NAG CHOWDHURY ASSOCI

Proprietor: Vr. S. N. Chowdhury Registered Office: 7C, Ballygunge Station Road, 3rd Floor, Flat No. 7, Kol- 19

Branch Office: 189/G, Rai B ahadur Road, Kol-34 Email: subhasish.nagl@gmail.com Mobile: 9331829155/8013637090

Date: 02.12.2022

Chartered Engineer, Estimator, Planner, Surveyor, Lawyer Member of Indian Institute of Surveyor Registered Valuer IBBI, Ministry of Corporate Affairs (GOI) IBBI/RVF/02/2019/12695

Reg. Member IOV RVF
Reg. Valuer of H.C. Calcutta
Reg. Valuer of Debt Recovery Tribunal (GOI, Ministry of Finance, Wealth Tax Act)
Reg. Valuer u/s 34AB, Wealth Tax Act (CAT-1)
CE, MIS, MIV, M.Sc. Real Estate (1st Class), LLM.

Ref No. NCA/AXIS/2734/22

AXIS BANK

VALUATION REPORT FORMAT (NON-AGRI)

CBB/CCMC/CCSU	CBB	Assignment No	AXISVAL185809
Name of Borrower & Address:	GLOBUS SPIRITS LTD. Panagarh Industrial Park, Mouza- Kota Chandipur, J.L. No. 80, Dag No. 4108, 4116, 4117, 4119, 4121, 4122, 4123, 4124, 4126, 4127, 4128, 4129, 4146, 4148, 4151, 4154, 4156, 4157, 4161, 4162, 4118, 4120, 4125, 4131, 4132, 4133, 4134, 4135, 4136, 4137, 4138, 4139, 4140, 4141, 4142, 4143, 4144, 4145, 4147, 4149, 4150, 4158, 4159, 4160, 5087, Plot No. B7, P.S. Aushgram, District- Purba Burdwan, under the limits of Kota Gram Panchayat.	Name of Owner & Address	M/S. Globus Spirits Limited. F-0, Ground Floor, The Mira Corporate Suits, Plot Nos. 1 & 2, Ishwar Nagar, Mathura Road, New Delhi- 110 065.
Name of the Bank Official Present		Name of the Representative & Mobile No.	Sailesh Kumar (92137-26220)

	Details of the Prope	erty Being Valued								
Location of Property	· · · · · · · · · · · · · · · · · · ·									
Documents Provided: Copy Lease Deed (Book No. I, CD Volume No. 1903-2015, Pages from- 43602 to 43672, Being no.										
190302815, for the year of 20	115.) □Approved Layout □Appro	oved Building Plan Comme	encement Certificate □Occupancy							
Certificate										
Plot No / S.NO/ G.No/ Khasra No:	Panagarh Industrial Park, Mouza- Kota Chandipur, J.L. No. 80, Dag No. 4108, 4116, 4117, 4119, 4121, 4122, 4123, 4124, 4126, 4127, 4128, 4129, 4146, 4148, 4151, 4154, 4156, 4157, 4161, 4162, 4118, 4120, 4125, 4131, 4132, 4133, 4134, 4135, 4136, 4137, 4138, 4139, 4140, 4141, 4142, 4143, 4144, 4145, 4147, 4149, 4150, 4158, 4159, 4160, 5087, Plot No. B7, P.S. Aushgram, District-Purba Burdwan, under the limits of Kota Gram Panchayat.	Road								
Colony/Nagar/Sector		Locality / Landmark:	Panagarh Industrial Park							

Post Office		Police Station	Galsi
Village/Town/City Village		District	Paschim Burdwan
State West Bengal		Pin code	713 148
Distance from Area Office	e	10 Kms	·

Type of Property								
(A) Dist NA	☐ Residential ☐ Commercial ☐ Semi-Commercial (Office)							
(A) Plot: □ NA	□ Industrial							
Level of land with topographical conditions								
Whether situated in Municipal/Corporation Limit:	□ Yes □ No							
Any construction observed on plot	Yes							
(P) Decidential Property: = NA	☐ Independent house ☐ Bungalow ☐ Row House ☐ Flat							
(B) Residential Property: □ NA	□ Not Available							
Civia Amanitica lika sahaal hasnital markat ata	☐ Available, within the radius of 10 kms							
Civic Amenities like school, hospital, market, etc.	□ Not Available							
(C) Commercial/Industrial Property: □ NA	□ Office (Commercial) □ Shop □ Unit in a mall □ Godown							
(c) Commercial/industrial i Toperty: NA	□ Industrial Building/Factory							

