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REPORT FORMAT: V-L2 (Large with P&M) | Version: 1.00 Nov-2022

CASE NO. VIS(2024-25)-PL330-Q034-311-416

Dated: 09.10.2024

FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSETS	LAND & BUILDING, PLANT & MACHINERY & OTHER MISCELLANEOUS FIXED ASSET
CATEGORY OF ASSETS	INDUSTRIAL
TYPE OF ASSETS	INDUSTRIAL PLANT

SITUATED AT

- Corporate Valuers

■ Business/ Engineering Valuers

■ Lender's Independent Engineers (LIE)

■ Techno Economic Viability Consultants (TEV)

■ Agency for Specialized Account Monitoring (ASM)

■ Project Techno-Financial Advisors

■ Chartered Engineers

■ Industry/ Trade Rehabilitation Consultants

■ NPA Management

■ Panel Valuer & Techno Economic Consultants for PSU Banks
- MAGPET POLYMERS PVT. LTD. SERAMPORE ZONE MOUZA AMYA, MOUZA SONMURA, POHANRAL, PS-DADPUR, DISTRICT HOOGHLY, WEST BENGAL
- REPORT PREPARED FOR
- SBI INDUSTRIAL FINANCE BRANCH, KOLKATA
- \*\*Important - In case of any query/issue or escalation you may please contact Incident Manager at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We will appreciate your feedback in order to improve our services.

NOTE: As per IBA & Bank's Guidelines please provide your feedback on the report within 15 days of its submission after which report will be considered to be correct.

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However, as per the sale deed total land area is 5.91 Acres but as per BL/LRO and TIR total land area works out to 5.75 Acres. Also, as per the work order, bank has asked us to consider land area 5.75 acres only. Therefore, for the purpose of this valuation 5.75 acres land have been considered. During survey also same land area was found as per the google measurement tool. The property is secured with partially constructed permanent boundary walls, providing a level of protection and delineation of the premises.

The plant is located along the 60 ft. wide Durgapur Expressway, with adjacent land primarily consisting of agricultural fields. Situated in a village area, the property was originally an agricultural land but Change of Land Use (CLU) has been obtained, allowing for its use for industrial use. This property is a standalone industry within the village, and there are limited amenities available in the immediate vicinity.

As per the scope of work, this Valuation report is prepared for the Industrial Land & Building located the aforesaid address based on the copies of the documents and the information provided by the client which has been relied upon in good faith.

#### **Building & Civil Work:**

The plant comprises Three sheds. Production operations are primarily conducted in Shed 1 and Shed 2, while Shed 3 is designated for use as a warehouse. The plant's main structure consists of a galvanized iron (GI) roof supported by steel trusses, while the accompanying service buildings are constructed using standard reinforced cement concrete (RCC) techniques. Since we have not received an updated approved site plan therefore, valuation of the building is based on a site survey conducted by our engineering team, utilizing approximate measurements. The overall condition of the structure is assessed to be average.

#### **Plant & Machinery Specifications:**

The Plant & Machinery and other Miscellaneous Assets situated at the aforesaid address having total Gross Block of Rs.63,74,04,510/- and net block is Rs.53,74,92,613/- as per copy of FAR dated 31-03-2024 which has been provided to us. We are unable to tally the figures of Gross block and Net block from the balance sheet since it has the combined figures of all the multiple plants but the Fixed asset register has only the gross block and net block figures of the subject plant.

As per observation during site survey the condition of the machineries and plant is average. There are total 3 Nos. of production lines and all are in operation. The capacity of the plant is 50 ton per day.

Magpet Polymers specializes in the manufacturing of PET preforms and plastic bottles. The PET preform manufacturing process encompasses several key steps such as Heating, Injection, Cooling, Blow Molding and Unmolding. The technical specifications of the machines and molds used in the production process play a crucial role in determining the quality, efficiency, and cost-effectiveness of production. PET preforms serve as packaging solutions for a wide range of products, including bottled water and carbonated soft drinks. The subject Plant is equipped with both indigenous and foreign machinery, including the Husky HyPET 5E+300 P120/130 EE120 injection molding machine, Ferromatic injection molding machines Single cavity automatic blow molding etc. complemented by blow molding machines with servo systems. All major equipment undergoes thorough visual inspection and verification by our engineering teams. Due to the company's privacy policy, we were unable to capture images of certain molding machines during our assessment. The overall condition of the machine is assessed to be average.

This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property of which Bank/ customer asked us to conduct the Valuation for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. Even if any such information is mentioned in the report it is only referred from the information provided for which we do not assume any responsibility. Due care has been given while doing valuation assessment, but it doesn't contain any due-diligence or audit or verification of any kind other than the valuation computation of the property shown to us on site. Information/ data/ documents given to us by Bank/ client have been relied upon in good faith. This report doesn't contain any other recommendations of any sort.



<p>In case of discrepancy in the address/ property number mentioned in the property documents and the property shown to us at the site due to change in zoning or administrative level at the site or the client misled the valuer by providing the fabricated/ incorrect document or information, the valuation should be considered of the property shown to us at the site by the client of which the photographs are also attached. In case of any doubt, best would be to contact the concerned authority/ district administration/ tehsil level for the identification of the property if the property depicted in the photographs in this report is same with the documents pledged.</p>				
<b>a. Location attribute of the property</b>				
i.	Nearby Landmark	Highway Mirchi Hotel		
ii.	Postal Address of the Property	Magpet Polymers Pvt. Ltd. Serampore zone Mouza Amya, Mouza Somsara, PO Hanral, PS-Dadpur, District Hooghly, West Bengal		
iii.	Type of Land	Solid Land/ on road level		
iv.	Independent access/ approach to the property	Clear independent access is available		
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: <b>22°57'06.1"N 88°10'25.7"E</b>		
vi.	Details of the roads abutting the property			
	(a) Main Road Name & Width	Durgapur Expressway/ NH-2	Approx. 60 ft wide	
	(b) Front Road Name & width	Durgapur Expressway/ NH-2	Approx. 60 ft wide	
	(c) Type of Approach Road	Bituminous Road		
	(d) Distance from the Main Road	On the main road		
vii.	Description of adjoining property	It is a mixed used area, industrial, commercial & residential.		
viii.	Plot No. / Survey No.	Dag No. 287,297,298, 299,300,301, 302, 303, 323, 324, 325,376, 377, 379, 380, 381, 444		
ix.	Zone/ Block	---	---	
x.	Sub registrar	Hoogly		
xi.	District	Hoogly		
xii.	Any other aspect	<p>Valuation is done for the property found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site.</p> <p>Getting Cizra map or coordination with revenue officers for site identification is a separate activity and is not covered in this Valuation services.</p>		
(a) List of documents produced for perusal (Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner)		<b>Documents Requested</b>	<b>Documents Provided</b>	<b>Documents Reference No.</b>
		Property Title document	Sale Deed, Lease Deed & Land area Details	Refer to sheet attached
		Property Title document	Conveyance Deed	Deed No. 383 Deed No 384 Deed No 5962 Deed No 5073 Deed No. 7050 Deed No 5964 Deed No 5965 Deed No 5963



**VALUATION ASSESSMENT**  
**M/S. MAGPET POLYMERS PVT. LTD**

				Deed No 5967 Deed No. 7050 Deed No 07879 Deed No. 8180 Deed No 8181 Deed No. 12502 Deed Number 12503						
	Copy of FAR	Copy of FAR		Dated: 30-09-2023						
	Change of Land Use	Change of Land Use		Dated 29/09/2022 Dated 14/09/2012. Dated 3/02/2022 Dated 08/02/2018 Dated 2/4/2018 Dated 22/08/2017 Dated 23/08/2018 Dated 2/05/2018						
	Last paid Municipal Tax Receipt	Last paid Municipal Tax Receipt		--						
	Copy of TIR	Copy of TIR		Ref No. IFBK/AMT-I/24-25/196						
	Factory License	Factory License		---						
	Environment Clearance	Environment Clearance		---						
	Environment Clearance	Environment Clearance		---						
	Cizra Map	Cizra Map		---						
(b) Documents provided by	<b>Bank</b> <table border="1"> <thead> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> </thead> <tbody> <tr> <td>Mukut Roy</td><td>Banker</td><td>9073159082</td></tr> </tbody> </table>				Name	Relationship with Owner	Contact Number	Mukut Roy	Banker	9073159082
Name	Relationship with Owner	Contact Number								
Mukut Roy	Banker	9073159082								
(c) Identification procedure followed of the property	<input type="checkbox"/> Identified by the owner <input checked="" type="checkbox"/> Identified by owner's representative <input checked="" type="checkbox"/> Done from the name plate displayed on the property <input type="checkbox"/> Cross checked from boundaries or address of the property mentioned in the documents <input type="checkbox"/> Enquired from local residents/ public <input type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done									
(d) Type of Survey	Full survey (inside-out with approximate sample random measurements verification & photographs).									
(e) Is property clearly demarcated by permanent/ temporary boundary on site	Yes, around 95% of the property is demarcated by permanent boundary wall. Remaining 5% is under the construction.									
(f) Is the property merged or colluded with any other property	No. It is an independent single bounded property									
(g) City Categorization	Scale-C City	Semi Urban								
(h) Characteristics of the locality	Good	Within good village area								
(i) Property location classification	3 Side Open	Road Facing								
(j) Property Facing	North Facing									



**PART B**

**OPINION REPORT ON VALUATION**

<b>Name &amp; Address of Branch</b>	SBI Industrial Finance Branch, Kolkata
<b>Name of Customer (s)/ Borrower Unit</b>	M/S. Magpet Polymers Pvt. Ltd
<b>Work Order No. &amp; Date</b>	Via Email dated: - 22/08/2024

S.NO.	CONTENTS	DESCRIPTION		
<b>1.</b>	<b>INTRODUCTION</b>			
a.	Name of Property Owner	M/S. Magpet Polymers Pvt. Ltd		
	Address & Phone Number of the Owner	Magpet Polymers Pvt. Ltd. Serampore zone Mouza Amya, Mouza Somsara, PO Hanral, PS-Dadpur, District Hooghly, West Bengal		
b.	Purpose of the Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose		
c.	Date of Inspection of the Property	19 <sup>th</sup> September, 2024		
	Property Shown By	<b>Name</b>	<b>Relationship with Owner</b>	<b>Contact Number</b>
		Mr. Subrata Paul	Owners Rep.	9830245588
d.	Date of Valuation Report	9 October 2024		
e.	Name of the Developer of the Property	Owners themselves		
	Type of Developer	Property built by owner's themselves		

**2. PHYSICAL CHARACTERISTICS OF THE PROPERTY**

**BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION**

This valuation report is prepared for the M/S. Magpet Polymers Pvt. Ltd. situated at the aforesaid address having total land area admeasuring about 5.75 Acre/ 575 Decimal/ 17.42 Bigha. The entire land was purchased through various sale deed at various occasion. Detail of sale deed with area as under: -

Deed No.	Area of land as per Deed	Area provided in TIR	
		Area as per Deed	Area as per Block Land and Land Reforms Officer (BL/LRO)
Deed No. 383	137	137	137
Deed No 384	21	21	10
Deed No 5962	15	15	15
Deed No 5073	38	38	33
Deed No. 7050	38	38	38
Deed No 5964	50	50	50
Deed No 5965	40	40	40
Deed No 5963	15	15	15
Deed No 5967	40	40	40
Deed No. 7050	68	68	68
Deed No 07879	27	27	27
Deed No. 8180	32.57	32.57	32.57
Deed No 8181	5.43	5.43	5.43
Deed No. 12502	2	2	2
Deed Number 12503	62	62	62
<b>Total Area in Decimal</b>	<b>591</b>	<b>591</b>	<b>575</b>





Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.

**PART A**

**SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION**



**SITUATED AT**

**MAGPET POLYMERS PVT. LTD. SERAMPORE ZONE MOUZA AMYA, MOUZA  
SOMSARA, PO HANRAL, PS-DADPUR, DISTRICT HOOGHLY, WEST BENGAL**





## VALUATION ASSESSMENT

M/S. MAGPET POLYMERS PVT. LTD

<b>b.</b>	<b>Area description of the Property</b> Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.	<b>Land</b>	<b>Construction</b>
		<b>5.75 Acre/ 575 Decimal/ 17.42 Bigha</b>	<b>Built-up Area</b>  <b>74,860 sq.ft</b>
<b>c.</b>	<b>Boundaries schedule of the Property</b>		
<b>i.</b>	Are Boundaries matched	Details are given below based on site observation.	
<b>ii.</b>	<b>Directions</b>	<b>As per Conveyance Deed/TIR</b>	<b>Actual found at Site</b>
	East	Can't comment since there are various Deeds	Other vacant Land
	West	Can't comment since there are various Deeds	Agriculture Land
	North	Can't comment since there are various Deeds	NH -2 New Delhi Road
	South	Can't comment since there are various Deeds	Agriculture Land
<b>3.</b>	<b>TOWN PLANNING/ ZONING PARAMETERS</b>		
<b>a.</b>	Master Plan provisions related to property in terms of Land use	It is a village area not under zoning regulation	
	<b>i.</b> Any conversion of land use done	From Agricultural to Industrial	
	<b>ii.</b> Current activity done in the property	Used for Industrial purpose	
	<b>iii.</b> Is property usage as per applicable zoning	Area not yet under zoning regulations	
	<b>iv.</b> Any notification on change of zoning regulation	No	
	<b>v.</b> Street Notification	Not notified	
<b>b.</b>	Provision of Building by-laws as applicable	<b>PERMITTED</b>	<b>CONSUMED</b>
	<b>i.</b> FAR/FSI	---	---
	<b>ii.</b> Ground coverage	---	---
	<b>iii.</b> Number of floors	---	---
	<b>iv.</b> Height restrictions	---	---
	<b>v.</b> Front/ Back/Side Setback	---	---
<b>vi.</b> Status of Completion/ Occupational certificate	OC is not provided to us. But the company has obtained Fire Safety Certificate dated 05/08/2016 for Occupancy of Factory Shed.		
<b>c.</b>	Comment on unauthorized construction if any	Cannot comment since approved building plan is not provided to us.	
<b>d.</b>	Comment on Transferability of developmental rights	Free hold, complete transferable rights	
<b>e.</b>	<b>i.</b> Planning Area/ Zone	Area not yet under zoning regulations	
	<b>ii.</b> Master Plan Currently in Force	It is a village area not under zoning regulation	
	<b>iii.</b> Municipal Limits	Gram panchayat	
<b>f.</b>	Developmental controls/ Authority	Dadpur Gram Panchayat	
<b>g.</b>	Zoning regulations	It is a village area not under zoning regulation.	



