরা	জে.এল.নং- ১	থানা- মগড়া	

(১) রাজস্ব- ৬০.০০ টাকা

(২) জমির পরিমান(এ)- ১৭.৩৩

(৩) মোট দাগের সংখ্যা- ৬২

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	ইন্ডিয়া ফয়েলস্ লিমিটেড	রায়ত	
ঠিকানা-	নিজ মগরা হুগলী		

দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমান(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমান
					একর হেক্টর
১৬৮৪	শালি		১.৫৯	১.০০০০	১.৫৯

মোট দাগের সংখ্যা- বাষট্টি মাত্র

Certified to be true copy u/s 76 of Indian Evidence Act,1872 (Act 1 of 1872)


Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 11, Total fee : Rs. 120, Copy No.:11117

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Date: 2023.08.29 17:13:24 IST

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জেলা- হুগলী	খতিয়ান নং- ২৩১	[০৬০৪১২৮]	
মৌজা- বেগেডাঙ্গা	জে.এল.নং- ১২৮	থানা- পাণ্ডুয়া	

(১) রাজস্ব- ০.০০	টাকা	(৩) মোট দাগের সংখ্যা- ১
(২) জমির পরিমাণ(এ)- ০.২১		

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	ইন্ডিয়া ফয়েনস এর পক্ষে সেক্রেটারী	রায়ত	
পিতা-			
ঠিকানা-	২৭ সেক্সপেয়ারসরনী কলকাতা-১৭		

(৭) অগ্রস্বত্বের নিজ দখলীয় জমি					
দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমাণ
					একর হেক্টর
৩০০	শালি		০.৪১	০.৫০০০	০.২১
মোট দাগের সংখ্যা- এক মাত্র					



জেলা- হুগলী	খতিয়ান নং- ৩১৮	[০৬০৪১২৮]	
মৌজা- বেগেডাঙ্গা	জে.এল.নং- ১২৮	থানা- পাণ্ডুয়া	

(১) রাজস্ব- ০.০০ টাকা		(৩) মোট দাগের সংখ্যা- ৩	
(২) জমির পরিমান(এ)- ১.০২			
	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	ইণ্ডিয়া ফয়েলস্ লিমিটেড	রায়ত	
পিতা-			
ঠিকানা-	হোয়েরা. মগরা হুগলী		

(৭) অগ্রস্বত্বের নিজ দখলীয় জমি					
দাগ নং	জমির শ্রেণী	মন্তব্য	দাগের মোট পরিমান (এ)	দাগের মধ্যে অগ্রস্বত্বের অংশ	দাগের মধ্যে অগ্রস্বত্বের জমির অংশের পরিমান
					একর
৩০১	শালি		০.৩২	১.০০০০	০.৩২
৪৬০	শালি		০.৪০	১.০০০০	০.৪০
৪৬০/৫৯৯	শালি		০.৩০	১.০০০০	০.৩০
মোট দাগের সংখ্যা- তিন মাত্র					

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Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20, Copy No.:20454

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Date: 2023.08.29 16:35:53 IST

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CMA. DEEPIKA B. PRASAD

B.Com(Hons)

Insolvency Professional

Partner

CERTIFICATE OF SALE

(Under Schedule I of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016)

(In respect of assets of ESS DEE ALUMINIUM LIMITED)

Dated: 28th September, 2022

In exercise of the powers conferred under Section 35 of the Insolvency and Bankruptcy Code, 2016 [hereinafter referred to as "the Code"] read with Regulations 32 and 33, Schedule I of the Insolvency and Bankruptcy Board of India (Liquidation Process) Regulations, 2016 [hereinafter referred to as the "Liquidation Regulations"], the undersigned, **Deepika Bhugra Prasad**, Insolvency Professional registered with Insolvency and Bankruptcy Board of India bearing IBBI Regn. No: IBBI/PA-003/IP-N00110/2017-2018/11186 and partner of AAA Insolvency Professionals LLP, having his office at E-10A, Kailash Colony, New Delhi - 110048, in the capacity as Liquidator of **ESS DEE ALUMINIUM LIMITED (In Liquidation)** [hereinafter referred to as the "Corporate Debtor"], appointed by the Hon'ble NCLT, Kolkata Bench through the order dated 08th October, 2021, sold the Corporate Debtor as Going Concern as per Regulation 32(e) read with Regulation 32A of Insolvency and Bankruptcy (Liquidation Process) Regulation 2016 [Block A (all the assets of the Corporate Debtor as a Going Concern under Regulation 32(e) read with Regulation 32A of Insolvency And Bankruptcy Board Of India (Liquidation Process) Regulations, 2016)] [more particularly described in the Schedule I hereto] of the Corporate Debtor through e-Auction in favour of **SHAKAMBHARI ISPAT & POWER LIMITED** (CIN:- U27109WB2001PLC093869) [hereinafter referred to as "Successful Auction Bidder"], which was in the custody of the Liquidator as provided under Section 35(1) (b) of the Code and sold as per Regulation 32(e) and read with Regulation 32A of Insolvency And Bankruptcy Board Of India (Liquidation Process) Regulations, 2016.

The Liquidator hereby acknowledges that above-mentioned Corporate Debtor has been sold to the Successful Auction Bidder against receipt of Rs.1,03,40,00,000/- (Rupees One Hundred three Crore & Forty Lakh Only) [hereinafter referred to as the "Sale Price"] through RTGS,



Deepika

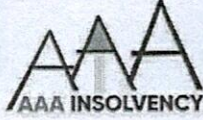
Deepika Bhugra Prasad, Liquidator
ESS DEE Aluminium Limited (In Liquidation)

IBBI Reg. No. IBBI/PA-003/IP-N000110/2017-2018/11186

Appointed by NCLT, Kolkata Bench vide order dated 08th October 2021



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Insolvency Professional
Partner

RTGS, being the full and final consideration for the aforesaid sale. The payment has been received in following ways and timelines:-

Date of Transaction	Remarks and Transaction Identification	Amount (Rs)
06/09/2022	SBINR12022090602963916 Bank Guarantee submitted on 24-8-2022 was returned by Liquidator after an amount of Rs. 5 Cr was received through RTGS from Successful Auction Purchaser.	5,00,00,000
14/09/2022	BARBR22022091420256257	40,00,000
14/09/2022	BARBR22022091420256780	4,00,00,000
14/09/2022	SBINR12022091404448711	5,00,00,000
14/09/2022	CNRBR52022091489869564	20,00,00,000
14/09/2022	CNRBR52022091489870169	20,00,00,000
15/09/2022	UCBAH22258705594	9,00,00,000
15/09/2022	UCBAH22258706791	20,00,00,000
15/09/2022	UCBAH22258706545	20,00,00,000
TOTAL		103,40,00,000

It is pertinent to mention that the sale of the aforesaid Assets of the Corporate Debtor as a Going Concern has been made without any encumbrance(s) and without any liability (ies) and as per the terms and conditions attached herewith as **Annexure 1** to the Sale Certificate (hereinafter referred to as "**Terms and Conditions**"). The sale has been made subject to the Terms and Conditions of E-Auction Document and Letter of Intent dated 6th September 2022 issued by the undersigned and accepted by the Successful Auction bidder. The Schedule I along with Annexure 1 form part and parcel of this Sale Certificate and shall be read in conjunction with the Sale Certificate.

Accordingly, after receiving the full consideration from the Successful Auction Bidder, the liquidator hereby handover the possession and custody of assets of the Corporate Debtor sold as going concern to the Successful Auction Bidder as per Letter of Intent dated 6th September, 2022.



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Deepika Bhugra Prasad, Liquidator

ESS DEE Aluminium Limited (in Liquidation)

IBBI Reg. No. IBBI/PA-003/IP-N000110/2017-2018/11186

Appointed by NCLT, Kolkata Bench vide order dated 17.09.2022

Deepika



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Partner

That, after receiving final approval from the Adjudicating Authority the liquidator will provide the original Title Deeds/Agreements/Lease Deed as applicable to the Successful Auction Bidder within 5 days of approval, subject to final releasing of such documents from the Corporate Debtor or the Secured Financial Creditors to whom such said Assets were mortgaged.

