

# NAG CHOWDHURY ASSOCIATES

Proprietor: *Vr. S. N. Chowdhury*      Registered Office: 7C, Ballygunge Station Road, 3<sup>rd</sup> Floor, Flat No. 7, Kol- 19  
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*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-I)*  
*CE, MTS, MIV, M.Sc. Real Estate (I<sup>st</sup> Class), LLM*

Ref No. NCA/AXIS/2734/22

Date: 02.12.2022

## 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 Property Being Valued			
Location of Property		<input type="checkbox"/> Rural <input type="checkbox"/> Semi Urban <input type="checkbox"/> Urban <input type="checkbox"/> City	
Documents Provided: <input type="checkbox"/> Copy Lease Deed (Book No. I, CD Volume No. 1903-2015, Pages from- 43602 to 43672, Being no. 190302815, for the year of 2015.) <input type="checkbox"/> Approved Layout <input type="checkbox"/> Approved Building Plan <input type="checkbox"/> Commencement Certificate <input type="checkbox"/> 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



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

Construction Details			
Area of the Plot As per Deed	19.28 Acre or 1928 Decimal or 1166.44 Cottah	Approved Built Up Area (in Sq.Ft.)	See Annexure-B
Area of the Plot As per Conversion	19.28 Acre or 1928 Decimal or 1166.44 Cottah	Actual Built Up Area (in Sq.Ft.)	See Annexure-B
Demarcation at Site			
Floor wise break up as follows		Current Usage	
Basement (in Sq.Ft.)		<input type="checkbox"/> Storage <input type="checkbox"/> Parking <input type="checkbox"/> Commercial <input type="checkbox"/> Semi-Commercial (Office) <input type="checkbox"/> Industrial <input type="checkbox"/> Residential	
Stilt (in Sq.Ft.)		<input type="checkbox"/> Storage <input type="checkbox"/> Parking <input type="checkbox"/> Commercial <input type="checkbox"/> Semi-Commercial (Office) <input type="checkbox"/> Industrial <input type="checkbox"/> Residential	
Ground Floor (in Sq.Ft.)		<input type="checkbox"/> Storage <input type="checkbox"/> Parking <input type="checkbox"/> Commercial <input type="checkbox"/> Semi-Commercial (Office) <input type="checkbox"/> Industrial <input type="checkbox"/> Residential	
First Floor (in Sq.Ft.)		<input type="checkbox"/> Storage <input type="checkbox"/> Parking <input type="checkbox"/> Commercial <input type="checkbox"/> Commercial (Office) <input type="checkbox"/> Industrial <input type="checkbox"/> Residential	
Second Floor (in Sq.Ft.)		<input type="checkbox"/> Storage <input type="checkbox"/> Parking <input type="checkbox"/> Commercial <input type="checkbox"/> Semi-Commercial (Office) <input type="checkbox"/> Industrial <input type="checkbox"/> Residential	
Third Floor (in Sq.Ft.)		<input type="checkbox"/> Storage <input type="checkbox"/> Parking <input type="checkbox"/> Commercial <input type="checkbox"/> Semi-Commercial (Office) <input type="checkbox"/> Industrial <input type="checkbox"/> Residential	
Fourth Floor (in Sq.Ft.)		<input type="checkbox"/> Storage <input type="checkbox"/> Parking <input type="checkbox"/> Commercial <input type="checkbox"/> Semi-Commercial (Office) <input type="checkbox"/> Industrial <input type="checkbox"/> Residential	
Total Built Up area (in Sq.Ft.)	See Annexure-B	Total Carpet area (in Sq. Ft.)	
Total Saleable area (in Sq.Ft.)		See Annexure-B	
Amenities Details (if any):		Electricity, Water Connection, Drainage	
Floor Space Index permissible and percentage actually utilized:		1.5	
Whether the construction is as per approved building plan and / or local building bye laws:		Yes according to sanctioned plan No. 144, issued by Chief Inspector of Factories of West Bengal, Dated- 07.04.2017.	
Details of Extra Construction		N.A.	
Percentage of Extra Construction		N.A.	
Whether the extra construction is Compoundable OR Non-Compoundable?		N.A.	
Quality of construction		Satisfactory	
Maintenance of the Property		Satisfactory	
Condition Of Building		Satisfactory	
Current Life of the structure	5 to 6 Years	Projected Life of the Structure	50 to 55 Years
Land Revenue/Taxes Paid upto (for Land)	Documents not provided	Municipal Taxes Paid upto (for Building)	Documents not provided

Details of Valuation:

S.L	Particulars of Item	Area	Age Of Building	Estimated Replacement Rate Of Construction	Replacement cost	Depreciation	Net Value after Depreciation
I.	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. I/ 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 <ul style="list-style-type: none"><li>Only "Yes" or "No" should be mentioned. "Not applicable" should not be mentioned here</li></ul>	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 <ul style="list-style-type: none"><li>If not, deviation should be clearly specified</li></ul>	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 <ul style="list-style-type: none"><li>Only "Yes" or "No" should be mentioned. "Not applicable" should not be mentioned here</li></ul>	Yes
10.	Basis for arriving at government value has been mentioned and	Yes

	necessary documents have been enclosed	
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