h.	Comment on the surrounding land uses & adjoining properties in terms of uses	Majorly all nearby lands are used for Agriculture purpose		
i.	Comment of Demolition proceedings if any	No, as per observation & Information received during site visit.		
i.	Comment on Compounding/ Regularization proceedings	No, as per observation & Information received during site visit.		
j.	Any other aspect	---		
	i. Any information on encroachment	No (As per general information available)		
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)		
4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY			
a.	Ownership documents provided	Copy of TIR	Conveyance Deed	CLU
b.	Names of the Legal Owner/s	Magpet Polymers Pvt. Ltd.		
c.	Constitution of the Property	Free hold, complete transferable rights		
d.	Agreement of easement if any	Not required		
e.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could not be found on public domain		
f.	Notification of road widening if any and area under acquisition	No such information came in front of us and could not be found on public domain		
g.	Heritage restrictions, if any	No		
h.	Comment on Transferability of the property ownership	Free hold, complete transferable rights		
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	No documents provided to us	NA	
j.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	No documents provided to us	NA	
k.	Building plan sanction:			
	i. Is Building Plan sanctioned	Sanctioned by competent authority as per copy of Map provided to us		
	ii. Authority approving the plan	Dadpur Gram PanchayatChoose an item.		
	iii. Any violation from the approved Building Plan	Can't Comment Since updated approved building plan is not provided to us		
	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations	NA	
		<input type="checkbox"/> Not permitted alteration	NA	
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	Yes agricultural land, however land conversion has been taken		
m.	Whether the property SARFAESI complaint	Yes		
n.	i. Information regarding municipal taxes (property tax, water tax, electricity bill)	Property Tax	No information provided	
		Water Tax	No information provided	
		Electricity Bill	Provided- Bill dated 03.09.2024	
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	No such information came to knowledge.		
	iii. Is property tax been paid for this property	No information provided		
	iv. Property or Tax Id No.	--		





o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No Information provided to us
p.	Qualification in TIR/Mitigation suggested if any	Legal opinion has to be given by Advocate/ legal expert.
q.	Any other aspect	This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site.  Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. deptt. of the property have to be taken care by legal expert/ Advocate.
i	Property presently occupied/ possessed by	Owner Itself

*\*NOTE: Please see point 6 of Enclosure: VIII – Valuer's Important Remarks*

<b>5.</b>	<b>ECONOMIC ASPECTS OF THE PROPERTY</b>	
a.	Reasonable letting value/ Expected market monthly rental	Rs. 10-12/-sqft
b.	Is property presently on rent	No
i.	Number of tenants	NA
ii.	Since how long lease is in place	NA
iii.	Status of tenancy right	NA
iv.	Amount of monthly rent received	NA
c.	Taxes and other outgoing	No information provided to us
d.	Property Insurance details	No information provided to us
e.	Monthly maintenance charges payable	No information provided to us
f.	Security charges, etc.	No information provided to us
g.	Any other aspect	No
<b>6.</b>	<b>SOCIO - CULTURAL ASPECTS OF THE PROPERTY</b>	
a.	Descriptive account of the location of the property in terms of social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Low Income Group
b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No
<b>7.</b>	<b>FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES &amp; AMENITIES</b>	
a.	Description of the functionality & utility of the property in terms of:	
i.	Space allocation	Yes
ii.	Storage spaces	Yes
iii.	Utility of spaces provided within the building	Yes
iv.	Car parking facilities	Yes
v.	Balconies	No
b.	Any other aspect	
i.	Drainage arrangements	Yes





## VALUATION ASSESSMENT

### M/S. MAGPET POLYMERS PVT. LTD

	ii.	Water Treatment Plant	No				
	iii.	Power Supply arrangements	Permanent	Yes			
			Auxiliary	Yes, D.G sets			
	iv.	HVAC system	Yes				
	v.	Security provisions	Yes/ Private security guards				
	vi.	Lift/ Elevators	No				
	vii.	Compound wall/ Main Gate	Yes, But partially				
	viii.	Whether gated premises	Yes				
	Internal development						
		Garden/ Park/ Land scaping	Water bodies	Internal roads	Pavements	Boundary Wall	
		No	No	No	Yes	Yes, Partially	
<b>8.</b>	<b>INFRASTRUCTURE AVAILABILITY</b>						
a.	Description of Aqua Infrastructure availability in terms of:						
	i.	Water Supply	Yes from borewell/ submersible				
	ii.	Sewerage/ sanitation system	Underground				
	iii.	Storm water drainage	Yes				
b.	Description of other Physical Infrastructure facilities in terms of:						
	i.	Solid waste management	Yes, by the local Authority				
	ii.	Electricity	Yes				
	iii.	Road and Public Transport connectivity	Yes				
	iv.	Availability of other public utilities nearby	Transport, Market, Hospital etc. available in close vicinity				
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~2 km	~12 Km	2 km	---	~6 km	--	55Km
	Availability of recreation facilities (parks, open spaces etc.)			No, This is a village area, no recreational facilities available nearby.			
<b>9.</b>	<b>MARKETABILITY ASPECTS OF THE PROPERTY</b>						
a.	Marketability of the property in terms of						
	i.	Location attribute of the subject property	Normal				
	ii.	Scarcity	Ample vacant land available nearby. There is no issue of land availability in this area.				
	iii.	Demand and supply of the kind of the subject property in the locality	Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property.				
	iv.	Comparable Sale Prices in the locality	Please refer to Part D: Procedure of Valuation Assessment				
b.	Any other aspect which has relevance on the value or marketability of the property		Property is located on main road.				
	i.	Any New Development in surrounding area	Yes	Construction of a new flyover in the nearby area			
	ii.	Any negativity/ defect/ disadvantages in the property/ location	---	---			
<b>10.</b>	<b>ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY</b>						
a.	Type of construction	Structure	Slab	Walls			





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## M/S. MAGPET POLYMERS PVT. LTD

		Steel columns and trusses framed structure	GI/RCC	Covered with GI sheets/ Brick walls
b.	Material & Technology used	<b>Material Used</b> Grade B Material	<b>Technology used</b> Steel columns and trusses framed structure	
c.	Specifications			
	i. Roof	<b>Floors/ Blocks</b> G/G+1	<b>Type of Roof</b> GI Shed	
	ii. Floor height	Please refer to the building sheet attached		
	iii. Type of flooring	PCC/Vitrified tiles		
	iv. Doors/ Windows	UPVC Door / windows		
	v. Class of construction/ Appearance/ Condition of structures	Internal - Class B construction (Good) External - Class B construction (Good)		
	vi. Interior Finishing & Design	Ordinary regular architecture		
	vii. Exterior Finishing & Design	Ordinary regular architecture, Simple/ Average finishing, Simple Plastered Walls		
	viii. Interior decoration/ Special architectural or decorative feature	Simple plain looking structure.		
	ix. Class of electrical fittings	External and Internal		
	x. Class of sanitary & water supply fittings	Internal / Ordinary quality fittings used		
d.	Maintenance issues	No maintenance issue, structure is maintained properly		
e.	Age of building/ Year of construction	Please refer to the building sheet attached	Please refer to the building sheet attached	
f.	Total life of the structure/ Remaining life expected	Please refer to the building sheet attached	Please refer to the building sheet attached	
g.	Extent of deterioration in the structure	No deterioration came into notice through visual observation		
h.	Structural safety	Appears to be structurally stable		
i.	Protection against natural disasters viz. earthquakes etc.	Appears to be structurally stable		
j.	Visible damage in the building if any	No visible damages in the structure		
k.	System of air conditioning	No Aircondition installed		
l.	Provision of firefighting	Fire Hydrant System		
m.	Copies of the plan and elevation of the building to be included	Enclosed with the report		
<b>11. ENVIRONMENTAL FACTORS</b>				
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No, regular building techniques of RCC and burnt clay bricks are used		
b.	Provision of rainwater harvesting	No		
c.	Use of solar heating and lighting systems, etc.	No		
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Regular Industrial pollution present		
<b>12. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY</b>				
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with	Plain looking simple industrial structure		





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M/S. MAGPET POLYMERS PVT. LTD

	decorative elements, heritage value if applicable, presence of landscape elements, etc.	
<b>13.</b>	<b>VALUATION</b>	
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to <b>Part D: Procedure of Valuation Assessment</b> of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to <b>Part D: Procedure of Valuation Assessment</b> of the report and the screenshot annexure in the report, if available.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to <b>Point 3 of Part D: Procedure of Valuation Assessment</b> of the report and the screenshot annexure in the report, if available.
d.	<b>Summary of Valuation</b>	For detailed Valuation calculation please refer to <b>Part D: Procedure of Valuation Assessment</b> of the report.
	<b>i. Guideline Value</b>	
	<b>1. Land</b>	<b>Rs.6,90,00,000/-</b>
	<b>2. Building</b>	----
	<b>3. Plant &amp; Machinery</b>	<b>Rs. 53,74,92,613/-</b>
	<b>ii. Indicative Prospective Estimated Fair Market Value</b>	<b>Rs.75,00,00,000/-</b>
	<b>iii. Expected Estimated Realizable Value</b>	<b>Rs.63,75,00,000/-</b>
	<b>iv. Expected Forced/ Distress Sale Value</b>	<b>Rs.56,25,00,000/-</b>
	<b>v. Valuation of structure for Insurance purpose</b>	<b>Rs.7,20,93,872/-</b>
vi.	<b>vii. Valuation of Plant &amp; Machinery for Insurance purpose</b>	<b>Rs.52,81,88,825/-</b>
e.	i. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.
	ii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in <b>Part D: Procedure of Valuation Assessment</b> of the report and the screenshots of the references are annexed in the report for reference.
<b>14.</b>	<b>Declaration</b>	
	a. The information provided by us is true and correct to the best of our knowledge and belief.	
	b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.	
	c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available.	
	d. Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.	
	e. No employee or member of R.K Associates has any direct/ indirect interest in the property.	



## VALUATION ASSESSMENT

### M/S. MAGPET POLYMERS PVT. LTD

		<p>f. Our authorized surveyor <b>Rajat Choudhary &amp; Kishanu Sarkar</b> have visited the subject property on <b>19/9/2024</b> in the presence of the owner's representative with the permission of owner.</p> <p>g. Firm is an approved Valuer of the Bank.</p> <p>h. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.</p> <p>i. We have submitted the Valuation Report directly to the Bank.</p>
<b>15.</b>	<b>ENCLOSED DOCUMENTS</b>	
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Enclosed with the report
b.	Building Plan	Enclosed with the report
c.	Floor Plan	Enclosed with the report
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report along with other property photographs
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Not in scope of the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc.	Enclosed with the Report
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<p>i. Enclosure: I- Google Map</p> <p>ii. Enclosure: II- References on price trend of the similar related properties available on public domain, if available</p> <p>iii. Enclosure: III- Photographs of the property</p> <p>iv. Enclosure: IV- Copy of Circle Rate</p> <p>v. Enclosure: V- Important property documents exhibit</p> <p>vi. Enclosure: VI- Annexure: VI - Declaration-Cum- Undertaking</p> <p>vii. Enclosure: VII- Annexure: VII - Model Code of Conduct for Valuers</p> <p>viii. Enclosure: VIII- Part E: Valuer's Important Remarks</p>
i.	<b>Total Number of Pages in the Report with enclosures</b>	<b>55</b>





<b>PART C</b>	<b>AREA DESCRIPTION OF THE PROPERTY</b>
---------------	---

1.	Land Area considered for Valuation	<b>5.75 acre/ 575 Decimal</b>	
	Area adopted on the basis of Remarks & observations, if any	Property documents & site survey both The area as per property documents is 5.75 acre and more-or-less same was found during site survey.	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	<b>Built-up Area</b>	<b>74,860 sq.ft</b>
	Area adopted on the basis of Remarks & observations, if any	Property documents & site survey both As no updated approved plan provided to us, the built up area is considered from the site survey.	

- Note:**
- Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
  - Verification of the area measurement of the property is done based on sample random checking only.
  - Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.
  - Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.





## PART D

## PROCEDURE OF VALUATION ASSESSMENT

1.		GENERAL INFORMATION			
i.	Important Dates	Date of Appointment	Date of Inspection of the Property	Date of Valuation Assessment	Date of Valuation Report
		19 September 2024	19 September 2024	9 October 2024	9 October 2024
ii.	Client	SBI Industrial Finance Branch, Kolkata			
iii.	Intended User	SBI Industrial Finance Branch, Kolkata			
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.			
v.	Purpose of Valuation	For Value assessment of the asset for creating collateral mortgage for Bank Loan purpose			
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.			
viii.	Manner in which the proper is identified	<input type="checkbox"/>	Identified by the owner		
		<input checked="" type="checkbox"/>	Identified by owner's representative		
		<input checked="" type="checkbox"/>	Done from the name plate displayed on the property		
		<input type="checkbox"/>	Cross checked from boundaries or address of the property mentioned in the documents		
		<input type="checkbox"/>	Enquired from local residents/ public		
		<input type="checkbox"/>	Identification of the property could not be done properly		
		<input type="checkbox"/>	Survey was not done		
ix.	Is property number/ survey number displayed on the property for proper identification?	No.			
x.	Type of Survey conducted	Full survey (inside-out with approximate sample random measurements verification & photographs).			