Deepika Bhugra Prasad, Liquidator
ESS DEE Aluminium Limited (In Liquidation)
IBBI Reg. No. IBBI/IPA-003/IP-N000110/2017-2018/11186
Appointed by NCLT, Kolkata Bench vide order dated 17.09.2022

Deepika Bhugra Prasad - Liquidator

In the matter of Ess Dee Aluminium limited - in Liquidation

IBBI Registration No. IBBI/IPA-003/IP-N000110/2017-2018/11186

Partner-AAA Insolvency Professionals LLP

E-10A, Kailash Colony, New Delhi 110048

Confirmed and Accepted by:

Shakambhari Ispat & Power Limited

Diamond Prestige, 41A, AJC, Bose Road

8th Floor #801, Kolkata

West Bengal 700017

GST No.: 19AADCM1189L1Z1

Date: 28/09/2022

Place: New Delhi



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Partner

ANNEXURE 1

TERMS AND CONDITIONS

1. The Liquidator confirms to the Successful Auction Bidder that she has not entered into any agreement for sale, hypothecation or exchange whatsoever with any other person relating to the Asset.
2. The Successful Auction Bidder has fulfilled the eligibility criteria described in the E-Auction Process Document for purchase of Asset of **"Ess Dee Aluminum Limited- in Liquidation"** at the time of submission of Bid Application Form.
3. The insurance policy for the Assets (including building, Plant & Machinery) of the Corporate Debtor sold as going concern is already in force as on the date of the Certificate of Sale. From the date of issue of Sale Certificate, notwithstanding anything to the contrary, the Successful Auction Bidder shall hold the Assets sold at its risk and cost as regards any loss or damage to the Asset by fire or any other natural calamities or due to theft, or from any other cause whatsoever, the Successful Auction Bidder has been provided with the possession, and custody of the said property and the liquidator has deputed their security guard only for the monitoring purpose at her own cost and expense and the Successful Auction Bidder shall not be liable to pay any costs or expense in this regard to the Liquidator.
4. The said sale certificate is duly executed for the purpose of sale as Going Concern in view of Regulation 32A read with Regulation 32 (e) IBBI (Liquidation Process) Regulations 2016, excluding the assets as mentioned in the E-Auction Document. Based upon E-Auction Document for Block A, following assets are excluded:-
 - The Liquidator has filed an application under section Sections 43, 66 under IBC 2016 (preferential transaction, avoidance of undervalued transaction, transactions defrauding creditors, fraudulent transactions) with the NCLT against the Ex-Directors of the Corporate Debtor during the Corporate Insolvency Process. Any proceeds and/or assets received on account of the applications filed under these sections 43, 45, 49, 66, shall not form part of the liquidation sale under the E-Auction. The Successful Auction Bidder would not be liable for payment of any costs associated with pursuing

Deepika



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Deepika Bhugra Prasad Liquidator
ESS DEE Aluminium Liquidation)
IBBI Reg. No. IBBI/PA-003/PA-N000110/2017-2018/11186
Appointed by NCLT, Kolkata Bench vide order dated 17.11.2017



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- of the Avoidance Transaction application filed by the Liquidator/Secured Financial Creditor(s) /Any other Creditor(s) of the Corporate Debtor.
- There is an exclusive property owned by Union Bank of India bearing survey No. 170/1 situated at Dabhel, Nani Daman. Taluka Daman, in the registration sub-registrar of Daman District Daman Ad measuring 6530.00 sq. mt. which has not been relinquished by the secured creditor as per section 52 of IBC 2016.
 - Bank account of Ess Dee Aluminium Limited (In liquidation) is excluded from the Going Concern and the same will be operated by the liquidator only.
5. Successful Auction Bidder has been provided with Corporate Debtor as Going Concern strictly on "as is where is & as is what is" basis and is subject to approval of Hon'ble NCLT, Kolkata Bench. The information in respect of the Asset has been stated to the best of the knowledge of the Liquidator; however, she shall not be responsible for any inadvertent error, or omission in the said particulars. It should be noted that the Liquidator does not make any representation as to the correctness, validity or adequacy or otherwise of any information pertaining to the Asset nor does she provide any guarantee or warranty as to the ownership of asset or the conditions of the asset or its quality for any specific purpose or use.
6. As per the terms and condition of the E-auction document that is duly executed by the liquidator, it is specifically stated that in case any additional freehold land is found in the name of the Corporate Debtor, based on surveyor report/joint inspection by Successful Auction Bidder and Liquidator, in excess of 767.80 Cottah at Kamarhati as mentioned in the Schedule I than the Successful Auction Bidder will be required to deposit the additional amount for additional piece of land as per the terms and condition of the E-Auction Document.
7. As per the terms and condition of the Letter of Intent dated 6th September, 2022, the Liquidator, will file an application before Hon'ble NCLT, Kolkata Bench for approval of sale as Going Concern and will seek appropriate directions, reliefs, waivers, Concessions and protections as requested by the Successful Auction Bidder in writing. In case the sale is not approved by NCLT, Kolkata Bench then the liquidator will conclude the sale on

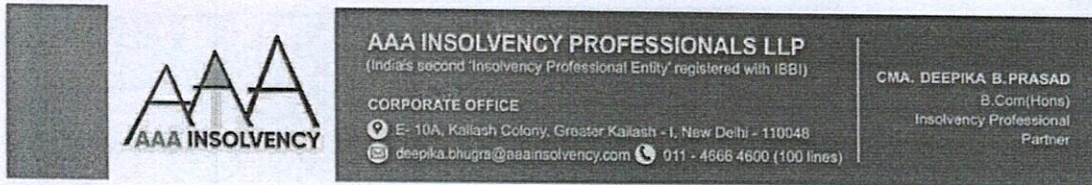
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piecemeal basis as per the terms and condition of the E-Auction Document Successful Auction Bidder in terms of the LOI dated 6th September 2022, within 3 days of order of the NCLT, Kolkata Bench. In that case, the liquidator will issue a fresh letter of sale as per applicable provisions of IBBI (Liquidation Process) Regulations, 2016 and transfer the Land and Building to the Successful Auction Bidder under the Transfer of Property Act and necessary stamp duty and other charges as required for execution of sale deed or any other instrument required for transfer of the property shall be paid by the Successful Auction Bidder. The liquidator will also transfer Plant & Machinery and Inventory including stocks and other things to the Successful Auction Bidder after issuing an invoice and will levy applicable GST. The bidder will be required to deposit the additional GST amount. The said amount will be deposited by the liquidator with the GST department. However, in case the GST amount is not paid then the sale will not be concluded and amount may be forfeited and the liquidator will have all the rights to stop the process of asset transfer in your favour. The Successful Auction Bidder will be required to pay the necessary transfer/registration charges/fee for the purpose of transfer of assets in case the sale as Going Concern is not approved. The said charges/fees will be applied by the respective statutory departments and need to borne by the Successful Auction Bidder as per the respective state/central law.

8. The Successful Auction Bidder has conducted their own due diligence in respect of the assets and Corporate Debtor as Going Concern and has satisfied itself about the condition and quality of the Asset before bidding in the e-Auction. The Successful Auction Bidder has satisfied himself about its decision of buying the Corporate Debtor as Going Concern with full knowledge of the physical condition of the Assets and the validity of books of accounts, the facts about all of which have been ascertained, established and verified by the Successful Auction Bidder with its own advisors. The full payment of the Sale Price is deemed to have been submitted after complete satisfaction of title thereto and due and proper inspection of the Asset and hence the Successful Auction Bidder shall not be entitled to make any representation/complaint or raise any query/objection to the Liquidator as to the ownership or condition of the Assets forming part of this sale of Corporate Debtor as Going Concern or any part thereof.

Deepika



Deepika Bhugra Prasad, Liquidator
ESS DEE Aluminium Limited (in Liquidation)
IBBI Reg. No. IBBI/NP-A-003NP-4NOC/11/2017/2018/11186
Appointed by NCLT, Kolkata Bench vide order dated 1st 11 2017



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B.Com(Hons)
Insolvency Professional
Partner

9. The possession and custody of all the Assets of the Corporate Debtor sold as Going Concern are handed over to the Successful Auction Bidder and the Successful Auction Bidder will be allowed to depute their guards and their team to do arrangements for cleaning and organizing the affairs of the Corporate Debtor for going concern purpose within the limits of the plant itself. However, the team of liquidator and their security may continue at the site till the sale is approved by the Hon'ble NCLT, at their own cost and expense as per the terms and condition of the Letter of Intent dated 6th September, 2022.
10. The Successful Auction Bidder will be bound by the regulations of the local/any other authority, as applicable in regard to the use of the Asset.
11. Words and expressions used hereinabove but not defined herein shall have the same meaning respectively assigned to them under the Insolvency & Bankruptcy Code, 2016 and the rules framed hereunder.
12. The Successful Auction Bidder will be required to bear all the necessary expenses for transfer of the Corporate Debtor in its name and their nominated directors. It is expressly stipulated that there are no implied obligations on the part of the Liquidator and it shall be solely the obligation of the Successful Auction Bidder, at its cost, to do all acts, things and deeds whatsoever for the completion of the sale subject to final adjudication from Hon'ble NCLT. The entire responsibility for completion of all procedures, formalities, compliances, approvals etc. required for completion of the Sale shall be that of the Successful Auction Bidder, however the liquidator will extend full cooperation as and when required.