			Accessibility/ Bou	ndaries/Others				
Availability of local transport				□Metro □Local Train □Bus □Personal Transport				
Distance from	tion 10 kms		Bus stop/ Taxi/ Auto Stand 5 kms					
Does the appro	ach road to	the		Will it be able to	accommo	date a fire		
Property/Build	ing is indep	endent and	□ Yes □ No	extinguisher	accommo	date a fire	□ Yes □ No	
accessible				•				
Does the prope	erty falls und	der land locked	□ Yes □ No	Does the property	falls in a	community	□ Yes □ No	
area			103 110	dominated area			103 110	
Cornered/Inter	mittent Plot			□ Yes □ No				
Boundaries		As Per Site				Per Deed		
North	By Others			By 4056, 4055, 40	054, 4127	,		
South	By Nation	al Highway 2		By 4162, 4163, 4	155, 4154			
East	By Others			By Property line				
West	By Others	Property		By 4167, 4148, 4				
Class of localit	y			□ Posh □ Higher Middle Class □ Middle class				
				□ Lower middle Class □ Poor				
Quality of Infra	astructure ir	n the vicinity		□ Excellent □Goo	od □Avera	age □Poor		
Ownership Sta	tus of the P	roperty		□ Free Hold □Lea	asehold =	Govt. Authority,		
				specify				
Approved usag	·	strial □Commercia		Actual usage of Industrial Commercial				
of property	,	e) □Residential □M		property Commercial (Office) □Residential □Mix			dential □Mix	
		gards to Land Use,	(if any)					
Type of Structo	ure			Load Bearing/RCC/Asbestos/Aluform shuttering no. of				
				Floors:				
Occupancy De				□ Self-Occupied □ Rented □ Vacant				
If the propert		:						
Name of tenan				Number of years				
		or valuation: □ Yes		•	urrent occ	upants: □ Yes □ No		
Does property have			Development of		□ Underdeveloped			
basic amenities □ Drainage connection			surrounding area □ Developing □ Developed					
If the property is Leasehold								
Name of Lesser: West Bengal Industrial Development			Nature of Lease:	Perpetua	l Lease			
Corporation I			0015	TO 0 1				
		Years from- 09.11.		If yes, from the current occupants: □ Yes □ No				
Does property		□ Electricity □ Wa		Development of Underdevelop		-	*	
basic amenities	3	☐ Drainage conne	ction	surrounding area □Developing □ De		eveloped		

Approval Details																	
RERA Registration Number:							Occupancy Certification	ate:									
Layout Approval Number																	
Date of Approval	D	D	M	M	Y	Y	Y	Y	Expiry Date	D	D	M	M	Y	Y	Y	Y
Building Plan Approval Number: Yes according to						to											
sanctioned plan No. 144, issued by Chief Inspector of Factories																	

of West Bengal, Dated- 07.04.2017.					
Date of Approval	Expiry Date				

Cons	struction Details					
19.28 Acre or 1928 Decimal or 1166.44 Cottah	Approved Built Up Area (in Sq.Ft.)	See	Annexure-B			
19.28 Acre or 1928 Decimal or 1166.44 Cottah	Actual Built Up Area (in Sq.Ft.)	See	Annexure-B			
		Current Usage				
	☐ Storage ☐ Parking ☐ Co Industrial ☐ Residential	ommercial □ Semi	-Commercial (Office) \square			
	☐ Storage ☐ Parking ☐ Co Industrial ☐ Residential	ommercial □ Semi	-Commercial (Office) \Box			
	☐ Storage ☐ Parking ☐ Co Industrial ☐ Residential	ommercial □ Semi	-Commercial (Office) \Box			
	☐ Storage ☐ Parking ☐ Commercial ☐ Commercial (Office) ☐ Industrial ☐ Residential					
	☐ Storage ☐ Parking ☐ Co Industrial ☐ Residential	ommercial □ Semi	-Commercial (Office) \Box			
	☐ Storage ☐ Parking ☐ Co Industrial ☐ Residential	ommercial □ Semi	-Commercial (Office) \Box			
	☐ Storage ☐ Parking ☐ Co Industrial ☐ Residential	ommercial □ Semi	-Commercial (Office) \Box			
See Annexure-B	Total Carpet area (in Sq. F	Ft.)				
	See Annexure-B		•			
	Electricity, Water Connec	tion, Drainage				
and percentage	1.5					
	of Factories of West Beng	-	-			
	N.A.					
Compoundable OR	N.A.					
	Satisfactory					
	Satisfactory					
	Satisfactory					
5 to 6 Years	Projected Life of the Struc	eture	50 to 55 Years			
Documents not provided	Municipal Taxes Paid upto	o (for Building)	Documents not provided			
1	19.28 Acre or 1928 Decimal or 1166.44 Cottah 19.28 Acre or 1928 Decimal or 1166.44 Cottah See Annexure-B and percentage per approved Iding bye laws: 5 to 6 Years Documents not	19.28 Acre or 1928 Decimal or 1166.44 Cottah 19.28 Acre or 1928 Decimal or 1166.44 Cottah 19.28 Acre or 1928 Decimal or 1166.44 Cottah Storage Parking Cottah Cotta	19.28 Acre or 1928 Approved Built Up Area (in Sq.Ft.) See Actual Built Up Area (in Sq.Ft.)			