2. ASSESSMENT FACTORS			
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.	
ii.	Nature of the Valuation	Fixed Assets Valuation	
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Type
		LAND & BUILDING, PLANT & MACHINERY & OTHER MISCELLANEOUS FIXED ASSET	INDUSTRIAL LAND, BUILDING, PLANT AND MACHINERY
		Classification	Income/ Revenue Generating Asset
iv.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Market Value & Govt. Guideline Value
		Secondary Basis	On-going concern basis
v.		Under Normal Marketable State	





## VALUATION ASSESSMENT

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	Present market state of the Asset assumed (Premise of Value as per IVS)	Reason: Asset under free market transaction state			
vi.	Property Use factor	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use, zoning and statutory norms)	Considered for Valuation purpose	
		Industrial	Industrial	Industrial	
vii.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us. However Legal aspects of the property of any nature are out-of-scope of the Valuation Services. In terms of the legality, we have only gone by the documents provided to us in good faith. Verification of authenticity of documents from originals or cross checking from any Govt. deptt. have to be taken care by Legal expert/ Advocate.			
viii.	Class/ Category of the locality	Lower Middle Class (Average)			
ix.	Property Physical Factors	Shape	Size	Layout	
		Irregular	Medium	Normal Layout	
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Scale-C City	Average	Near to Highway	Refer to building sheet
		Semi Urban	Within good village area	Road Facing	
		Property Facing North Facing			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from borewell/ submersible	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Low Income Group			
xiii.	Neighbourhood amenities	Average			
xiv.	Any New Development in surrounding area	Construction of new flyover in the nearby area.			
xv.	Any specific advantage in the property	The Subject property is situated on National Highway.			
xvi.	Any specific drawback in the property	None			
xvii.	Property overall usability/ utility Factor	Normal			





## VALUATION ASSESSMENT

### M/S. MAGPET POLYMERS PVT. LTD

xviii.	Do property has any alternate use?	No		
xix.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated partly with permanent boundary wall.		
xx.	Is the property merged or colluded with any other property	No. It is an independent single bounded property		
xxi.	Is independent access available to the property	Clear independent access is available		
xxii.	Is property clearly possessable upon sale	Yes		
xxiii.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	<div style="text-align: center;">Fair Market Value</div> Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxiv.	Hypothetical Sale transaction method assumed for the computation of valuation	<div style="text-align: center;">Fair Market Value</div> Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.		
xxv.	Approach & Method of Valuation Used	Land	Approach of Valuation	Method of Valuation
			Market Approach	Market Comparable Sales Method
		Building	Cost Approach	Depreciated Replacement Cost Method
xxvi.		Plant & Machinery	Cost Approach	Depreciated Replacement Cost Method
xxvii.	Type of Source of Information	Level 3 Input (Tertiary)		
xxviii.	<b>Market Comparable</b> References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)			
		1.	Name: Contact No.: Nature of reference: Size of the Property: Location: Rates/ Price informed: Any other details/ Discussion held:	Mr.Chitta Ranjan Dholey 900769378 Property Consultant 5 Bighas Near to subject property Rs. 45-55 Lakhs per Bigha As per discussion with nearby property dealer, the industrial land is available for sale in the above-mentioned range.
		2.	Name: Contact No.: Nature of reference: Size of the Property: Location: Rates/ Price informed: Any other details/ Discussion held:	Mr. Ibrahim Mondal / Bashir Ahmed Mondal 8116932972 Property Consultant 6 Bighas. Near to subject property Rs. 50-55 Lakhs per Bigha As per discussion with nearby property dealer, the industrial land



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				is available for sale in the above-mentioned range.
		NOTE: The given information above can be independently verified to know its authenticity.		
xxix.	Adopted Rates Justification	As per our discussion with the property dealers and habitants of the subject location we have gathered the following information.  There are good availability of vacant lands in the subject locality. Most of the vacant land are agricultural lands.  As per discussion with the nearby property dealer, the ongoing industrial land rate in the locality are in range <b>Rs. 1,36,35,000/- to Rs.1,66,65,000/- per Acre</b> depending upon shape, size, frontage and distance from Main Road.  Based on the above information and keeping in mind the good availability of plots in subject locality we are of the view to adopt a rate of <b>Rs. 50,00,000/- per Bigha / Rs. 1,51,50,000 per Acre</b> for the purpose of this valuation assessment.  NOTE: We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However, due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record. Related postings for similar properties on sale are also annexed with the Report wherever available.		
xxx.	Other Market Factors			
	Current Market condition	Normal		
		Remarks: ---		
		Adjustments (-/+): 0%		
	Comment on Property Salability Outlook	Adjustments (-/+): 0%		
	Comment on Demand & Supply in the Market	Demand	Supply	
		Moderate	Low	
		Remarks:		
		Adjustments (-/+): 0%		
xxxi.	Any other special consideration	Reason: Referannces available is for smaller piece of land		
		Adjustments (-/+): -10%		
xxxii.	Any other aspect which has relevance on the value or marketability of the property	NA  Valuation of the same asset/ property can fetch different values under different circumstances & situations. For e.g. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.  This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.  Adjustments (-/+): 0%		





xxxiii.	<b>Final adjusted &amp; weighted Rates considered for the subject property</b>	<b>Rs. 45,00,000/- Lakhs per Bigha on Industrial Land / Rs. 1,36,35,000 per Acre on Industrial Land</b>
xxxiv.	<b>Considered Rates Justification</b>	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.
xxxv.	<b>Basis of computation &amp; working</b> <ul style="list-style-type: none"> <li>Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.</li> <li>Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.</li> <li>For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.</li> <li>References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time &amp; resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.</li> <li>Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.</li> <li>The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary &amp; tertiary market research and is not split into formal &amp; informal payment arrangements. Most of the deals takes place which includes both formal &amp; informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.</li> <li>Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.</li> <li>This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.</li> <li>Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.</li> <li>Verification of the area measurement of the property is done based on sample random checking only.</li> <li>Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.</li> <li>Drawing, Map, design &amp; detailed estimation of the property/ building is out of scope of the Valuation services.</li> <li>Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation &amp; deterioration factor as per its age, existing condition &amp; specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.</li> <li>Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.</li> <li>The condition assessment and the estimation of the residual economic life of the structure are only based</li> </ul>	



- on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity & strength.
- Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
  - This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
  - Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

**xxxvi. ASSUMPTIONS**

- Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
- Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

**xxxvii. SPECIAL ASSUMPTIONS**

None

**xxxviii. LIMITATIONS**

None

**3.**

**VALUATION OF LAND**

	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	Rs. 6,90,00,000/-	Rs. 1,36,35,000/- to Rs.1,66,65,000/- per Acre
b.	Rate adopted considering all characteristics of the property	Rs. 6,90,00,000/-	Rs. 1,36,35,000/- per Acre
c.	Total Land Area considered (documents vs site survey whichever is less)	5.75 Acre/ 17.42 Bigha	5.75 Acre/ 17.42 Bigha
d.	<b>Total Value of land (A)</b>	<b>Rs. 6,90,00,000/-</b>	Rs. 1,36,35,000/- per Acre X Rs. 5.75 Acre
e.			<b>Rs. 7,84,01,250/-</b>



## VALUATION ASSESSMENT

### M/S. MAGPET POLYMERS PVT. LTD

#### 4. VALUATION COMPUTATION OF BUILDING & CIVIL WORKS

M/S Magpet Polymers Pvt. Ltd										
Sr. No.	Particulars	Height (in ft.)	Type of Structure	Built-up area (in sq ft)	Year of Construction	Total Life Consumed (In year)	Total Economical Life (In year)	Plinth Area Rate (INR per sq feet)	Gross Replacement Value (INR)	Depreciated Replacement Market Value (INR)
1	MAIN SHED-1	45	GI SHED+ BRICK BUILT WALL	2958	2012	12	45	1,200	35,49,600	26,97,696
2	MAIN SHED-2	45	GI SHED+ GI COVERED WALL	3570	2020	4	45	1,200	42,84,000	39,41,280
3	MAIN SHED-3	45	GI SHED+ BRICK BUILT WALL	50000	2023	1	45	1,200	6,00,00,000	5,88,00,000
4	VISITORS ROOM	12	GI SHED+ BRICK BUILT WALL	800	2016	8	45	900	7,20,000	6,04,800
5	CHEMICAL STORE	12	GI SHED	774	2016	8	45	700	5,41,800	4,55,112
6	CYCLE SHED	10	GI SHED	300	2018	6	45	400	1,20,000	1,05,600
7	ELECTRICAL ROOM	16	RCC +BRICK BUILT WALLS	625	2015	9	60	1,500	9,37,500	8,10,938
8	COMPRESSOR ROOM	10	RCC FRAMED +BRICK BUILT WALLS	576	2015	9	60	1,400	8,06,400	6,97,536
9	SECURITY ROOM	10	RCC +BRICK BUILT WALLS	144	2014	10	60	1,400	2,01,600	1,71,360
10	AIR BLOW COMPRESSOR ROOM	17	RCC +BRICK BUILT WALLS	612	2020	4	60	1,500	9,18,000	8,62,920
11	PUMP ROOM 1	13	GI SHED	61	2023	1	45	600	36,600	35,868
12	PUMP ROOM 2	13	RCC +BRICK BUILT WALLS	180	2022	2	60	900	1,62,000	1,57,140
13	TOILET	10	RCC BRICK BUILT	330	2016	8	60	1,000	3,30,000	2,90,400
14	SOFTNER SHED 1	13	GI SHED	1565	2020	4	45	800	12,51,840	11,51,693
15	SOFTNER SHED 2	13	GI SHED	700	2023	1	45	800	5,60,000	5,48,800
16	CANTEEN+ LABOUR QUARTERS	10	RCC BRICK BUILT	9730	2020	4	60	1,400	1,36,22,000	1,28,04,680
17	STORE SHED	10	RCC COLUMN + TIN ROOF	1275	2015	9	45	800	10,20,000	8,36,400
18	GUEST ROOM	10	RCC +BRICK BUILT WALLS	660	2016	8	60	1,600	10,56,000	9,15,200
Total				74,860					9,01,17,340	8,58,87,422
Remarks:										
1. All the details pertaining to the building area statement such as area, floor, etc has been taken from the site measurment done by our authorised engineer.										
2.The maintinence of the building was Averageas per site survey observation.										

#### 5. VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY

S. No.	Particulars	Specifications	Depreciated Replacement Value
	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	---	<b>₹23,25,600/-</b> (Boundary wall)
	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	---	
	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	---	
	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, green area development, External area landscaping, Land development, Approach Road, etc.)	---	
	<b>Depreciated Replacement Value (B)</b>	---	<b>₹23,25,600/-</b>



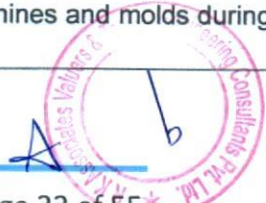
**Note:**

- Value for Additional Building & Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above.

**PART E**

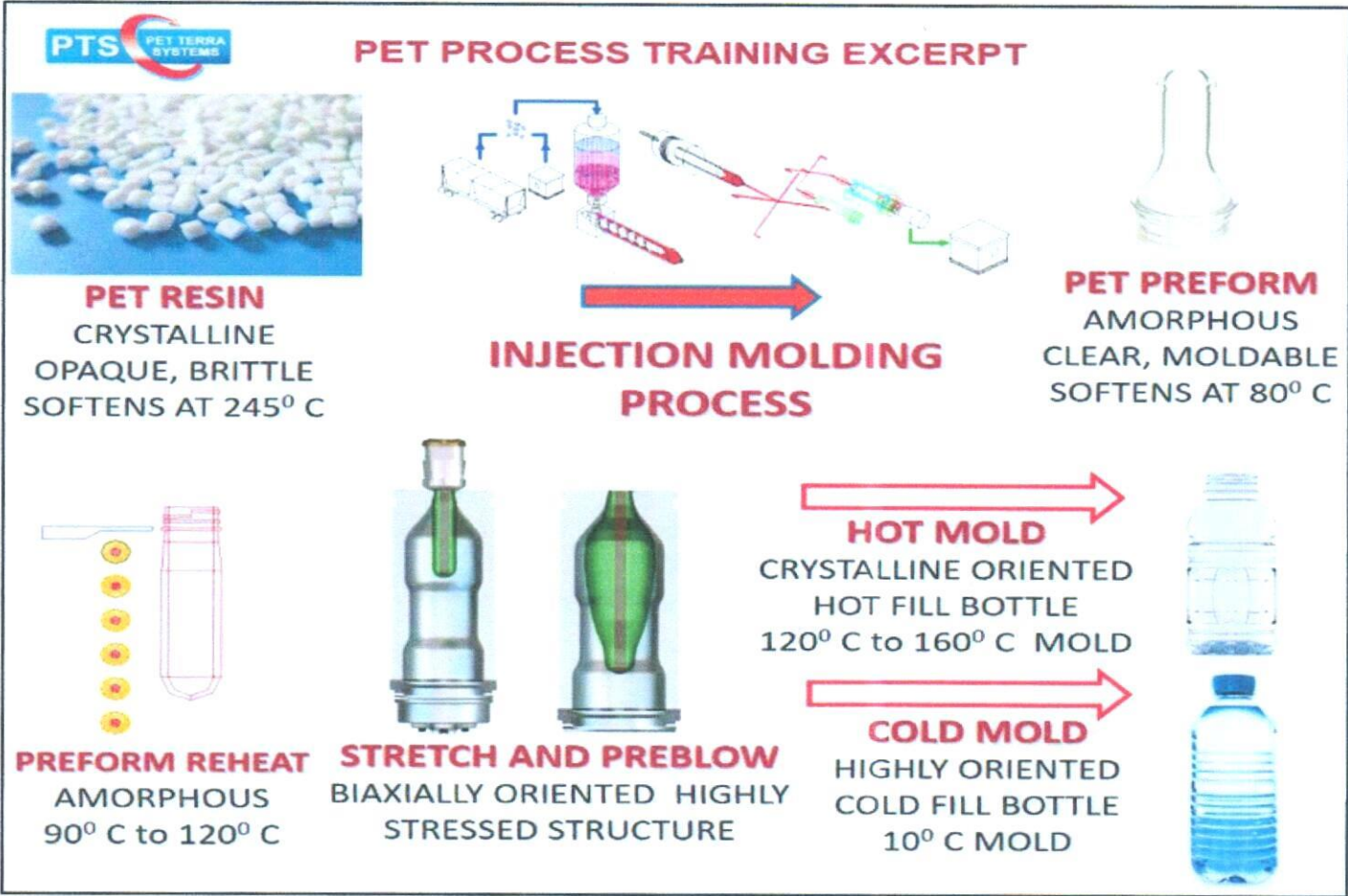
**CHARACTERISTICS DESCRIPTION OF PLANT/ MACHINERY**