DULY EXECUTED BY:-

Deepika Bhugra Prasad, Liquidator
ESS DEE Aluminium Limited (In Liquidation)
IBBI Reg. No. IBBI/PA-003/IP-N000110/2017-2018/11186
Appointed by NCLT, Kolkata Bench vide order dated 1st Nov 2017

Deepika Bhugra Prasad Liquidator

Ess Dee Aluminium Limited (in Liquidation)





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Partner

Partner-AAA Insolvency Professionals LLP

E-10A, Kailash Colony, New Delhi 110048

Phone: 011-46664600

Date: 28-09-2022

Place: New Delhi

CONFIRMED AND ACCEPTED BY:

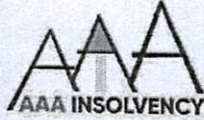


Shambhavi Ispat & Power Limited

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Partner

SCHEDULE I

DESCRIPTION OF THE ASSETS SOLD UNDER THE HEAD GOING CONCERN

(Note: - The list attached herewith is for reference the physical condition may differ. The items mentioned below are provided on "as is where is basis", "as is what is basis", "whatever there is basis" and "no recourse" basis)

BLOCK A

- Freehold **Industrial Land (Area-5625 Sq. Mtrs Approx.)** With Several Nos. Building & Structures, Situated At: Plot No. 124 - 133, Panchal Udyog Nagar, Village-Bhimpore, Tehsil & District- Daman, Nani Daman (UT).

Building with Shed: -

S. No.	Particulars	Area (Sq. Mtrs.)
1	Main Shed Iron Structure with CGI Structure	2,845
2	RCC Mezzanine Structure	415

- Freehold **Industrial Land (Area-22120 Sq. Mtrs. Approx.)** along with Structures**, Situated At: Plot No. 10, Survey No. 57/05/2 (A) and (B) Bhansrol, Vill Dunetha, Tehsil & Distt. Daman (Ut). **The building and structure are in a bad shape and has been deteriorated. Thereafter, the valuers while conducting the valuation of the asset, have considered the value of the structures as Nil.
- Freehold **LAND (Area-767.80 Kootah Approx.)** ** situated at Mouza- Ariadaha Kamarhati; J.L. No. 01; Dag Nos. - 1515, 1516, 1517, 1518, 1519, 1526, 1527 Etc.; Khatian No. 16; Premises No. 1, Sagar Dutta Ghat Road, P.O. & P.S - Kamarhati; Near Kamarhati Jute Mill; Kolkata-700058; Dist.- North 24 Pgs.**The area of the land is specifically governed by the terms and condition of this E-Auction Process Document. Kindly read the related terms and Condition properly.
- BUILDING AND SHED** situated at Mouza- Ariadaha Kamarhati; J.L. No. 01; Dag Nos. - 1515, 1516, 1517, 1518, 1519, 1526, 1527 Etc.; Khatian No. 16; Premises No. 1, Sagar



Deepika

Deepika Bhugra Prasad, Liquidator
ESS DEE Aluminium Limited (In Liquidation)
IBBI Reg. No. IBBI/PA-003/IP-N000110/2017-2018/11186
Associated by MCI T. Kolkata B. noh vide order dated 17.06.2019



AAA INSOLVENCY PROFESSIONALS LLP
(India's second 'Insolvency Professional Entity' registered with IBBI)

CORPORATE OFFICE

E- 10A, Kailash Colony, Greater Kailash - I, New Delhi - 110048
deepika.bhugra@aaainsolvency.com 011 - 4666 4600 (100 lines)

CMA. DEEPIKA B. PRASAD
B.Com(Hons)
Insolvency Professional
Partner

Dutta Ghat Road, P.O. & P.S - Kamarhati; Near Kamarhati Jute Mill; Kolkata-700058;
Dist.- North 24 Pgs.

S. No.	Particulars	Area (Sq. Ft.) Estimated
1	Office building g+2 store rcc structure with ips flooring	4551.00
2	Dispatch department packing g+1 store with partly rcc roof and partly cga shed with ips Flooring	24480.00
3	Dispatch department office buddy g+2 store with iron structure with rcc roof	5403.00
4	Pacing department single store rcc structure with ips flooring	6314.00
5	Rolling department, paper department, canteen g+1 store brick wall with rcc roof	99186.00
6	Workers toilet g+1 store load bearing structure	2040.00
7	Old rolling furnish g+1 store iron structure with cga shed	84272.00
8	Powerhouse g+1 store rcc structure	6591.00
9	New mill with iron structure with cga shed	43125.00
10	Departmental building partly g+1 and g+2 loadbearing structure with partly cga and Partly rcc roof	19560.00
11	Printing laminating building single store brick built wall With iron joist and cga shed	28209.00
12	Ink mixing with 25-inch-thick brick wall with rcc structure	4235.00
13	Laminating room (gum & secretor) single store brick wall with cga shed	11540.00
14	Boiler with brick wall and cga shed	2360.00
15	Scrap belling department single store brick built wall with cga shed	3234.00
16	Generator room with brick wall with cga shed	2448.00
17	Cylinder process dept with brick wall with rcc roof	3995.00
18	Maintenance room with 25 inch width brick wall with cga	10412.00

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Deepika Bhugra Prasad, Liquidator
ESS DEE Aluminium Limited (in Liquidation)

IBBI Reg. No. IBBI/PA-003/IP-N000110/2017-2018/11186

Appointed by NCLT, Kolkata Bench vide order dated 1st Nov 2017





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CMA. DEEPIKA B. PRASAD

B.Com(Hons)

Insolvency Professional

Partner

	shed	
19	Maintenance grinder (planning & management dept.) With g+2 store brick wall with partly cga and partly rcc roof	19380.00
20	Labour department g+1 store brick wall with rcc roof	5700.00
21	Store department single store brick wall with cga shed	7350.00
22	New meal scrap building g+1 store brick wall with rcc structure	3212.00
23	Guest house g+2 store rcc structure with mosaic flooring	8958.00
24	Powerhouse single store rcc structure	2000.00
25	Transformer room single store rcc structure	2000.00
26	Pumping station g+1 store rcc structure	3000.00
27	Store office g+1 store rcc structure	1400.00
28	Packing house brick built wall With iron joist and cga shed	3040.00
29	Temple with brick wall rcc roof with marble flooring	1024.00

- PLANT AND MACHINERY** situated at Mouza- Ariadaha Kamarhati; J.L. No. 01; Dag Nos. - 1515, 1516, 1517, 1518, 1519, 1526, 1527 Etc.; Khatian No. 16; Premises No. 1, Sagar Dutta Ghat Road, P.O. & P.S - Kamarhati; Near Kamarhati Jute Mill; Kolkata-700058; Dist.- North 24 Pgs.