Details of Valuation:

S.L	Particulars of Item	Area	Age Of Building	Estimated Replacement Rate Of Construction	Replacement cost	Depreciation	Net Value after Depreciation		
1.	See Annexure-B								
	Total								

Value of the Property									
	Land	Building	Amenities	Total					
Government Guideline	Rs. 47,80,77,098/-	Rs. 15,44,37,975/-		Rs. 63,25,15,073/-					
Market value	Rs. 57,26,63,718/- (See Annexure-A)	Rs. 20,38,16,820/-		Rs. 77,34,80,538/-					
Distressed/Forced Sale	Rs. 48,67,64,160/-	Rs. 17,32,44,297/-		Rs. 66,00,08,457/-					
Realisable Value	Rs. 54,40,30,532/-	Rs. 19,36,25,979/-		Rs. 73,76,56,511/-					
Insurable Value				Rs. 22,41,98,502/-					

Remarks

(Other Comments if the property is prone to frequent floods, adverse remarks on marketability & any other critical observation/Disputes/Pending Dues/Risk Of Demolition in the case of any excess coverage)

***In case the plan approval is not available for Residential Building/Commercial Property/Industrial Property but these structures comply to the local prevailing byelaws/policy a declaration to that effect be added.

Undertaking:

- 1. I have personally visited the property & identified the same based on the documents provided
- 2. I/We have no direct or Indirect interest in the property being valued
- 3. The information furnished above is true and correct to my/our knowledge
- 4. If we have not been dismissed or removed from govt. Service or convicted of an offence connected with any proceedings of income tax act, wealth tax act or gift tax act or have been blacklisted by any bank/ financial institution/ govt. Department/ public sector enterprise/ body corporate etc.
- 5. This valuation is prepared without any prejudice or bias to any person or institution
- 6. The value of land is taken into account by making due enquires in the locality and ascertaining the sales value of the properties in the locality
- 7. Any additions/alterations made to the property after the date of valuations shall not fall under the scope of this report

Authorized Signatory

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NAG CHOWDHURY ASSOCIATES

(Prop : Subhasish Nag Chowdhury) :

Chartered Engineer & Valuer:

Regd. Valuer of Institution of Surveyors

Regd. Valuer under Section 34AB of the Wealth Tax Act,

Date: 02.12.2022 Place: Kolkata.

Valuation report check-list

1.	Full names of all property owners are mentioned. Address of the property is mentioned and is same as latest title deed	Yes
2.	Boundaries of the property are mentioned as per both, title deed and actual observations	Yes
3.	Clearly mentioned that property has been identified by the borrower on his own based on the address	Identified by Sailesh Kumar (92137-26220)
4.	Type of property is clearly mentioned (amongst agricultural, residential, commercial, industrial etc)	Yes
5.	If land, clearly mentioned whether the land is land locked plot or independent land Only "Yes" or "No" should be mentioned. "Not applicable" should not be mentioned here	Independent
6.	If vacant land, clearly mentioned that proper demarcation and fencing has been done	It is a Factory
7.	If building, clearly mentioned that construction has been done according to the building plan approval • If not, deviation should be clearly specified	Yes according to sanctioned plan No. 144, issued by Chief Inspector of Factories of West Bengal, Dated-07.04.2017.
8.	If building, clearly mentioned that building use / completion certificate has been obtained from competent authority	No
9.	Clearly mentioned whether access to the property is available Only "Yes" or "No" should be mentioned. "Not applicable" should not be mentioned here	Yes
10.	Basis for arriving at government value has been mentioned and	Yes



















_NAG CHOWDHURY ASSOCIATES____



















NAG CHOWDHURY ASSOCIATES....