S.NO.	CONTENTS	DESCRIPTION
<b>16.</b>	<b>TECHNICAL DESCRIPTION OF THE PLANT/ MACHINERY</b>	
a.	Nature of Plant & Machinery	Plastic PET preform and bottles manufacturing plant
b.	Size of the Plant	Medium Scale Plant
c.	Type of the Plant	Semi-Automatic
d.	Year of Installation/ Commissioning/ COD (Commercial Operation Date)	2015
e.	Production Capacity	50 Ton per day
f.	Capacity at which Plant was running at the time of Survey	Approximately at 90% capacity
g.	Number of Production Lines	3 production lines. 1. Injection Stretch Blow Molding (ISBM) 2. Injection Molding Process Management (IMPM) 3. Rotary Continuous Cap Machine (RCCM)
h.	Condition of Machines	Average
i.	Status of the Plant	In-Operation
j.	Products Manufactured in this Plant	Plastic Bottles, Pet Container and Pet Preform for Jars
k.	Recent maintenance carried out on	No information provided. However, as per observation during site survey it is evident that in house maintenance has been carried out in regular interval.
l.	Recent upgradation, improvements if done any	No information provided.
m.	Total Gross Block & Net Block of Assets	<b>Gross Block</b>
		<b>Net Block</b>
		From Fixed Asset Register, shared from client's end, as on 30/03/2024
		<b>Rs. 63,74,97,797/-</b>
		<b>Rs. 53,75,82,979/-</b>
n.	Any other Details if any	In order to match the figures of Gross Block & Net Block, we sought last audited balance sheet and it is not in line with the gross block and net block of Fixed Asset Register. It is due to the balance sheet has the combined figures of all the multiple plants and the Fixed asset register has only the figures of the subject plant.  Due to company policy, the representative from Magpet Polymers restricted our engineer from taking photographs of specific machines and molds for privacy reasons. Nonetheless, the engineer was able to visually identify and document these machines and molds during the visit.





**MANUFACTURING PROCESS**



TECHNOLOGY TYPE/ GENERATION USED AND TECHNOLOGICAL COLLABORATIONS IF ANY	
Technology Type/ Generation Used in this Plant	Injection and Blow moudling
Technological Collaborations If Any	No
Current Technology used for this Industry in Market	---
RAW MATERIALS REQUIRED & AVAILABILITY	
Type of Raw Material	High-Density Polyethylene, Linear Low-Density Polyethylene and High-Density Polyethylene are the major raw materials used.
Availability	Appears to be easily & adequately available
AVAILABILITY & STATUS OF UTILITIES	
Power/ Electricity	Yes
Water	Yes
Road/ Transport	Yes
COMMENT ON AVAILABILITY OF LABOUR	



Availability	Appears to be easily & adequately available and no labour issues came to our knowledge during site inspection.
Number of Labours working in the Factory	Around 290 nos.
<b>SALES TRANSACTIONAL PROSPECTS OF SUCH PLANTS/ MACHINERY</b>	
On-going concern basis	
<b>Reason:</b> This is a medium Scale Plant and can only be sold only as an Integrated Industry to preserve its value since complete process line & machines are special purpose machines and can't be used in any other Industry. So for fetching maximum value is through strategic sale to the players who are already into same or similar Industry who have plans for expansion or any large conglomerate who plans to enter into this new Industry	
<b>DEMAND OF SUCH PLANT &amp; MACHINERY IN THE MARKET</b>	
Appears to be good as per general information available in public domain.	
<b>SURVEY DETAILS</b>	
Plant has been surveyed by our surveyed by our authorized Engineers Kishanu Sarkar and Rajat Choudhary on 19 <sup>th</sup> September	
Site inspection was done in the presence of Mr. Subrata Paul who was available from the company to furnish any specific detail about the Plant & Machinery.	
Our team examined & verified the machines and utilities from the FAR provided by the Company/bank. Only major machinery, process line & equipment has been verified.	
Photographs have also been taken of only Major Machines and its accessories installed there. The representative from Magpet Polymers restricted our engineer from taking photographs of specific machines and molds for privacy reasons.	
Plant was found Operational at the time of survey.	
Details have been cross checked as per the documents provided to us by the company/bank and what was observed at the site.	
Condition of the machines is checked through visual observation only. No technical/ mechanical/ operational testing has been carried out to ascertain the condition and efficiency of machines.	
Site Survey has been carried out on the basis of the physical existence of the assets rather than their technical expediency.	
As per the overall site visit summary, Plant appeared to be in average condition.	
The Gross block and Net block given in Fixed Asset Register is not in line with the Gross block and Net block mentioned in Last audited balance sheet. It is due to the balance sheet has the combined figures of all the multiple plants and the Fixed asset register has only the figures of the subject plant. However, we have considered the figures given in Fixed asset register for valuation purpose.	





**PART F**

**PROCEDURE OF VALUATION ASSESMENT – PLANT & MACHINERY**

1. GENERAL INFORMATION				
i.	Important Dates	<b>Date of Inspection of the Property</b> 19 September 2024	<b>Date of Valuation Assessment</b> 9 October 2024	<b>Date of Valuation Report</b> 9 October 2024
ii.	Client	SBI Industrial Finance Branch, Kolkata		
iii.	Intended User	SBI Industrial Finance Branch, Kolkata		
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, and considerations of any organization as per their own need, use & purpose.		
v.	Purpose of Valuation	For Company Restructuring purpose		
vi.	Scope of the Assessment	Non binding opinion on the assessment of Plain Physical Asset Valuation of the property identified to us by the owner or through his representative.		
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other then as specified above.		
viii.	Identification of the Assets	<input checked="" type="checkbox"/>	Cross checked from the name of the machines mentioned in the FAR/ Inventory list name plate displayed on the machine	
		<input checked="" type="checkbox"/>	Identified by the company's representative	
		<input type="checkbox"/>	Identified from the available Invoices	
		<input type="checkbox"/>	Identification of the machines could not be done properly	
		<input type="checkbox"/>	Due to large number of machines/ inventories, only major production lines & machines have been checked	
		<input type="checkbox"/>	Physical inspection of the machines could not be done	
ix.	Type of Survey conducted	Full survey (inside-out with approximate sample random measurements verification & photographs).		
2. ASSESSMENT FACTORS				
i.	Nature of the Valuation	Fixed Assets Valuation		
ii.	Nature/ Category/ Type/ Classification of Asset under Valuation	<b>Nature</b>	<b>Category</b>	<b>Type</b>
		PLANT & MACHINERY	INDUSTRIAL	SMALL/ MID-SCALE MANUFACTURING UNIT
		<b>Classification</b>	Income/ Revenue Generating Asset	
iii.	Type of Valuation (Basis of Valuation as per IVS)	Primary Basis	Fair Market Value	
		Secondary Basis	On-going concern basis	
iv.	Present market state of the Asset assumed (Premise of Value as per IVS)	Under Normal Marketable State Reason: Asset under free market transaction state		
v.	Physical Infrastructure availability factors of the locality	<b>Water Supply</b>	<b>Sewerage/ Sanitation system</b>	<b>Electricity</b>
		Yes	Underground	Yes
		<b>Availability of other public utilities nearby</b>		<b>Availability of communication facilities</b>
		Transport, Market, Hospital etc. are not available in close vicinity		Major Telecommunication Service Provider & ISP connections are available
vi.	Neighborhood amenities	Average		



vii.	Any New Development in surrounding area	Construction of new flyover in the nearby area is going on.	
viii.	Any specific advantage/ drawback in the plant and machines	None	
ix.	Machines overall usability/ utility Factor	Good	
x.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	Fair Market Value	
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xi.	Hypothetical Sale transaction method assumed for the computation of valuation	Fair Market Value	
		Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.	
xii.	Approach & Method of Valuation Used	Approach of Valuation	Method of Valuation
		Cost Approach	Depreciated Replacement Cost Method
xiii.	Type of Source of Information	Level 3 Input (Tertiary)	
xiv.	Any other aspect which has relevance on the value or marketability of the machines	The marketability for the machines depends upon the industry outlook, make, market condition, raw material, maintenance, raw material, usability, capacity. This Valuation report is prepared based on the facts of the assets & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future assets market may go down, asset conditions may change or may go worse, plant vicinity conditions may go down or become worse, plant market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the Plant may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.	
xv.	Basis of computation & working		
	<b>Main Basis:</b>  a. <i>Basic Methodology: For arriving at fair market value of P&amp;M &amp; other fixed assets our engineering team has rationally applied the mixture of 'sales comparison approach (market approach)' and the 'cost approach (depreciated replacement cost)'. The fair market value of Plant &amp; Machinery on the date of valuation is its cost of reproduction &amp; commissioning on that date less the depreciation &amp; other deterioration deductions (Technological, Economic, Functional obsolescence) or additions for good maintenance from the date of commissioning of the machinery to the date of its valuation.</i> b. <i>Core P&amp;M Asset Valuation is done keeping in mind various factors like technology used, machines availability, its condition, average age, maintenance &amp; service and parts replacement availability of the machines and more importantly demand in the market.</i> c. <i>Main Machinery of this Plant are specific purpose machines.</i> d. <i>The main data point for the Valuation of Plant &amp; Machinery is the Fixed Asset Register maintained by the company. Plant &amp; Machinery FAR has been provided by the company which has been relied upon in good faith. Provided FAR included assets in different heads like Land, Building, Plant &amp; Machinery, Electrical equipment's, Furniture &amp; fittings, Office equipment, etc. Assets under different heads are segregated and are evaluated separately. From the Fixed Asset Register List two key inputs, Date of Capitalization and Cost of capitalization are taken which play vital role in evaluating used Plant &amp; Machinery valuation.</i> e. <i>Provided Capitalization cost include soft cost incurred during the Project establishment like Pre-operative, IDC &amp; Finance cost expenses also. On our request we have not got break-up of hard &amp; soft cost separately hence we have to go by the given figure.</i> f. <i>For calculating Replacement Cost of the machines as on date, Whole Sale Price Index (WPI) is used issued by Department Economic Advisor, Govt. of India.</i>		



- g. For evaluating depreciation, Chart of Companies Act-2013, Central Electricity Commission Guidelines & Industry & institutional standards are used for ascertaining useful life of different types of machines are followed.
- h. Market & Industry scenario is also explored for demand of such Plants.
- i. No further obsolescence/ deterioration or maintenance factor has been applied on the Depreciated Replacement Cost (DRC) since the Depreciated Replacement Cost (DRC) looks to be in line with the estimated Prospective Fair Market Value.
- j. Underline assumption for the evaluation of this Plant & Machinery is that it will be sold as an Integrated Plant and not as discrete/ piecemeal machinery basis.
- k. Valuation of the asset is done as found on as-is-where basis on the site as identified to us by client/ owner/ owner representative during site inspection by our engineer/s unless otherwise mentioned in the report.
- l. The valuation of the Plant/ Machinery has been done considering the plant as a whole. The individual cost for machines shown is for illustration purpose, The valuation of the Plant/ Machinery has been done considering the plant as a whole. The individual cost for machines shown is for illustration purpose,
- m. Consolidated valuation sheet of Plant & Machinery and other asset items are mentioned below with depreciated current market value as per different category of the machines/assets cumulated together. Our engineering team has separated the Cost of Equipment's in the different sections of the plant. The cost of equipment considered from P&M List includes Pre-operative, Finance, and IDC Charges etc. The capitalized/ purchase cost of machinery considered from P&M List consists of final commissioning of machines which includes freight, taxes, insurance, etc.