List of plant & Machinery in Kamarhati Plant:

Sr. No.	Particulars of items	Details Estimated
1	Foil annealing furnace	Wesman-4, Wellman -1 Scrap
2	Holding room bed	Scrap
3	Iron stand	Scrap
4	Electric panel	Weisman/cable alley Salvage
5	Rolling machine	Make-Schmutz with control panel, Salvage
6	Rolling machine base	Scrap
7	Control panel	Make- Reliance, salvage

Deepika

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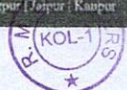
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Deepika Bhugra Prasad, Liquidator

ESS DEE Aluminium Limited (In Liquidation)

IBBI Reg. No. IBBI/PA-003/2017-2018/11186

Appointed by NCLT, Kolkata Bench vide order dated : 17/01/2018





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CMA. DEEPIKA B. PRASAD

B.Com(Hons)

Insolvency Professional

Partner

8	Rolling machine, No 28	with control panel, salvage
9	Rolling machine, No 29	With control panel, salvage
10	Gas cylinder	Scrap
11	Control Panel	Scrap
12	Rolling machine No. M33	With gear box, Make- Schmitz, salvage
13	Rolling machine No. M32	Without gear box, Scrap
14	Filter tank	Scrap
15	Locker Room	Scrap
16	Control panel	Make- Siemens
17	Oil filter	Salvage
18	Oil tank	Salvage
19	Rolling machine, No.M15	Make- Schmitz, scrap
20	Rolling machine No. M21	With panel, Make- W.H.A. Robertson
21	Rolling machine	Make- Schmitz, scrap
22	Rolling machine No. M31	Make - Robertson, scrap
23	Rolling machine No. M34	Make - Robertson, salvage
24	Rolling machine No. M35	Make - Robertson, salvage
25	Control panel	With duct & oil unit, scrap
26	Oil tank	Underground tank with filter & piping
27	Electrical panels	Scrap
28	Gas cylinder	Scrap
29	Cables	
30	Loose scrap	
31	Transformer	Make- Bharat Bijli, 1500 Kva, Mfg-2008, Sr-no.3213/1
32	Weigh scale	Make- Avery, scrap
33	Fork lifter	Scrap
34	Drums	Mattel
35	Oil tank with pump	Salvage
36	Packing scrap	Scrap

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Deepika Bhugra Prasad, Liquidator

ESS DEE Aluminium Limited (In Liquidation)

IIBI Reg. No. IIBI/PA-003/TP-ND0001102017-2018/11186

Appointed by NCLT, Kolkata Bench vide order dated 1st May





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CMA. DEEPIKA B. PRASAD

B.Com(Hons)

Insolvency Professional

Partner

37	Weigh machine base	Scrap
38	Stand	Scrap
39	Empty drums	Plastic
40	Oil tank for boiler	Salvage
41	Boiler with accessories & chimney	Make- Aec, Sr-no. WBL10951, salvage
42	Boiler with accessories & chimney	Make- Westervork, Sr-no.WBL11094, Salvage
43	Oil tank plastic with covering	Salvage
44	Boiler oil tank small with filter	Salvage
45	Double drum machine	Scrap
46	Small drum	Matels, blue color
47	Chemical drums	Filled with Acronal 700L chemical
48	Cutting machine	Make- Reddish & London, salvage
49	Bending machine	Scrap
50	Loose scrap	Drums & others
51	Plastic packing machine	Make- Han seung, scrap
52	Control panel	
53	Loose scrap	4- Monitors, 1-printer & others
54	Mixing tank	Salvage
55	Drums	With Ink, plastic
56	Drums	Small
57	Ink & Chemical	
58	Loose scrap	Scrap
59	Oil tank	Salvage
60	DG set (Scrap)	Make- CKD Praha, Czechoslovakia, Sr-no.09810057
61	DG set (Scrap)	Make- CKD Praha, Czechoslovakia, Sr-no.19780093

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Deepika Bhugra Prasad, Liquidator

ESSE Diesel Aluminium Limited (In Liquidation)

IBBI Reg. No. IBBI/PA-003/PA-14000102017-2018/11186

Appointed by NCLT, Kolkata Bench vide order dated 17.08.2017





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CMA. DEEPIKA B. PRASAD
 B.Com(Hons)
 Insolvency Professional
 Partner

62	Loose scrap	Control panel, 2-pumps, Almirah & Others
63	Lamination machine	Salvage
64	Spoil machine	Scrap
65	Fork lifter	Scrap
66	Oil tank with piping	Salvage
67	Air compressor (Salvage)	Reciprocating with receiver & tank
68	Printing & converting machine (Salvage)	(With control panel) Make- Rotomac 3000, Italy
69	Lifting machine	Make- Macrotec (Scrap)
70	Printing machine base	Scrap
72	Control panel	Salvage
73	Heater for lamination	Salvage
74	Printing machine	Make- Hele, (Scrap)
75	Lamination machine heater	Make- L18 (Scrap)
76	Gas cylinder	Scrap
77	Printing machine	S5, P12A (Salvage)
78	Color changing machine	Make- Thrissell (Scrap)
79	Mixer machine	Scrap
80	Lathe machine base	Make- Churchill (Scrap)
81	Loose scrap	Scrap
82	DG set	Make- Escort, 35 Kva, Fabricon- Altinator
83	Lift passenger	
84	Lathe machine base	Make- Churchill (Scrap)
85	Lathe machine base	Scrap
86	Iron rack	Scrap
87	Wooden almirah with spares	Scrap
88	Almirah	Scrap

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Deepika Bhugra Prasad, Liquidator
 ESS-DEE Aluminium Limited (In Liquidation)
 IBBI Reg. No. IBBI/PA-003/IP-110004102017-2018/11186
 Appointed by NCLT, Kolkata Bench vide order dated 17.11.2017





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CMA. DEEPIKA B. PRASAD
B.Com(Hons)
Insolvency Professional
Partner

89	Charger	Scrap
90	Loose scrap	Scrap
91	Loose scrap	Scrap
92	Weigh scale	Scrap
93	Platform	Scrap
86	Foil rolling mill	Make- Achenbach, Germany (Salvage)
95	Foil rolling mill	Salvage
96	Cooling bed with fan	Scrap
97	Foil annealing furnace	Salvage
98	Loose scrap	Scrap
99	Electric control panel	Scrap
100	Fork lifter	Make- Voltas
101	Car (Toyota Nova)	MH06AF3359
102	Car (Ambassador)	WB24K3223
103	Loose scrap	Including gas cutter near office
104	Chair	Wooden & others
105	Table	Wooden & others
106	Wooden box	Wooden
107	File rack	Wooden & others
108	Conferencing table	Wooden (big)
109	Bed	
110	Sofa	Wooden 3-sitter
111	Fan	Standing
112	File rack	Wooden small
113	Almirah	
114	Tower AC	Make- Voltas
115	Window AC	1.5 ton
116	Spirit AC	Outer unit
117	Vacuum cleaner	
118	Projector screen	Without projector

Deepika

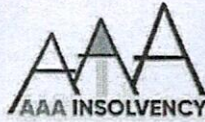


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Deepika Bhugra Prasad, Liquidator
ESS BEE Aluminium Limited (in Liquidation)
IBBI Reg. No. IBB/I/PA-003/1P-N000400047-2018/11186
Appointed by NCLT, Kolkata Bench vide order dated 17.11.2018



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CMA. DEEPIKA B. PRASAD
B.Com(Hons)
Insolvency Professional
Partner

119	Scrap	
122	Loose spool	Scrap

- **LAND (Area-1146.8 Kootah) **** situated at P.O.-Hoera P.S - Mogra; Near All India Radio Station; Under Hoera Gram Panchayat; Benedanga (WB)- Dist.- Hoogly.
- **BUILDING AND SHED** situated at P.O.-Hoera P.S - Mogra; Near All India Radio Station; Under Hoera Gram Panchayat; Benedanga (Wb) - Dist. - Hoogly.

S. No.	Particulars	Area (Sq. ft.) Estimated
1	Security office single store rcc	425.40
2	Structure with cemented flooring	2756.80
3	Cycle garage iron structure is with cga shed	128.50
4	Toilet rcc structure	24.00
5	Weight bridge single store rcc structure with cemented floor	3665.29
6	Office single store rcc	1978.60
7	Structure is with mosaic	289.00
8	Dg house brick wall and cga shed with cemented floor	256.00
9	Temple with brick wall rcc	150.00
10	Roof with mosaic flooring	5102.80
11	Power station single store rcc structure with cemented floor	3944.00
12	Furnish oil and pump house	3615.92
13	Single store rcc structure with cemented floor	450.00
14	Guest house g+2 store rcc structure with mosaic	240.00
15	Flooring	1450.00
16	Quarter staff g+2 store rcc	80.00
17	Structure with mosaic floor	1305.00
18	Staff quarter g+ 2 store rcc structure with mosaic floor	1044.00
19	Garage with brick wall and cga shed	3448.35
20	Fog left maintenance and shop	200.00



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Deepika Bhugra Prasad Liquidator
ESS DEE Aluminium Limited (In Liquidation)
IBBI Reg. No. IBBI/PA-003/IP-N000110/2017-2018/11186
Appointed by NCLT, Kolkata Bench vide order dated 1st 11/2017

Deepika



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CMA. DEEPIKA B. PRASAD
B.Com(Hons)
Insolvency Professional
Partner

21	With iron structure and cga shed	264.00
22	Compressor with brick wall cga shed and cemented floor	8680.00
23	Guest house g+2 store rcc structure with mosaic flooring	26474.00
24	Powerhouse single store rcc structure	5530.00
25	Transformer room single store rcc structure	4238.35
26	Pumping station g+1 store rcc structure	13870.00
27	Store office g+1 store rcc structure	2686.00
28	Packing house brick built wall With iron joist and cga shed	703.00
29	Temple with brick wall rcc roof with marble flooring	1056.00
30	Caster 2 single store iron structure with cga shed	63394.00
31	Plan building g+2 store rcc structure	1504.00
32	Plan building single store rcc structure	28188.00
33	Caster 1 single store iron structure with cga shed	5830.00
34	Plan building single store rcc structure	12789.00
35	Caster 1 ups room single store rcc structure	1357.00
36	Shift division scarp yard iron structure with cga shed	1992.00
37	Rolling mill single store iron structure with cga shed	4004.00
38	Electrical control panel room single store rcc structure	3136.00
39	Foil division shed 1 iron structure with cga shed	1512.00
40	Foil division shed 2 iron structure with cga shed	1344.00
41	Foil division shed 3 iron structure with cga shed	5104.00
42	Boiler house 1 g+1 store iron Structure with cga shed	432.00
43	Boiler house 2 g+1 store iron structure with cga shed	432.00
44	Oil division oil yard shed single store iron structure with cga	1581.00

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Deepika Bhugra Prasad, Liquidator

ESS DEE Aluminium Limited (In Liquidation)

IBBI Reg. No. IBI/PA-003/IP-N000110/2017-2018/11186

Appointed by NCLT, Kolkata Bench vide order dated 1st April 2017





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CMA. DEEPIKA B. PRASAD

B.Com(Hons)

Insolvency Professional

Partner

45	Canteen house single store brick wall with cga shed	5000.00
46	Pump house 2 single store brick wall with cga shed	375.00
47	Hardwar plant single store iron structure with cga shed	2491.00
48	Hardener chilling plant single store rcc structure	672.00

- Inventory situated at P.O.-Hoera P.S - Mogra; Near All India Radio Station; Under Hoera Gram Panchayat; Benedanga (Wb) - Dist. - Hoogly.

Type	Location	Qty.	Approx. Weight	Description
Aluminium Scrap	Hoera Unit	L/S	300T	In the form of Baling Scrap, coils, finished foil, cigarette foils, Slitted coils, Ingots & general scrap which does not form part of other blocks.

Including Following Items: -

Description	Details (Estimated)
Scrap in box + Sheets	26 boxes
7.5 mm sheet aluminum	16 rolls
Bale scrap -	650
Bale scrap -	150 PC
Bale scrap -	Approx. 7 Ton
Aluminium foil roll	5 Pc
Aluminium foil roll	1 Pc
Aluminium foil roll	2 Pc
Aluminium foil roll	50 Pc small roll
Aluminium foil roll	14 Pc
Aluminium foil roll	14 Pc
Aluminium foil roll	13 Pc
Aluminium foil roll	24 Pc
Scrap Yard Aluminium	8 ton

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Shakambhari Prasad, Liquidator

ESS DEE Aluminium Limited (In Liquidation)

IBBI Reg. No. IBBI/PA-003/IP-NOC/102017/2018/11186

Appointed by NCLT, Kolkata Bench vide order dated 17.11.2017



Deepika



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CMA. DEEPIKA B. PRASAD
B.Com(Hons)
Insolvency Professional
Partner

Aluminium core pipe Plus loose scrap

App 8 Ton

- PLANT AND MACHINERY** situated at P.O.-Hoera P.S - Mogra; Near All India Radio Station; Under Hoera Gram Panchayat; Benedanga (Wb) - Dist. - Hoogly.

List of plant & Machinery in Hoera Plant:

Sr. No.	Particulars of items	Details
1.	Ingot melting furnace	Make- Wellman incandescent
2.	Continuous Casting machine (CCM 1)	Make -Pechiney
3.	Holding furnace	Make- Wellman
4.	Ash handling system	Scrap in Kg
5.	Ingot	65 Pc
6.	Battery	Make- Powrerstack
7.	Ingot mould	Scrap
8.	Gas Cylinder 11 Pc	Scrap
9.	Small lathe	Make- President
10.	Hardener tester big & small	
11.	Grinder Twin	
12.	Tester	Make- Ubique
13.	Cylinder 12 Pc	
14.	Compression Tester	
15.	Spectro lab	Make- Thermos Scientific
16.	Vacuum Cleaner	
17.	Sample Box	
18.	Tensile tester	Make- Instron
19.	AC window	Make- Local
20.	Fan standing	
21.	Almirah, 3 table, 3 rack, 2 chair	Make -Local
22.	Oil testing machines - 2Pc	
23.	Misc. tester & Lab equipment	
24.	Office table	

deepika

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CMA. DEEPIKA B. PRASAD

B.Com(Hons)

Insolvency Professional

Partner

25.	Office chair	
26.	File rack	
27.	Monitor 15'	
28.	CPU	
29.	LED 15"	
30.	Office rack	
31.	Almirah	
32.	Window AC & Fan	
33.	Control Panel	
34.	Nitrogen plant	
35.	Chilling Plant	
36.	DG set- 155 KVA	Make- Ley Power
37.	Air Compressor Sr. No- CNK200504	Make- Chicago Pneumatic
38.	Air Dryer	Make- GEM
39.	Weigh machine	Make- Avery
40.	Cooling bed 4 Pc.	scrap 150 *4=600 kg
41.	EOT crane	Capacity -15 Ton
42.	Ingot	140pc
43.	Ingot Melting furnace	
44.	Continuous Casting machine (CCM 2)	
45.	Weigh machine scrap	Make- Every
46.	EOT crane	Make- Garlick, 10 T, Sr-309
47.	Forklift scrap	Make- Godrej
48.	Forklift scrap	Make- Godrej
49.	Roll Grinding Machine	Make -Churchill
50.	Cold rolling Machine	Make- Loewy
51.	Slitting Machine	
52.	EOT crane 35 Ton	Make- Reed
53.	EOT crane	Make- Garlick, 10 T, Sr-308
54.	EOT crane	Make- FAFECO, 10 T

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Deepika Bhugra Prasad, Liquidator

ESS DEE Aluminium Limited (In Liquidation)

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Appointed by NCLT, Kolkata Bench vide order dated 1st Nov. 2017





AAA INSOLVENCY PROFESSIONALS LLP

(India's second 'Insolvency Professional Entity' registered with IBI)

CORPORATE OFFICE

E- 10A, Kailash Colony, Greater Kailash - I, New Delhi - 110048
 Email: deepika.bhugra@aaainsolvency.com | 011 - 4666 4600 (100 lines)

CMA. DEEPIKA B. PRASAD
 B.Com(Hons)
 Insolvency Professional
 Partner

55.	Roller 4 Pc	Dia - 4'
56.	Roller 11 Pc	Dia - 2'
57.	Roller 9Pc	Dia - 1'
58.	Mandral	
59.	Gas Cylinder	
60.	Old cooling bed	
61.	Cooling fan for material	
62.	Standpipe	App 6 Ton
63.	Annealing Furnance	
64.	Make- wellman & wesman	
65.	Annealing charger with rail	
66.	Make- Wellman	
67.	Cylinder	
68.	EOT 7500 Kg	Make- Matlink
69.	Lathe 15', 20', 10'	Make- Local (3 Pc)
70.	Water cooler	
71.	Control Panel	
72.	Drill Machine	Make- Pathak
73.	Milling machine	
74.	Spare parts	
75.	Forklift spares	
76.	Almirah	
77.	55 electric motors plus scrap	
78.	Maintenance room	Closed
79.	Foil rolling mill- R1	Make- Achenbach, Germany
80.	Foil separator - R2	R1
81.	Annealing furnace for foil mill with rail	Make- wesman
82.	Rewinder machine- R3	Make- Midimat, Italy
83.	Charger with rail	
84.	Hydraulic pump	

Deepika

CORPORATE OFFICE

E- 10A, Kailash Colony, Greater Kailash - I, New Delhi - 110048 | 011 - 4666 4600 (100 lines)
 Mumbai | Kolkata | Bangalore | Chennai | Hyderabad | Kochi | Ahmedabad | Raipur | Ludhiana | Nagpur | Jaipur | Surat