**Other Basis:**

- n. Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
- o. The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary & tertiary market research and is not split into formal & informal payment arrangements. Most of the deals takes place which includes both formal & informal payment components. Deals which take place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.
- p. Secondary/ Tertiary costs related to asset transaction like Installation, maintenance and Logistics costs pertaining to the sale/ purchase of the assets are not considered separately while assessing the indicative estimated Market Value and is assumed to be included in the Cost of capitalization provided by the client.
- q. The condition assessment and the estimation of the residual economic life of the machinery and assets are only based on the visual observations and appearance found during the site survey. We have not carried out any physical tests to assess the working and efficiency of the machines and assets.
- r. Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.
- s. Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.
- t. This is just the fixed asset valuation of the project based on the cost & market approach methodologies considering the utility of the asset for the business & the company as on-ongoing concern basis. This Valuation shall not be construed as the transactional value of the Project which may be determined through Enterprise/ Business Valuation based on Income approach methodologies

**xvi. ASSUMPTIONS**

- u. Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- v. The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. No opinion of title is rendered in this report and a good title is assumed unless stated otherwise.
- w. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility



	for the legal matters including, but not limited to, legal or title concerns.
x.	Payment condition during transaction in the Valuation has been considered on all cash basis which includes both formal & informal payment components as per market trend.
y.	Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
xvii.	<b>SPECIAL ASSUMPTIONS</b>
	---
xviii.	<b>LIMITATIONS</b>
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**3. VALUATION COMPUTATION OF PLANT & MACHINERY**

PLANT & MACHINERY VALUATION SUMMARY- M/s Magpet Polymers Pvt. Ltd.					
Sl.No	Particular	Gross Block	Net Block	GCRC	Prospective Fair Market Value
1	Plant & machinery	38,20,47,475	32,80,89,234	39,47,30,302	35,02,28,155
2	Computer and Computer Software	7,63,488	3,40,379	7,64,863	3,39,551
3	Electrical Installation	1,24,42,772	89,52,793	1,37,10,833	99,32,298
4	Furniture & fixture	43,78,601	35,29,417	44,83,819	26,79,498
5	Lab equipment's	4,38,996	3,90,022	4,62,236	2,74,812
6	Molds & tools	22,87,18,582	18,97,05,546	23,67,34,413	20,87,14,614
7	Office equipment's	10,76,708	8,42,270	11,76,373	6,51,762
8	Vehicles	75,37,890	56,42,952	81,73,192	64,25,448
Total		63,74,04,512	53,74,92,613	66,02,36,031	57,92,46,138
<b>Note:</b>					
1. Asset items pertaining to Magpet Polymers Pvt. Ltd. Serampore zone Mouza Amya, Mouza Somsara, PO Hanral, PS-Dadpur, District Hooghly, West Bengal Plant is only considered in this report.					
2. Magpet Polymers Pvt. Ltd has provided us the Fixed Asset Register (FAR) for the purpose of Valuation.. Hence, for the purpose of Valuation, we have taken the FAR provided.					
3. For evaluating useful life for calculation of depreciation, Central Electricity Regulatory Commission, Chart of Companies Act-2013					
4. For evaluating the Gross current replacement cost of the machines and equipment, we have compared with the benchmark cost from the same type of plant with the same technology established recently.					
5. During the site visit, the units of the plant was operational and machines are in average condition. Our engineering team visited all the sections and manually inspected the machines and equipment's on the basis of their physical existence not on the basis technical.					





## VALUATION ASSESSMENT

### M/S. MAGPET POLYMERS PVT. LTD

4. CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET			
S. No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land Value (A)	Rs. 6,90,00,000/-	Rs.7,84,01,250/-
2.	Total BUILDING & CIVIL WORKS (B)	---	Rs.8,58,87,422/-
3.	Additional Aesthetic Works Value (C)	---	Rs.23,25,600/-
4.	Plant & Machinery Value (D)	Rs. 53,74,92,613/-	Rs.57,92,46,138/-
5.	Total Add (A+B+C+D)	---	Rs.74,58,60,410/-
6.	Additional Premium if any	---	---
	Details/ Justification	---	---
7.	Deductions charged if any	---	---
	Details/ Justification	---	---
8.	Total Indicative & Estimated Prospective Fair Market Value	Rs. 60,64,92,613/-	Rs.74,58,60,410/-
9.	Rounded Off	---	Rs.75,00,00,000/-
10.	Indicative & Estimated Prospective Fair Market Value in words	---	Rupees Seventy Five Crore Only
11.	Expected Realizable Value (@ ~15% less)	---	Rs.63,75,00,000/-
12.	Expected Distress Sale Value (@ ~25% less)	---	Rs.56,25,00,000/-
13.	Percentage difference between Circle Rate and Fair Market Value	Less than 20%	
14.	Note	Value of Building and Plant and Machinery is not considered in the Govt. Guideline Value.	
15.	Concluding Comments/ Disclosures if any		
	<p>a. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>b. This valuation has been conducted by R.K Associates Valuers &amp; Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>c. This Valuation is done for the property found on as-is-where basis as shown on the site by the Bank customer of which photographs is also attached with the report.</p> <p>d. Reference of the property is also taken from the copies of the documents/ information which interested organization or customer could provide to us out of the standard checklist of documents sought from them and further based on our assumptions and limiting conditions. All such information provided to us has been relied upon in good faith and we have assumed that it is true and correct. However, we do not vouch the absolute correctness of the property identification, exact address, physical conditions, etc. based on the documents provided to us since property shown to us may differ on site Vs as mentioned in the documents or incorrect/ fabricated documents may have been provided to us.</p> <p>e. Legal aspects for eg. investigation of title, ownership rights, lien, charge, mortgage, lease, verification of documents from originals or from any Govt. department, etc. has to be taken care by legal experts/ Advocates and same has not been done at our end.</p> <p>f. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.</p> <p>g. This report only contains opinion based on technical &amp; market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.</p>		





- h. This report is prepared following our Standard Operating Procedures & Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation & working as described above.
- i. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.

#### 16. IMPORTANT KEY DEFINITIONS

**Fair Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.

Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification & reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.

**Fair Market Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation. Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

**Market Value** suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.

Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the Market Value definition.

**Realizable Value** is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

**Distress Sale Value\*** is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.



**Liquidation Value** is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

**Difference between Cost, Price & Value:** Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.

Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

## 17. Enclosures with the Report:

- Enclosure: I- Google Map
- Enclosure: II- References on price trend of the similar related properties available on public domain, if available
- Enclosure: III- Photographs of the property
- Enclosure: IV- Copy of Circle Rate
- Enclosure: V- Important property documents exhibit
- Enclosure: VI- Annexure: VI - Declaration-Cum-Undertaking
- Enclosure: VII- Annexure: VII - Model Code of Conduct for Valuers
- Enclosure: VIII- Part E: Valuer's Important Remarks





### IMPORTANT NOTES

**DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.

Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.



**COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format or any content of this report wholly or partially other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

### IF REPORT IS USED FOR BANK/ FIs

**NOTE:** As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.

**At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.**

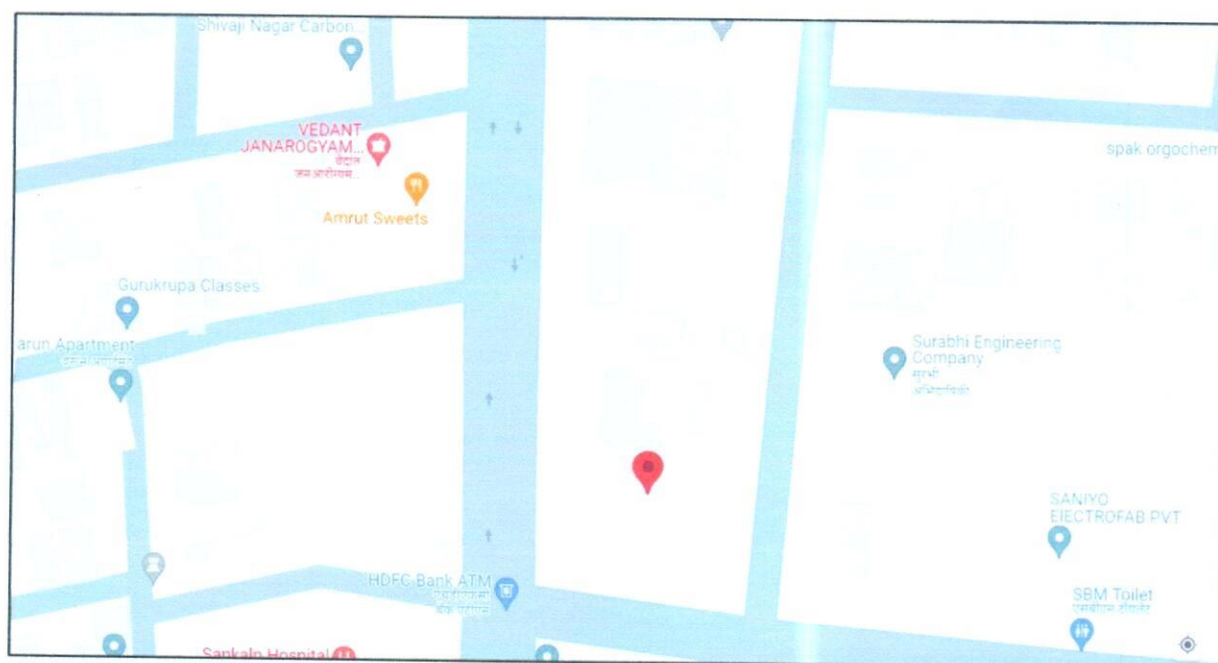
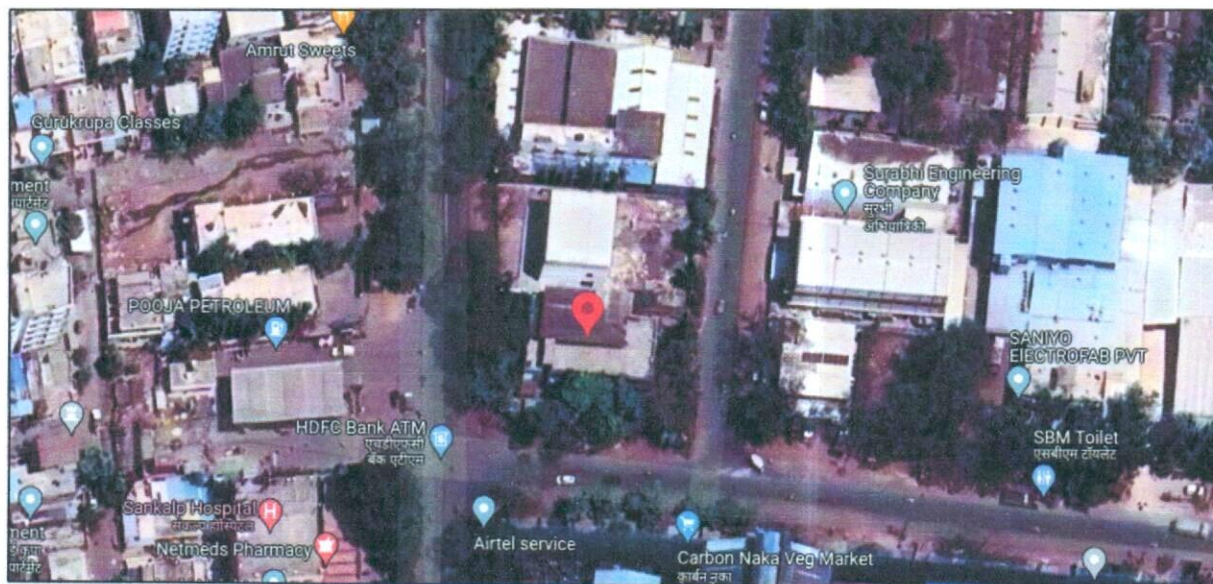
**Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.**

SURVEY ANALYST	VALUATION ENGINEER	PM REVIEWER	L1/ L2 REVIEWER
Rajat Choudhary & Kishanu Sarkar	Ashil Baby	Anirban Roy	Anil Kumar
			






**ENCLOSURE: I – GOOGLE MAP LOCATION**





**ENCLOSURE: II - REFERENCES ON PRICE TREND OF THE SIMILAR RELATED  
PROPERTIES AVAILABLE ON PUBLIC DOMAIN**



Posted: Aug 02, '24

**Industrial Land for Sale in Hooghly-Chinsurah Kolkata (Danku...**

[See on map](#)

BUILT AREA  
100800 sqft


TRANSACTION  
Resale

prime location of Durgapure Express way This pr... ▾

**₹8.50 Cr**  
₹451 per sqft

Contact Agent

Get Phone No.



Posted: Yesterday

**Industrial Land for Sale in Hooghly-Chinsurah Kolkata (Danku...**

[KIC Salt Lake Private property](#)

BUILT AREA  
1089000 sqft

TRANSACTION  
Resale

Approved by WUDCL

Industrial land sale in dankuni...any information... ▾

**₹45 Cr**  
₹413 per sqft

Contact Agent

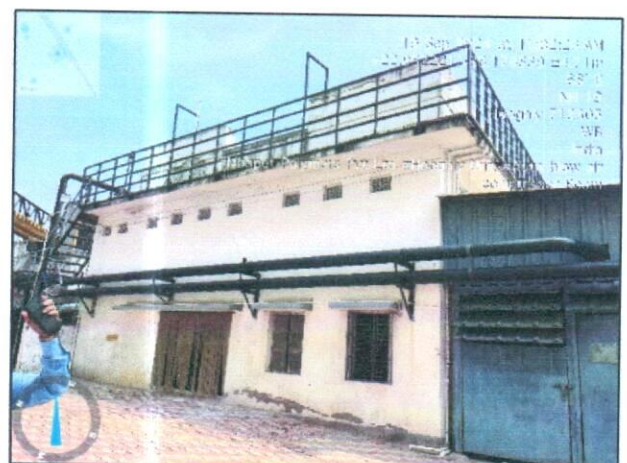
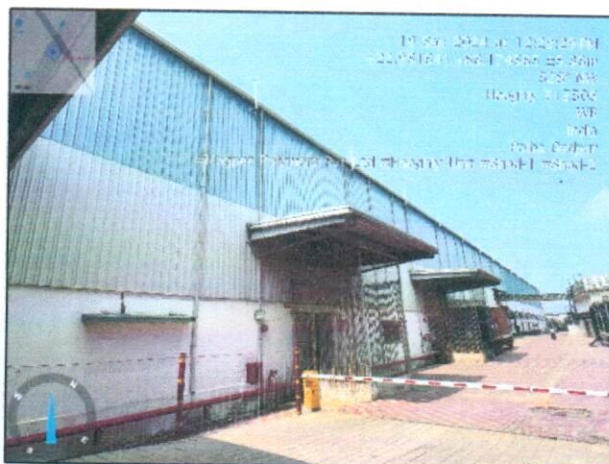
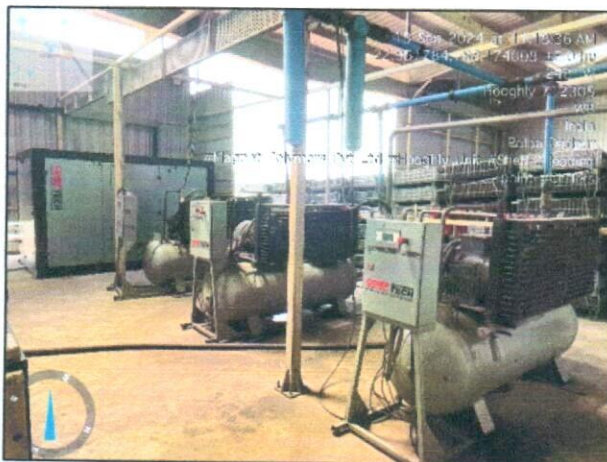
Get Phone No.