Deepika Bhugra Prasad, Liquidator

ESS DEE Aluminium Limited (In Liquidation)

IBI Reg. No. 188INPA003/IP-NO.0110/2017-2018/11186

Appointed by NCLT, Kolkata Bench vide order dated 17.08.2017





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deepika.bhugra@aaainsolvency.com 011 - 4666 4600 (100 lines)

CMA. DEEPIKA B. PRASAD
B.Com(Hons)
Insolvency Professional
Partner

85.	Rolling Oil filter	
86.	Control Panel	
87.	Oil feed tank	
88.	Cooling Bed	
89.	EOT crane	Capacity 7.5 ton
90.	Fork lifter	Godrej & Macnecill - Make
91.	Fork lifter charger	Make- Fecund
92.	Electric motors scrub	
93.	Cooling Bed	
94.	Waigh scale	
95.	Wooden box	
96.	Transformer	Loose
97.	Maintenance scrub & Gas cutter	
98.	Aluminium pipes	
99.	EOT crane	1 ton each. Make- Fecund
100.	Packing machine	
101.	Fork lifter	Make - Volta
102.	Weigh machine	Make- Livra
103.	Platform	
104.	Packing material	
105.	Staff - Almirah	
106.	Rotomec Converting Machine	Make- Rotomec, Italy
107.	EOT crane, 3 ton	Make- Fecund
108.	Cooling bed for rotor	
109.	Gas Cylinder	
110.	Rolling machine	
111.	Bending machine	
112.	Lifting machine	
113.	Boiler with accessories & chimney	Make- Thermax - Revotherm
114.	Empty Drum - Metal	

Deepika

CORPORATE OFFICE

E- 10A, Kailash Colony, Greater Kailash - I, New Delhi - 110048 011 - 4666 4600 (100 lines)
Mumbai | Kolkata | Bangalore | Chennai | Hyderabad | Kochi | Ahmedabad | Raipur | Ludhiana | Nagpur | Jaipur | Kanpur

Deepika Bhugra Prasad - Liquidator
SSS DEE Aluminium Limited (In Liquidation)
IBBI Reg. No. IBBI/PA-003/IP-NCLT/2017-2018/11186
Appointed by NCLT, Kolkata Bench vide order dated 1st Nov 2017



**AAA INSOLVENCY PROFESSIONALS LLP**

(India's second Insolvency Professional Entity registered with IBBI)

CORPORATE OFFICE

E- 10A, Kailash Colony, Greater Kailash - I, New Delhi - 110048

deepika.bhugra@aaainsolvency.com 011 - 4686 4600 (100 lines)

CMA. DEEPIKA B. PRASAD

B.Com(Hons)

Insolvency Professional

Partner

115.	Empty Drum - Plastic	
116.	Chemical field drums	
117.	Water RO plant	Make- Mz
118.	Oil Tank	
119.	Reciprocal. Air Compressor- Ingersoll Rand Sr. No- 9240792	
120.	Reciprocal. Air Compressor- Ingersoll Rand Sr. No- 9340739	
121.	Electric motors	
122.	Canteen	
123.	Aluminium re-setting plant	
124.	IFL store	
125.	Company head office at factory	
126.	Store at rear of factory	
127.	Electrical & DG room	
128.	Weigh bridge at entries	

The above list is an indicative list and may not match with the actual material lying at the site. Therefore as per the terms and condition for E-Auction it is implied that the bidders has conducted their due diligence and physical verification of the items lying at the site and has compared it with the list in this document.

Deepika

Deepika Bhugra Prasad, Liquidator
ESS DEE Aluminium Limited (In Liquidation)
IBBI Reg. No. IBBI/PA-003/IP-NC00110/2017-2018/11186
Appointed by NCLT, Kolkata Bench vide order dated 17.01.2018

**CORPORATE OFFICE**

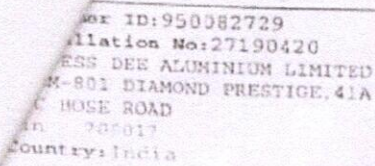
E- 10A, Kailash Colony, Greater Kailash - I, New Delhi - 110048 011 - 4686 4600 (100 lines)

Mumbai | Kolkata | Bengaluru | Chennai | Hyderabad | Kochi | Ahmedabad | Raipur | Ludhiana | Nagpur | Jaipur | Kanpur

www.insolvencyandbankruptcy.in

info@aaainsolvency.com

16 00 2427



Invoice No.: 672000172191
Billing Date: 06.05.2024 ✓
Billing Cycle: APR, 2024
Present Reading Date: 01.05.2024
Previous Reading Date: 19.04.2024
Service At: MOGRA, PO-HOERA, HOOGLY,
BILL No: C/BC/HUG/160
Account Reference No: 32146986

Tariff Code:F(BT)
Supply Voltage(KV):33.00
Contract Demand(KVA):1000.00
Solar PV Capacity(Kwp):
PE:0.3501
LTK:23.5973
Nature of industry: MINI STEEL
INDUSTRIES
Pan No:AAACE31136

Meter No	1SE00049	Type	TOD	MC	1000	MF	1.000 00	Loss Factor		Net MF	1000.00
Meter Readings	MVAH			MWH			MVA / Dt. & Time of MD				
Time	Normal	Peak	Off-peak	Normal	Peak	Off-peak	Normal	Peak	Off-peak		
Present											
Previous	35.926	16.708	14.826	17.706	5.382	3.042	0.74	0.672	0.288		
	4.54	0.34	0	3.99	0.23	0					
	KVAH			KWH			KVA				
Reading Advance • Net MF	31386.000	16368.000	14826.000	13716.000	5152.000	3042.000	740.000	672.000	288.000		
Energy Charge											

Energy Charge		Normal	Peak	Off-peak	Energy/Min	150241.10
Rate	EC(p/KWH)	677	818	501	Rebate on EC(Rs.)	0.00
	P.F.Reb(-)/Sur(+) (NonEC)	6.00	7.00	5.00		
	L.F.Reb(-)/Sur(+) (p/KWH)	78			Addl.EC(Rs.)	0.00
Chargeable	KWH	13716.000	5152.000	3042.000	Total EC(Rs.)	150241.10
EC Amount	Rs.	92857.3200	42143.3600	15240.4200		
Chargeable	PF	0.4370	0.3148	0.2052		
PF	Rs.	5571.44	2950.04	762.02		
Demand Charge					*Demand Charge	139502.47
Rate	Normal(Rs/KVA/month)	384.00			Addl.DC(Rs.)	0.00
Chargeable	Normal KVA	350.00			Total DC(Rs.)	139502.47
	Addl.KVA				Reb on DC(on TP)	
Rebate(-)/Surcharge(+) (Rs.)						

Rebate(-)/Surcharge(+) (Rs.)		Reb on DC(on TP)	
LF Reb(-)/Sur(+)			
PF Reb(-)/Sur(+)			15337.00
MVCA Charges @0.00 Paise/KWH			9283.50
###Government subsidy			0.00
## Other Arrear Charges			
Electricity Duty			0.00

Electricity Duty				0.00
EDIM Units	21910.00	%On Net Charge	15.00	Net ED(Rs.)
EDCOM Units	00.00	%On Net charge	17.50	46683.06
EDFUR Units	00.00	%On Net charge	5.00	Exemption (Rs.)
EDDOM/OTH Units	00.00	%On Net charge	15.00	\$Arrear ED(Rs.)
				0.00
				ED Adjust (Rs)
				Total ED(Rs.)
Other Charges & Outstanding (Rs.)				46683.06

Other Charges & Outstanding (Rs.)		Total ED(Rs.)	46683.06
Rental of Meter/Meters	2400.00	Amnt. For Current Month(Rs)	363447.13
Transformer Rental + GST	0.00	Due Date :	16.05.2024
E.C adjustment		Outstanding Amount(Rs.): #	0.00
D.C adjustment		Adjustment Amount (Rs) :	-0.01
Other adjustment		Adjustment Amount1(Rs): --	0.00
LPSC charges	0.00	Payable by DueDate(Rs):	360304.00
Adjustments	-0.01	Payable After DueDate(Rs):	363448.06
Timely Payment Rebate	-3143.64		
-Add1 LP Rebate for Timely Payment	0.00	Payable by DueDate	
Total Timely Payment Rebate	-3143.64	Through NEFT/RTGS(Rs):	357192.00
Amount Before Due Date(Rs)			

Amount Before Due Date(Rs)	Three lakh sixty thousand three hundred four rupees	Through NEFT/RTGS (RS):	357192.00
Amount After Due date(Rs)	Three lakh sixty three thousand four hundred forty eight rupees		
Message to consumer	Register your complaint with the consumer forum		

Payment may be made using RTGS/NEFT in your exclusive a/c no. WBN9500627296470 with IFSC IDIC00031163

Outstanding Date: 2011

Ground Charge includes interruption benefit of 80:00:00 hours

For the Green Initiative, you may opt for the E-Bill facility



WEST BENGAL POLLUTION CONTROL BOARD

"Paribesh Bhawan" Bldg. No. 10A, Block-LA, Sector-III, Salt Lake City, Kolkata - 700 098
C0809 14. (Orange/Green Category Unit)



Memo Number: 233/PCB/HGX/R/06-97.