## VALUATION ASSESSMENT M/S. MAGPET POLYMERS PVT. LTD

### ENCLOSURE: III – PHOTOGRAPHS OF THE PROPERTY





**ENCLOSURE: IV – COPY OF CIRCLE RATE**

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

Home About Us Contacts Rules, Acts & Notification Citizen's Information Grievance Redressal RTI-  
 Market Value of Land Officers Login

**Market Value of Land**

(\*) marked items are mandatory

District \* Morshahi Thana \* Dakshin  
 Local Body \* Gram Panchayat Mouza \* Sonmura  
 Road Road Zone  
 Premises No. Premises No. Road No.  
 Jurisdiction of \* A.D.R. CHITBURA Gram Panchayat \* DADPUR  
 Project Name Not Available

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

Plot No. LR 30244 00000 LR Khata No. 00000

Proposed Land Use \* Existing Industrial/Commercial Nature of Land \* (as reported in RCR) Factory  
 Area of Land \* Acre Decimal Bigha Katha Chatak Sq. Feet Total Area of Land(Decimal) 678  
 Adjacent to Metal Road No Approach Road Width \* (in Meter) 10  
 Encumbered by Tenant No Tenant is Purchaser \* No  
 Bangadar No Bangadar is Purchaser? Yes No  
 Litigated Property Yes No

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

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

Type the characters shown: M3AGN7 Try new characters

Existing Market Value of Land: Rs. 6,90,00,000/-

Service Count: 47,01,866

Display Market Value

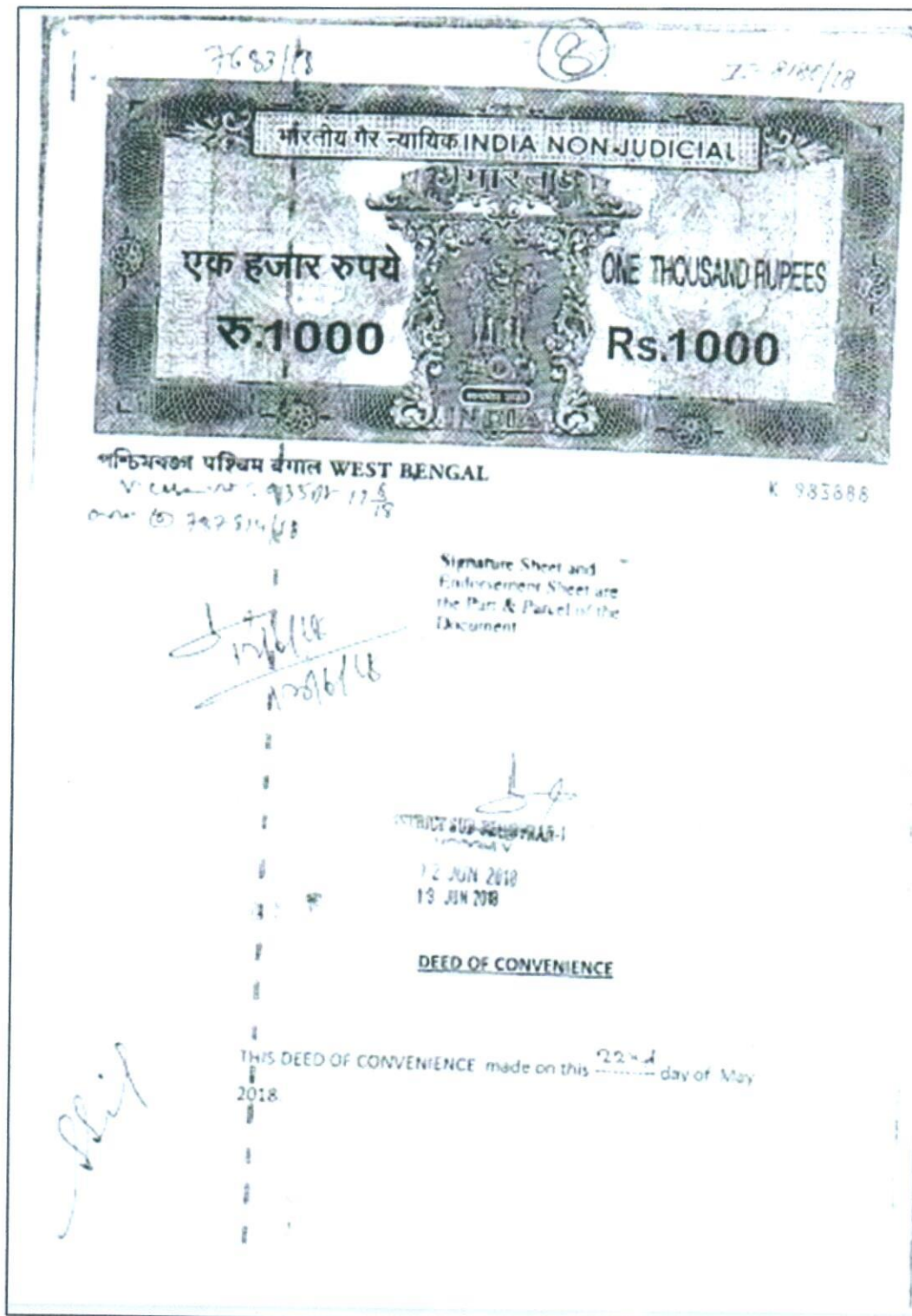
R.B.-To be verified from the appropriate Registration Office after filling up proper e-Registration Form





**ENCLOSURE V: IMPORTANT PROPERTY DOCUMENTS EXHIBIT**

**Conveyance Deed**





## VALUATION ASSESSMENT

M/S. MAGPET POLYMERS PVT. LTD

### DEED OF CONVEYANCE

*Valued at Rs. 8,16,750/-*

*VENDOR*

**SRI JAHAR CHANDRA MALIK**

Residing at - Samsara, P.O. - Hanral,

P.S. - Dadpur, Dist - Hooghly.



*PURCHASER*

**MAGPET POLYMERS PRIVATE LIMITED**

Office at - 36A, Pratapaditya Road, P.O. - Kalighat,

P.S. - Tollygunge, Kolkata.



4661/16 2- 5093

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये ONE THOUSAND RUPEES  
रु.1000 Rs.1000

पश्चिम बंगाल WEST BENGAL  
V.C. Case No. 494  
S. No. 2- 662-472/16

K 964257

18 MAY 2016  
20 MAY 2016

DISTRICT REGISTRAR  
HOUGHLY

**DEED OF CONVEYANCE**

THIS DEED OF SALE is made this 17<sup>th</sup> day of May 2016.

Contd.....2

18 MAY 2016  
20/5/16

Subil





**Copy of CLU**

**Government of West Bengal**  
**Office of the District Land & Land Reforms Officer**  
**दुर्गामी**

To

मगपेट पॉलिमर्स प्राइवेट लिमिटेड, दुर्गामी

प्लॉट/खसती का नं. 148

अतिरिक्त 300 वर्ग गज (कालकाटा) जमीन

P.S. - मगपेट District - दुर्गामी

Sub: Prayer for change of character of land from one class to another.

Ref: His/her application dated: 10/08/2022

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 53 of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 26/09/2022 subject to the terms and condition as noted in schedule-II

**Schedule-I**  
(Schedule of Land for which conversion is allowed vide case no. CN/2012/0602/1028)

Mouza With JL No. & P.S.	Khatian No (LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
अमरा, 51, मगपेट	247	148		100%	0.1502	अर्थ	कालकाटा

**Schedule - II**  
(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act, 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any violation of the provision of prevailing laws-enforcing prevention-of environmental pollution affecting public health in general of the locality at any point of time.
- This permission of conversion will also stand revoked - if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBUR Act.





Copy of CLU

**GOVERNMENT OF WEST BENGAL**  
**OFFICE OF THE ADDITIONAL DISTRICT MAGISTRATE AND**  
**DISTRICT LAND & LAND REFORMS OFFICER, Hooghly**

File No. \_\_\_\_\_ Date \_\_\_\_\_

**ORDER**

In pursuance of the power conferred by Sub-Section (2) of Section 10 of the Land Ceiling and Regulation Act, 1955, I have directed that the following land be classified as **Industry** in pursuance of the provisions of the said Act, and the same be recorded accordingly.

The land is situated in the village of \_\_\_\_\_ Taluqa of \_\_\_\_\_ District.

District Hooghly		P.N. District		Mouza Name		Area (Acres)	Remarks
Block No.	Plot No.	Existing	Changed	Block	Plot		
100	111	Field	Factory	100/1	111/1	100/1	100/1
100	112	Field	Factory	100/2	112/1	100/2	100/2
100	113	Field	Factory	100/3	113/1	100/3	100/3
100	114	Field	Factory	100/4	114/1	100/4	100/4
100	115	Field	Factory	100/5	115/1	100/5	100/5
100	116	Field	Factory	100/6	116/1	100/6	100/6

District Hooghly		P.N. District		Mouza Name		Area (Acres)	Remarks
Block No.	Plot No.	Existing	Changed	Block	Plot		
100	117	Field	Factory	100/7	117/1	100/7	100/7
100	118	Field	Factory	100/8	118/1	100/8	100/8
100	119	Field	Factory	100/9	119/1	100/9	100/9
100	120	Field	Factory	100/10	120/1	100/10	100/10

For the District Magistrate, Hooghly: \_\_\_\_\_

For the District Land & Land Reforms Officer, Hooghly: \_\_\_\_\_





## VALUATION ASSESSMENT

### M/S. MAGPET POLYMERS PVT. LTD

### Copy of TIR

**MR. SUPRIYO BASU**  
Advocate

'Temple Chamber'  
Room No.48, Ground Floor,  
6, Old Post Office Street,  
Kolkata-700 001  
Ph. Nos. 46010516/0517/4847/4852  
40620388  
E-mail: shasudya@gmail.com  
shassociates@sba.firm.in

SCB/Magpet Polymers-I-SME-SC

Place: Kolkata

To  
Standard Chartered Bank (S.M.E.)  
19, N.S. Road,  
Kolkata-700 001

Category: Loan against property

Dear Sir,

**Sub: Legal opinion for loan application of M/s. Magpet Polymers Pvt. Ltd. (applicant), pertaining to ALL THAT land measuring about 21 decimals together with structure standing therein forming part of R.S. Dag no. 378 under R.S. Khatian no. 82 corresponding to L.R. Dag no. 444 under L.R. Khatian no. 555, J. L. no. 35 in Mouza Ayma and Somsara under P.S. Dadpurand in the district Hooghly within the limits of Dadpur Gram Panchayat.**

1. Name of borrower : M/s. Magpet Polymers Pvt. Ltd.
2. Name of owner : M/s. Magpet Polymers Pvt. Ltd.
3. Address of property :

ALL THAT land measuring about 21 decimals together with structure standing therein forming part of R.S. Dag no. 378 under R.S. Khatian no. 82 corresponding to L.R. Dag no. 444 under L.R. Khatian no. 555, J. L. no. 35 in Mouza Ayma and Somsara under P.S. Dadpurand in the district Hooghly within the limits of Dadpur Gram Panchayat.

4. Nature / status of property : Freehold

5. List of documents examined :

- a) Photocopy of certified copy of registered Deed of Sale dated 18-03-2005 between 1) Sri Jahar Chandra Malik, 2) Smt. Jayabati Ghosh and Smt. Katyani Chhat alias Sephali Chhat (Vendors) and Sri Pralhad Kumar Sarkar (Purchaser). The said deed was registered in the office of DSR-II Hooghly and recorded in its book no.1, volume no.42, pages 305 to 312, as being no. 2194 for the year 2005. -Annexure-A
- b) Photocopy of certified copy of registered Deed of Sale dated 18-03-2005 between Sri Bijoy Chandra Bag (Vendor) and Sri Pralhad Kumar Sarkar (Purchaser). The said deed was registered in the office of DSR-II Hooghly and recorded in its book no.1, volume no.28, pages 149 to 156, as being no.1461 for the year 2005. -Annexure-B
- c) Photocopy of certified copy of registered Deed of Sale dated 18-03-2005 between 1) Sri Utpal Bag and 2) Sri Uttim Kumar Bag (Vendors) and Sri Pralhad Kumar Sarkar (Purchaser). The said deed was registered in the office of DSR-II Hooghly and recorded in its book no.1, volume no.28, pages 157 to 164, as being no.1462 for the year 2005. -Annexure-C
- d) Photocopy of certified copy of registered Deed of Sale dated 06-05-2005 between Smt. Ranubala Bag (Vendors) and Sri Pralhad Kumar Sarkar (Purchaser). The said deed was registered in the office of DSR-II Hooghly and recorded in its book no.1, volume no.60, pages 231 to 238, as being no. 3104 for the year 2005. -Annexure-D





## VALUATION ASSESSMENT

### M/S. MAGPET POLYMERS PVT. LTD

### Copy of TIR

**SUPRIYO BASU**  
Advocate

"Temple Chamber"  
Room No.48, Ground Floor,  
6, Old Post Office Street,  
Kolkata-700 001  
Ph. Nos.: 3025-0637/2637/3637/  
4637/5637  
Fax. No. NIL  
E-mail: sbasu\_caf@yahoo.com  
shasassociates@yahoo.com

SCB/Magpet Polymers I SME-SC

Received on 24-08-2016  
Query sent 26-08-2016  
Replied on 20-09-2016  
Opinion on 21-09-2016  
Revised on 10-10-2016

Place: Kolkata

To,  
M/s. Standard Chartered Bank (S.M.E.)  
19, N. S. Road  
Kolkata-700 001

Category: Take Over

**Sub: Loan Application of M/s. Magpet Polymers Pvt. Ltd. (Applicant)-Legal verification of documents relating to ALL THAT land measuring about 137 Sataks equivalent to 4.14 bighas along with structure standing thereon forming part of R.S. Dag nos. 379, 380, 377, 376 & 301 & L.R. Dag nos. 453, 450, 445, 443, 355 & 446 under L.R. Khata nos. 514 & 240 in Mouza Semsara, J.L. no. 27 (Old), 35 (Present) under P.S. Dadpur in the District Hooghly within the limits of Dadpur Gram Panchayat.**

Dear Sir,

**1. Name of the Borrowers** : M/s. Magpet Polymers Pvt. Ltd.

**2. Address of the Property** :

ALL THAT land measuring about 137 Sataks equivalent to 4.14 bighas along with structure standing thereon forming part of R.S. Dag nos. 379, 380, 377, 376 & 301 & L.R. Dag nos. 453, 450, 445, 443, 355 & 446 under L.R. Khata nos. 514 & 240 in Mouza Semsara, J.L. no. 27 (Old), 35 (Present) under P.S. Dadpur in the District Hooghly within the limits of Dadpur Gram Panchayat.