Date: 12.03.13

Consent to Operate under Section 25 & 26 of the Water (Prevention and Control of Pollution) Act, 1974, and Section 21 of the Air (Prevention and Control of Pollution) Act, 1981.

The West Bengal Pollution Control Board (hereinafter referred to as State Board) under the provisions of Section 25 & 26 of the Water (Prevention and Control of Pollution) Act, 1974 as amended and Section 21 of the Air (Prevention and Control of Pollution) Act, 1981 as amended, and Rules and Orders made thereunder hereby grants its Consent to:

M/s. ESS DEE Aluminium Ltd.
(hereinafter referred to as Applicant) for its unit located at Vill & P.O - Hoera,
Dist- Hooghly. Pin- 712147.

(Detailed address of the manufacturing unit)

for a period from 12/03/2013 to 12/03/2015 operate the industrial unit and to discharge liquid effluent and to emit gaseous effluent from the premises of the industrial unit in accordance with the conditions as mentioned below provided on any day at any instance the quantity and quality of liquid discharge and gaseous emission shall not exceed the permissible limit as specified in this consent letter and as specified in the Environmental (Protection) Act, 1986.

Breach of the conditions and/or failure to comply with the directions as mentioned below shall render the applicant liable for prosecution under the provisions of the Water (Prevention and Control of Pollution) Act, 1974 and Air (Prevention and Control of Pollution) Act, 1981.

The State Board reserve the right to revoke, withdraw or make any reasonable variation/change/alter the conditions of this consent letter giving one month's notice to the applicant.

Conditions:

01. This Consent is valid for the manufacture of

Sl. No.	Name of major products and by-products	Quantity produced per month	Sl. No.	Name of major products and by-products	Quantity produced per month
01.	Aluminium Foil	1200 MT	03.		
02.	Aluminium Foil & Laminates.	250 MT	04.		

02. The Applicant shall observe the following fuel consumption pattern.

Sl. No.	Type of fuel	Quantity per day	Sl. No.	Type of fuel	Quantity per day	Sl. No.	Type of fuel	Quantity per day
01.	F.O	150 KL/M.	02.	Rolling oil	15 KL/month.	03.	Diesel	5 KL/month.

03. The Applicant falls in the Cess Paying category of the Water (Prevention and Control of Pollution) Cess Act, 1977 and Rules made thereunder and shall comply with the provisions of said Act. and Rules and regularly submit to the Board the Returns of Water consumption in the prescribed form and pay the Cess as specified under Section 3 of the said Act.

04. Daily water consumption for the following purposes should not exceed.

Industrial cooling, spraying in mine pits and boiler feed water (water used for gardening should be included in this category of use)	Domestic purpose	Processing whereby water gets polluted and the pollutants are easily biodegradable	Processing whereby water gets polluted and the pollutants are not easily biodegradable
25 KL	10 KL		

05. Daily discharge of effluent shall not exceed

	Industrial liquid effluent	Domestic liquid effluent	Mixed (industrial & domestic) liquid effluent
No. of outfalls			01 (one)
Quantity	KL	KL	8.0 KL
Place of discharge			drain.

06. The Applicant shall provide drainage system for conveying industrial & domestic liquid waste & separate drainage system for storm-water and shall provide comprehensive treatment facility for industrial and domestic liquid waste (sewage, sullage & liquid effluent generated from canteen) and operate and maintain the same to conform to the Standard for final effluent as given below.

conform to the Standard for final effluent as given below.								
Outlet No.	Nature of effluent	Parameters and standard (in mg/l. max)						Frequency of effluent sampling
		pH	BOD	COD	TSS	O & G		
01	Mixed	5.5-9.0	30	250	100	10		yearly



(2)

07. This Applicant shall provide comprehensive pollution control equipment and operate and maintain the same continuously to conform the quality of the final gaseous emission to the Standard as given below :

Stack No.	Stack height from G.L. (in mts.)	Stack attached to (sources and control system, if any)	Volume Nm ³ /hr	Velocity of gaseous emission (mg/sec)	Concentrations of parameters not to exceed				Frequency of sampling
					SPM (mg/Nm ³)	CO (% v/v)			
S-1	30	T.F.H.			150	1			Half
S-2	15	DG set (625 KVA & 500KVA)			150	1			yearly
S-3	43	Remelting & Holding			150				
S-4	19	Strip Rolling Mill			150				

08. The Applicant shall maintain the generation and treatment and disposal of non-hazardous solid waste as specified below.

Type of waste	Quantity	Treatment	Disposal
Filter Muck & Paper.	* 1MT/month.		sold
Process Rejection of Aluminium.	150 MT/month.		Reused.

09. The Applicant shall take adequate measures for control of noise levels from its own sources within its premises to conform to

Time	Limit in dB (A) L _{eq}	Time	Limit in dB (A) L _{eq}
Day time (06 a.m. to 09 p.m.)	65	Night Time (10 p.m. to 06 a.m.)	55

10. The Applicant shall remain responsible for quantity and quality of liquid effluent and air emissions and shall furnish to the State Board all information in respect of quality, quantity, rate of discharge, place of discharge of liquid effluent and air emissions.

11. The Applicant shall at all times maintain good house-keeping, proper working order, control pollution (including fugitive emissions) from all sources to maintain clean environment in & around factory premises and to surrounding areas/inhabitants.

12. The Applicant shall bring about at least 33% of the available open land under the green coverage/ plantation.

13. The Applicant shall provide for sufficient alternate electric power source to operate all pollution control facilities. In absence of such alternate power source, the production should be stopped/reduced/controlled to conform the conditions of the Consent.

14. All the stacks connected to various sources of emissions must be painted/displayed to designate by numbers such as S-1, S-2 etc. and shall have ports, ladder, platform etc. for monitoring/sampling the air emissions and the same shall be made available for inspection and use by the State Board's staff as well as State Board's authorised agencies.

15. The Applicant shall install a separate energy meter showing the consumption of energy for operation of pollution control devices and shall install suitable device for measuring the volume of water consumed for different purposes as mentioned above giving correct result to the satisfaction of the State Board.

16. The Applicant shall allow the Officers of the State Board to enter into the premises of the unit at any reasonable time to inspect the pollution control systems and shall provide adequate and safe facility for collection of air, wastewater and solid waste samples for monitoring and measuring by the State Board's staff as well as State Board's authorised agencies.

17. The Applicant shall maintain an Inspection Book in the factory premises which shall be made available to inspecting officers of the State Board for inspection, review and to write down any direction or observation as is deemed necessary during the inspection.

18. The Applicant shall intimate to the State Board immediately of any occurrence or apprehension of occurrence of discharge of any pollutants in excess of quality and quantity as mentioned above to any receiving water body/system or to atmosphere owing to accident or other unforeseen incident/event including natural disaster and the Applicant shall take adequate steps to prevent such accidental event.

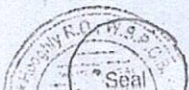
19. The Applicant shall apply for renewal of consent to State Board in prescribed form 60 (sixty) days before expiry of this Consent.

20. The Applicant shall not make any alteration/modification/expansion in the existing manufacturing process and equipment, pollution control system and shall not bring into any altered or new outlet/outfall or stack or change the place of discharge, without prior approval of the Board.

21. The Applicant shall comply with the conditions as laid down in the Manufacture, Storage and Import of Hazardous Chemicals Rules, 1989, Hazardous Wastes (Management & Handling) Rules, 1989 and 'Public Liability Insurance Act, 1991.