**3. Name of the Owner** : M/s. Magpet Polymers Pvt. Ltd.

**4. Nature / Status of the Property** : Freehold

**5. List of Documents examined** :

- Photocopy of registered Deed of Conveyance dated 09-02-1976 between Sri Jatindra Nath Poken (Vendor) and Smt. Mamata Rani Ghosh (Purchaser). The said deed was registered in the office of \_\_\_\_\_ and recorded in its book no. 1, volume no. 15, pages 84 to 85, as being no. 731 for the year 1976-Annexure-A
- Photocopy of registered Deed of Gift dated 24-01-1978 between Smt. Perki Bala Das (Donor) and Sri Bijoy Chandra Bag (Donee). The said deed was registered in the office of DSK Hooghly and recorded in its book no. 1, as being no. 316 for the year 1978-Annexure-B
- Photocopy of registered Deed of Settlement dated 24-01-1978 between Smt. Perki Bala Das (Settler) and 1) Minor Sri Utpal Kumar Bag and 2) Minor Sri Urin Kumar Bag, both minors are represented by their natural guardian and mother Smt. Monika Bala Bag (Settlers). The said deed was registered in the office of DSK Hooghly and recorded in its book no. 1, as being no. 315 for the year 1978-Annexure-C
- Photocopy of registered Deed of Conveyance dated 10-03-1986 between Smt. Mamata Rani Ghosh (Vendor) and 1) Sri Sanat Kumar Pan and 2) Sri Kishore Kumar Pan (Purchasers). The said deed was registered in the





**Copy of Fire Noc**

Speed Post

GOVERNMENT OF WEST BENGAL  
OFFICE OF THE DIRECTOR GENERAL  
WEST BENGAL FIRE & EMERGENCY SERVICES  
13-D, MIRZA GALIB STREET,  
KOLKATA- 700016.

Memo No.-WBFE/5208/16 / Hooghly-INDB/882/14(882/14) ; Dated: 05/08/16

From  
The Director General  
West Bengal Fire & Emergency Services

To:  
Director  
M/S, Magpet Polymers (P) Ltd.  
Magnum Parkview,  
76A, Pratapaditya Road,  
Kolkata-700026.



Sub: Fire Safety Certificate (N.O.C.) for occupancy of Factory Shed, Office etc.  
under group of Industrial Building at Vill - Somsara, P.O. - Hanra, P.S. - Dadpur,  
Dist-Hooghly.

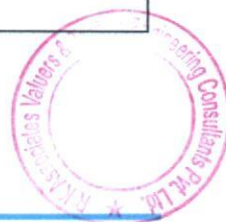
This is in reference to your letter dated: 20.02.16 regarding the of Fire Safety  
Certificate (N.O.C.) for occupancy of Factory Shed, Office etc. under group of Industrial  
Building at Vill-Somsara, P.O.- Hanra, P.S - Dadpur, Dist-Hooghly.

The performance of the Fire Fighting Systems as incorporated in the building were  
tested at random and found satisfactorily working condition. In view of the above, this  
office is hereby releasing the "No Objection Certificate" for occupancy of the aforesaid  
building.

However to up-keep the Fire Safety Measures of the aforesaid building the  
following safety measures are to be incorporated -

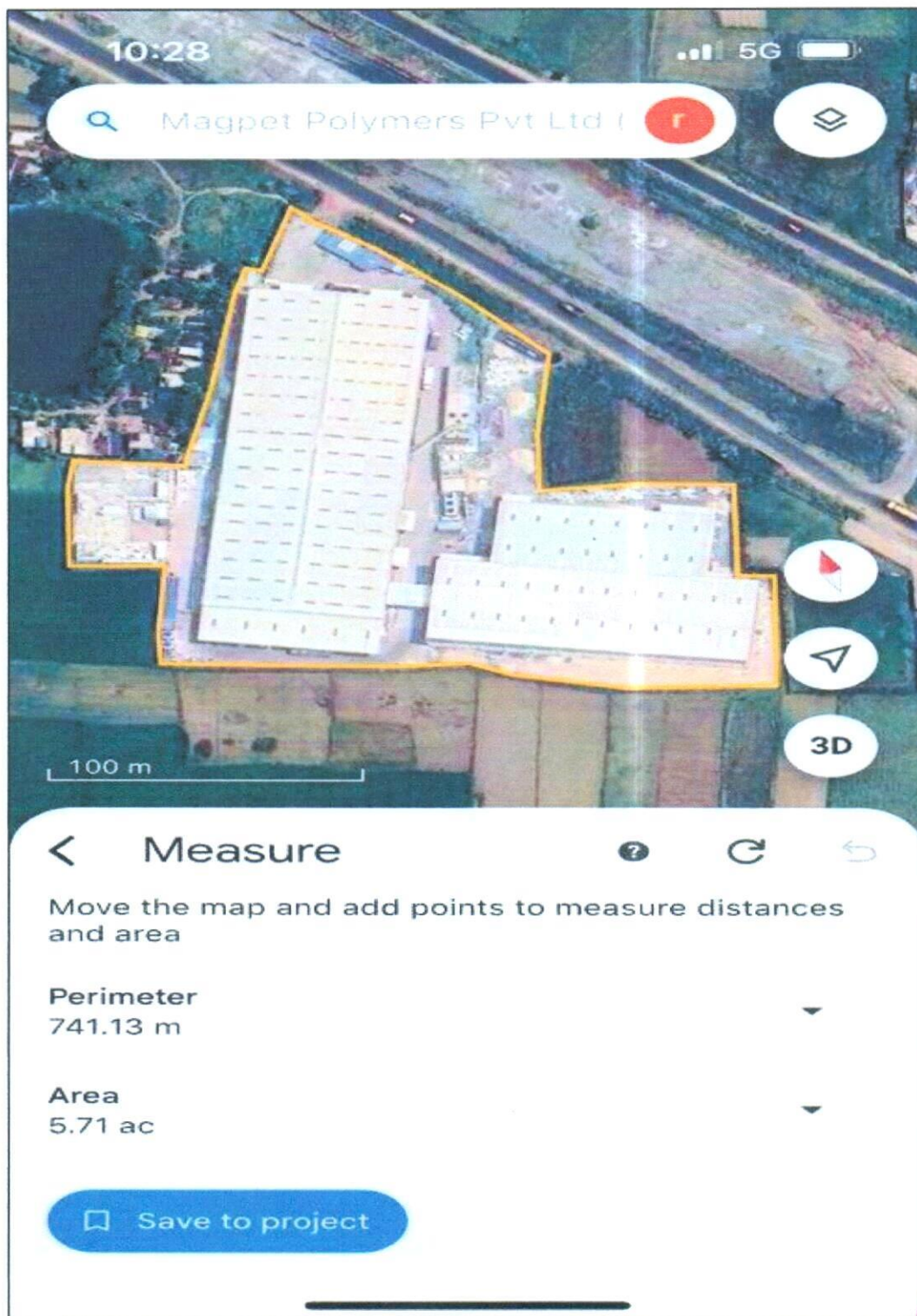
1. Driveway must be free of any type of obstruction for easy movement of Fire Appliances. No parking will be allowed on the Driveway.
2. The interior finish decoration of the building shall be made with low flame spread material conforming to the I.S. Specification.
3. To eliminate risk of fire hazards, good house-keeping both for inside and outside of the building shall be strictly maintained.
4. Existing Electrical wiring of the whole building shall have to be carefully checked for any wear and tear in them, particularly lines above false ceiling and ducts.

Page 1 of 2





**Google Map Measurement of Land Area**







# VALUATION ASSESSMENT

## M/S. MAGPET POLYMERS PVT. LTD

### Copy of License to work the factory



**FORM-3**  
(See rules 3(1), 3(4), 7(1) and 8(2))  
GOVERNMENT OF WEST BENGAL



**DIRECTORATE OF FACTORIES**  
**LICENCE TO WORK A FACTORY**

( Licence No. **20220** Reg. No. **17-HG/X/15** . Date of renewability **02ND JAN 2015** H.P **2000(HP)** Worker **250** Fee Rs. **57750/-**  
Licence is hereby granted to **MAGPET POLYMERS PVT. LTD.**, valid only for the factory known as **MAGPET POLYMERS PVT. LTD.** situated at **ZONE:-SERAMPORE, VILL:-SOMSARA, P.O.- HANRAL, P.S.- DADPUR, HOOGHLY, PIN- 712149, DADPUR, BLOCK - POLBA DADPUR ,CHINSURAH, PS - DADPUR , PO - HANRAL B.O,HOOGHLY , PIN- 712149, WEST BENGAL**, subject provisions of the Factories Act, 1948, and the rules made thereunder.

The licence shall remain in force till **31st Dec 2026**

Sd/-  
Deputy Chief of Factories, West Bengal

Ton 25th Jan 2022

for The Chief Inspector of Factories, West Bengal

**RENEWALS**

Valid up to	H.P	Worker	Fee for renewal	Date of payment	Late fee for renewal	Signature of deputy Chief of Factories, West Bengal
31st Dec 2021	2000(HP)	250	62500	14th Dec 2018, 12th Jan 2019, 04th Feb 2019,	5500	Sd/-
31st Dec 2022	2000(HP)	250	10500	11th Jan 2022	0	Sd/-
31st Dec 2023	2000(HP)	250	10500	11th Jan 2022	0	Sd/-
31st Dec 2024	2000(HP)	250	10500	11th Jan 2022	0	Sd/-
31st Dec 2025	2000(HP)	250	10500	11th Jan 2022	0	Sd/-
31st Dec 2026	2000(HP)	250	10500	11th Jan 2022	0	Sd/-

**TRANSFERS**

To whom transferred	Date of Transfer	Date of payment of transfer fee	Signature of Deputy Chief of Factories, West Bengal

**AMENDMENTS**

Date of amendment	Amended worker	Amended H.P	Date of payment of Amendment fee	additional fee	Signature of Deputy Chief of Factories, West Bengal

This Licence is Computer generated and does not require any signature. For authenticity of this





# VALUATION ASSESSMENT

## M/S. MAGPET POLYMERS PVT. LTD

### Pollution NOC

CO127826

Memo Number: 28 /hg-co-g/14/0234 Date: 21-01-2020

**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. **Magpet Polymers (P) Ltd.**

(hereinafter referred to as Applicant) for its unit located at: - Vill. - Somsara, P.O. - Manral, P.S. - Dadpur, Dist. - Hooghly, Pin. - 712 149.

(Detailed address of the manufacturing unit)

for a period from **issue date** to **31.12.2026** to operate the industrial unit and to discharge liquid effluent and to emit gaseous effluent from the premises/land 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 the consent order as specified in the Environmental (Protection) Act, 1986.

Breach of the conditions 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 **reserves the right to revoke, withdraw or make any modification or change** after the conditions of this consent **after 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 day	Sl. No.	Name of major products and by products	Quantity produced per month
01	Preform & Bottle	20.9 MT	03		
02			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			02			03		

03. The Applicant falls in the \_\_\_\_\_ 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
2.0	1.0		

05. Daily discharge of effluent shall not exceed

	Industrial liquid effluent	Domestic liquid effluent	Mixed (industrial & domestic) liquid effluent
No. of outlets		01 (One)	
Quantity	0.5 KL	0.5 KL	KL
Place of discharge	recycled	Septic tank to soakpit	

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:

Outlet No.	Nature of effluent	Parameters and Standard (in mg/l, max)						Frequency of effluent sampling
		pH	BOD	COD	TSS	O & G		
01	Domestic	5.5-9	30	250	100	10		Once in 7 years.





**ENCLOSURE VI: ANNEXURE: DECLARATION-CUM-UNDERTAKING**

- a Persons worked on this report are citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c The information furnished in our valuation report dated 13/5/2024 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor Rajat Choudhary & Kishanu Sarkar have personally inspected the property on 14/3/2024 the work is not subcontracted to any other valuation firm and is carried out by us.
- e We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- f We have not been removed/ dismissed from service/employment earlier.
- g We have not been convicted of any offence and sentenced to a term of imprisonment.
- h Company is not found guilty of misconduct in professional capacity.
- i Persons worked on this report are not declared to be unsound mind.
- j Company is not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- k Company is not an undischarged insolvent.
- l No penalty is levied under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- m Company is not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- n Our PAN Card number/ GST number as applicable is **AAHCR0845G/ 09AAHCR0845G1ZP**.
- o We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- p We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- q We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2009 of the IBA and has tried to apply the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability as much as practically possible in the limited time available.
- r We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class and has tried to apply the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable to the best of our ability as much as practically possible in the limited time available.
- s Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.
- t We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u The authorized Engineers of the company who has worked on the assignment has signed this valuation report.
- v The work is taken on the instructions of the Bank.
- w Further, we hereby provide the following information.