Additional Conditions :

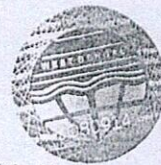
For and on behalf of the Board



Signature: *[Handwritten Signature]*
Date: 15/03/13.
Environmental Engineer

WEST BENGAL POLLUTION CONTROL BOARD

'Paribesh Bhawan' Bldg. No. 10A, Block-LA, Sector-III, Salt Lake City, Kolkata - 700 098
(Orange/Green Category Unit)
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(2)

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S-3	43	Remelting & Holding			150			
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19. The Applicant shall apply for renewal of consent to State Board in prescribed form 60 (sixty) days before expiry of this Consent.

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21. The Applicant shall comply with the conditions as laid down in the Manufacture, Storage and Import of Hazardous Chemicals Rules, 1989, Hazardous Wastes (Management & Handling) Rules, 1989 and 'Public Liability Insurance Act, 1991.

Additional Conditions :

For and on behalf of the Board



Signature: *[Handwritten Signature]*
Date: 28/03/13.
Environmental Engineer Scientist



Government of West Bengal
West Bengal Form No. 393Z (28)
License under the West Bengal Fire Services Act, 1950

License no.:FL0125182230200317

Date: 08-07-2023

License is hereby granted to M/s ESS DEE ALUMINIUM LIMITED under Section 12 of the West Bengal Fire Services Act, 1950, to use the building or place being No. (a) 1610, JAMTALA, VILL and PO- HOERAH, PS- MOGRA, HOOGHLY, Hooghly, Pincode - 712147, P.S. - Magra, Nearest Fire Station - Bansberia as a warehouse/workshop for storing or processing or keeping (b)

1. Aluminium Dust - 15000 Kg.

subject to the conditions noted below and such other conditions as may be prescribed.

It is hereby acknowledged that a sum of Rs. 11000 being the license fee due by the said M/s ESS DEE ALUMINIUM LIMITED for the period from 08/07/2023 to 07/07/2024 in respect of the aforesaid license has been received @Rs. 11000 per annum.

CONDITIONS ABOVE REFERRED TO:

- (1) The warehouse/workshop shall at all times be open to inspection by such officer or officers, being member or members of the Fire Brigade, as may be appointed by the Director General of Fire Service.
- (2) The warehouse/workshop shall confirm to the conditions prescribed under Section 12 of the West Bengal Fire Services Act, 1950.
- (3) No article referred to in the Clause (I) of Section 12 of the West Bengal Fire Services Act, 1950, shall be made, prepared, dried or treated in any manner on the top or roof of any building constituting or forming a part of a warehouse.
- (4) No person shall be allowed to use as residence any part of the warehouse or to bring into the warehouse any match-boxes or match-sticks or any artificial light not duly and thoroughly protected or to smoke within the warehouse while jute or cotton is stored therein.
- (5) Needs to renewed within next 1 Year

Signature valid

Digitally Signed,
Name: Pemba Tanning Sherpa
Date: 08-Jul-2023 11:11
Reason: Approved
Location: West Bengal

Collector

**Fire License Section,
13D, Mirza Ghalib Street, Kolkata - 16**



৪নং ফরম

নিয়ম ৮ (২) এবং ৩১ (১) দেখুন

দিগসুই-হোয়েড়া গ্রাম পঞ্চায়েত

রসিদ নং - 5532

গ্রাম পঞ্চায়েতের দ্বারা নির্ধারিত কর, অভিকর ও ফি প্রাপ্তির রসিদ
(কার্বন দিয়ে অনুলিপি করতে হবে)

Code No.-06010565

IV/787

করদাতার নাম ESS DEE ALUMINIUM LTD./ pro-Deepak Kumar Agarwal

ঠিকানা Hoerah

১। যে বাবদ টাকা গৃহীত হল :
ক) ভূমি ও গৃহ সংক্রান্ত কর (..... তিন মাস / বছর)
(যে সময়ের জন্য)

2,98,393 = ০০

টাকা

- খ) যানবাহনের জন্য রেজিস্ট্রেশন ফি (যে সময়ের জন্য)
- গ) শৌচালয় বা অন্যান্য স্বাস্থ্যবিধান ব্যবস্থার জন্য অভিকর
(যে সময়ের জন্য)
- ঘ) নতুন জলের সংযোগ ও অভিকর (যে সময়ের জন্য)
- ঙ) আলোর জন্য অভিকর (যে সময়ের জন্য)
- চ) মল, মূত্র ও অন্যান্য আবর্জনা নিষ্কাশনের জন্য অভিকর
(যে সময়ের জন্য)
- ছ) ব্যবসার নিবন্ধীকরণ সার্টিফিকেটের জন্য ফি (যে সময়ের জন্য)
- জ) ব্যক্তি, যানবাহন, পশুর উপর কিংবা গ্রাম পঞ্চায়েতের দ্বারা নিষেধাজ্ঞা প্রদত্ত ফেরী ব্যবস্থার জন্য টোল (যে সময়ের জন্য)
- ঝ) শাসনঘাট ব্যবহারের জন্য ফি
- ঞ) অগভীর বা গভীর নলকূপের রেজিস্ট্রেশন ফি
(যে সময়ের জন্য)
- ট) গ্রামে উৎপাদিত পণ্য গ্রামের বাজারে বিক্রয়ের জন্য ফি
(যে সময়ের জন্য)
- ঠ) জনসাধারণের জ্ঞার্থে প্রদর্শিত বিজ্ঞপন দেওয়ার জন্য ফি (যে সময়ের জন্য)
- ড) ৪৭ নং ধারা অনুসারে প্রবর্তিত উপবিধি অনুযায়ী জরিমানা (যে সময়ের জন্য)
- ঢ) অন্যান্য

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কথায় Two Lakh ninety eight Thousand Three hundred ninety Three only
তারিখ 29/09/2023

মোট টাকা 2,98,393 = ০০

Mohi Sankar Majhi

বিশেষ দ্রষ্টব্য : ১) গ্রাম পঞ্চায়েতের কোনো সদস্য এই আদায়ের সঙ্গে যুক্ত হতে পারবেন না।
২) যদি চেক বা ড্রাফটের মাধ্যমে কোনো টাকা পাওয়া যায়, তবে তার ক্রমিক সংখ্যা ও তারিখ এই টাকার অঙ্কের সঙ্গে লিখে রাখতে হবে।

তারিখ সহ স্বাক্ষর
গ্রাম পঞ্চায়েতের সচিব /
কর আদায়কারী



FORM 11
[See rule 58(2)]



Name Of District : **HOOGHLY**

Name Of Block : **CHINSURAH-MOGRA**

Name Of Gram Panchayat : **DIGSUIHOYERA**

Trade Registration No:- **959**

Trade Registration Date:- **07-Apr-2023**

Trade Registration Certificate issue No:- **1**

Issue Date:- **07-Apr-2023**

Trade Registration Certificate issued for the period of: **2023-2024, 2024-2025, 2025-2026**

To **DEEPAK KUMAR AGARWAL , SWATI AGARWALA, ASHOK KUMAR SHARMA**

(Name of Prop/partner/Director)

Full Address :

VILLAGE - **HOERAH**

PARA - **JAMTALA**

POLICE STATION - **MOGRA**

POST OFFICE - **HOERAH**

MOUZA - **1**

DAG - **1610**

PIN NO - **712147**

Gram Sansad/ Part No. **V**

Description of Trade : **ALUMINIUM MANUFACTURING AND TRADING, ALUMINIUM CASTING WORK, ALUMINIUM ROLLING, ALUMINIUM GOODS MAKING, Foil & Foil Stock, Cast Coil, Packaging Material.**

Gram panchayat acknowledges a sum of **Rs. 750** (Rupees Seven Hundred and Fifty Only)

From **ESS DEE ALUMINIUM LIMITED**

(Name of Trade)



Grant of this certificate shall not absolve the applicant from the requirement of procuring all the statutory clearances to be obtained from the appropriate authority before actual commencement of the trade. If any violation/default is noted later is, the certificate shall be liable to be cancelled and the trade/business shall be closed down with immediate effect.

This Certificate Is Electronically Generated

N.B.: Gram Panchayat has every right to cancel or revoke or not allowing renewal of registration at any time

Ref. Application Docket No. **SSNOCIGLI62981567N**
<https://wbprd.gov.in/>