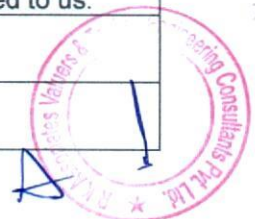
S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	This is a Polymer Industry located at aforesaid address having the total land area is 5.75 Acre/ 575 Decimal along with total built-up area 74,860 sq.ft is considered for valuation as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site physically unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing.



## VALUATION ASSESSMENT

### M/S. MAGPET POLYMERS PVT. LTD

2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.	
3.	Identity of the experts involved in the valuation	<b>Survey Analyst:</b> Er. Rajat Choudhary & Er. Kishanu Sarkar <b>Valuation Engineer:</b> Er. Ashil Baby <b>L1/ L2 Reviewer:</b> Er. Anil Kumar	
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.	
5.	Date of appointment, valuation date and date of report	<b>Date of Appointment:</b>	<b>22/8/2024</b>
		<b>Date of Survey:</b>	<b>19/9/2024</b>
		<b>Valuation Date:</b>	<b>9/10/2024</b>
		<b>Date of Report:</b>	<b>9/10/2024</b>
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineer Mr. Rajat Choudhary & Mr. Kishanu Sarkar on 19/9/2024. Property was shown and identified by <b>Mr. Subrata Paul</b>	
7.	Nature and sources of the information used or relied upon	Please refer to Part-D of the Report. Level 3 Input (Tertiary) has been relied upon.	
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-D of the Report.	
9.	Restrictions on use of the report, if any	<p>Value varies with the Purpose/ Date/ Market &amp; Asset Condition &amp; Situation prevailing in the market. We recommend not to refer the indicative &amp; estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in this report. I/we do not take any responsibility for the unauthorized use of this report. During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null &amp; void.</p> <p>This report only contains general assessment &amp; opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.</p> <p>This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.</p>	
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report.	
11.	Major factors that were not taken into account during the valuation	Please refer to Part A, B & C of the Report.	





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12.	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.	Please refer to Part E of the Report and Valuer's Important Remarks enclosed herewith.
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**Date: 9/10/2024**

**Place: Noida**

**Signature**  
**(Authorized Person of R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.)**





## ENCLOSURE VII: ANNEXURE: MODEL CODE OF CONDUCT FOR VALUERS

### Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

### Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client in so far as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

### Independence and Disclosure of Interest

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching or offering" convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

### Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.





### Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

### Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.  
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

### Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

### Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

### Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Signature of the Authorized Person: \_\_\_\_\_

Name of the Valuation company: R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.

Address of the Valuer: D-39, Sector-2, Noida-201301

Date: 9/10/2024

Place: Noida



**PART E**

**ENCLOSURE: VIII - VALUER'S IMPORTANT REMARKS**

1.	Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing out of the standard checklist of documents sought from the client & its customer which they could provide within the reasonable expected time out of the standard checklist of documents sought from them and further based on certain assumptions and limiting conditions. The information, facts, documents, data which has become primary basis of the report has been supplied by the client which has been relied upon in good faith and is not generated by the Valuer.
2.	The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
3.	Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
4.	In the course of the valuation, we were provided with both written and verbal information. We have however, evaluated the information provided to us through broad inquiry, analysis and review but have not carried out a due diligence or audit of the information provided for the purpose of this engagement. Our conclusions are based on the assumptions and other information provided to us by the client during the course of the assessment.
5.	Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not part of the Valuation services and same has not been done in this report unless otherwise stated.
6.	Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and should not be construed as a professional opinion. Legal aspects are out of scope of this report. Details mentioned related to legal aspect are only based on the copy of the documents provided to us and whatever we can interpret as a non-legally trained person. This should be cross validated with a legal expert. We do not vouch any responsibility regarding the same.
7.	We have made certain assumptions in relation to facts, conditions & situations affecting the subject of, or approach to this exercise that has not been verified as part of the engagement rather, treated as "a supposition taken to be true". If any of these assumptions prove to be incorrect then our estimate on value will need to be reviewed.
8.	This is just an opinion report based on technical & market information having general assessment & opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower.
9.	We have relied on the data from third party, external sources & information available on public domain to conclude the valuation. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
10.	Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.
11.	Value varies with the Purpose/ Date/ Asset Condition & situation/ Market condition, demand & supply, asset utility prevailing on a particular date/ Mode of sale. The indicative & estimated prospective Value of the asset given in this report is restricted only for the purpose and other points mentioned above prevailing on a particular date as mentioned in the report. If any of these points are different from the one mentioned aforesaid in the Report then this report should not be referred.
12.	Our report is meant ONLY for the purpose mentioned in the report and should not be used for any other purpose. The Report should not be copied or reproduced for any purpose other than the purpose for which it is prepared for. I/we do not take any responsibility for the unauthorized use of this report.
13.	We owe responsibility only to the authority/client that has appointed us as per the scope of work mentioned in the report. We will not be liable for any losses, claims, damages or liabilities arising out of the actions taken, omissions or advice given by any other person. In no event shall we be liable for any loss, damages, cost or expenses arising in any way from fraudulent acts, misrepresentations or willful default on part of the client or companies, their directors, employees or agents.
14.	This report is having limited scope as per its fields & format to <u>provide only the general basic idea of the value of the property prevailing in the market</u> based on the site inspection and documents/ data/ information provided by the client. The suggested indicative prospective estimated value should be considered only if transaction is happened as <u>free market transaction</u> .
15.	The sale of the subject property is assumed to be on an all cash basis. Financial arrangements would affect the price at which the property may sell for if placed on the market.
16.	The actual realizable value that is likely to be fetched upon sale of the asset under consideration shall entirely depend on the demand and supply of the same in the market at the time of sale.



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17.	While our work has involved an analysis & computation of valuation, it does not include detailed estimation, design/ technical/ engineering/ financial/ structural/ environmental/ architectural/ compliance survey/ safety audit & works in accordance with generally accepted standards of audit & other such works. The report in this work is not investigative in nature. It is mere an opinion on the likely estimated valuation based on the facts & details presented to us by the client and third party market information came in front of us within the limited time of this assignment, which may vary from situation to situation.
18.	Where a sketched plan is attached to this report, it does not purport to represent accurate architectural plans. Sketch plans and photographs are provided as general illustrations only.
19.	Documents, information, data including title deeds provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.
20.	The report assumes that the borrower/company/business/asset complies fully with relevant laws and regulations applicable in its area of operations and usage unless otherwise stated, and that the companies/business/assets is managed in a competent and responsible manner. Further, as specifically stated to the contrary, this report has given no consideration to matters of a legal nature, including issues of legal title and compliance with relevant laws, and litigations and other contingent liabilities that are not recorded/reflected in the documents/ details/ information/ data provided to us.
21.	This valuation report is not a qualification for accuracy of land boundaries, schedule (in physical terms), dimensions & identification. For this land/ property survey report can be sought from a qualified private or Govt. surveyor.
22.	This Valuation report is prepared based on the facts of the property on the date of the survey. Due to possible changes in market forces, socio-economic conditions, property conditions and circumstances, this valuation report can only be regarded as relevant as at the valuation date. Hence before financing, Banker/ FI should take into consideration all such future risk and should loan conservatively to keep the advanced money safe in case of the downward trend of the property value.
23.	Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will have considerable lower value. Similarly, an asset sold directly by an owner in the open market through free market transaction then it will fetch better value and if the same asset/ property is sold by any financier due to encumbrance on it, will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing and take decision accordingly.
24.	Valuation is done for the property identified to us by the owner/ owner representative. At our end we have just visually matched the land boundaries, schedule (in physical terms) & dimensions of the property with reference to the documents produced for perusal. Method by which identification of the property is carried out is also mentioned in the report clearly. Responsibility of identifying the correct property to the Valuer/ its authorized surveyor is solely of the client/ owner for which Valuation has to be carried out. It is requested from the Bank to cross check from their own records/ information if this is the same property for which Valuation has to be carried out to ensure that owner has not misled the Valuer company or misrepresented the property due to any vested interest. Where there is a doubt about the precision position of the boundaries, schedule, dimensions of site & structures, it is recommended that a Licensed Surveyor be contacted.
25.	In India more than 70% of the geographical area is lying under rural/ remote/ non municipal/ unplanned area where the subject property is surrounded by vacant lands having no physical demarcation or having any display of property survey or municipal number / name plate on the property clearly. Even in old locations of towns, small cities & districts where property number is either not assigned or not displayed on the properties clearly and also due to the presence of multiple/ parallel departments due to which ownership/ rights/ illegal possession/ encroachment issues are rampant across India and due to these limitations at many occasions it becomes tough to identify the property with 100% surety from the available documents, information & site whereabouts and thus chances of error, misrepresentation by the borrower and margin of chances of error always persists in such cases. To avoid any such chances of error it is advised to the Bank to engage municipal/ revenue department officials to get the confirmation of the property to ensure that the property shown to Valuer/ Banker is the same as for which documents are provided.
26.	If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report and this report will be made for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township and the subject unit must be approved in all respect.
27.	Due to fragmented & frequent change in building/ urban planning laws/ guidelines from time to time, different laws/ guidelines between regions/ states and no strict enforceability of Building Bye-Laws in India specially in non-metro and scale b & c cities & Industrial areas, property owners many times extend or make changes in the covered area/ layout from the approved/ applicable limits. There are also situations where properties are decades old when there was no formal Building Bye-Laws applicable the time when the construction must have been done. Due to such discrete/ unplanned development in many regions sometimes it becomes tough for the Valuer to determine the exact lawful situation on ground. Unless otherwise mentioned in the report, the covered area present on the site as per site survey will be considered in the Valuation.
28.	Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.
29.	Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.
30.	Valuation is a subjective field and opinion may differ from consultant to consultant. To check the right opinion, it is important to evaluate the methodology adopted and various data point/ information/ factors/ assumption considered by the consultant which became the basis for the Valuation report before reaching to any conclusion.
31.	Although every scientific method has been employed in systematically arriving at the value, there is, therefore, no indisputable single value and the estimate of the value is normally expressed as falling within a likely range.



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32.	Value analysis of any asset cannot be regarded as an exact science and the conclusions arrived at in many cases will, of necessity, be subjective and dependent on the exercise of individual judgment. Given the same set of facts and using the same assumptions, expert opinions may differ due to the number of separate judgment decisions, which have to be made. Therefore, there can be no standard formula to establish an indisputable exchange ratio. In the event of a transaction, the actual transaction value achieved may be higher or lower than our indicative analysis of value depending upon the circumstances of the transaction. The knowledge, negotiability and motivations of the buyers and sellers, demand & supply prevailing in the market and the applicability of a discount or premium for control will also affect actual price achieved. Accordingly, our indicative analysis of value will not necessarily be the price at which any agreement proceeds. The final transaction price is something on which the parties themselves have to agree. However, our Valuation analysis can definitely help the stakeholders to take informed and wise decision about the Value of the asset and can help in facilitating the arm's length transaction.
33.	This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component, or item wise analysis. Analysis done is a general assessment and is not investigative in nature.
34.	This report is prepared on the RKA V-L1 (Basic) Valuation format as per the client requirement and scope of work. This report is having limited scope as per its fields & format to provide only the general estimated & indicative basic idea of the value of the property prevailing in the market based on the information provided by the client. No detailed analysis, audit or verification has been carried out of the subject property. There may be matters, other than those noted in this report, which might be relevant in the context of the transaction and which a wider scope might uncover.
35.	This is just an opinion report and doesn't hold any binding on anyone. It is requested from the concerned Client/ Bank/ Financial Institution which is using this report for mortgaging the property that they should consider all the different associated relevant & related factors & risks before taking any business decision based on the content of this report.
36.	All Pages of the report including annexures are signed and stamped from our office. In case any paper in the report is without stamp & signature then this should not be considered a valid paper issued from this office.
37.	As per IBA Guidelines & Bank Policy, in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.
38.	<b>Defect Liability Period is 15 DAYS.</b> We request the concerned authorized reader of this report to check the contents, data, information, and calculations in the report within this period and intimate us in writing at <a href="mailto:valuers@rkassociates.org">valuers@rkassociates.org</a> within 15 days of report delivery, if any corrections are required or in case of any other concern with the contents or opinion mentioned in the report. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, then it shall be considered that the report is complete in all respect and has been accepted by the client up to their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner. After this period no concern/ complaint/ proceedings in connection with the Valuation Services will be entertained due to possible change in situation and condition of the property.
39.	Though adequate care has been taken while preparing this report as per its scope, but still we can't rule out typing, human errors, over sightedness of any information or any other mistakes. Therefore, the concerned organization is advised to satisfy themselves that the report is complete & satisfactory in all respect. Intimation regarding any discrepancy shall be brought into our notice immediately. If no intimation is received within 15 (Fifteen) days in writing from the date of issuance of the report, to rectify these timely, then it shall be considered that the report is complete in all respect and has been accepted by the client upto their satisfaction & use and further to which R.K Associates shall not be held responsible in any manner.
40.	Our Data retention policy is of <b>ONE YEAR</b> . After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.
41.	This Valuation report is governed by our (1) Internal Policies, Processes & Standard Operating Procedures, (2) R.K Associates Quality Policy, (3) Valuation & Survey Best Practices Guidelines formulated by management of R.K Associates, (4) Information input given to us by the customer and (4) Information/ Data/ Facts given to us by our field/ office technical team. Management of R.K Associates never gives acceptance to any unethical or unprofessional practice which may affect fair, correct & impartial assessment and which is against any prevailing law. In case of any indication of any negligence, default, incorrect, misleading, misrepresentation or distortion of facts in the report then we request the user of this report to immediately or at least within the defect liability period to bring all such act into notice of R.K Associates management so that corrective measures can be taken instantly.
42.	R.K Associates never releases any report doing alterations or modifications by pen. In case any information/ figure of this report is found altered with pen then this report will automatically become null & void.
43.	We are fully aware that based on the opinion of value expressed in this report, we may be required to give testimony or attend court / judicial proceedings with regard to the subject assets, although it is out of scope of the assignment, unless specific arrangements to do so have been made in advance, or as otherwise required by law. In such event, the party seeking our evidence in the proceedings shall bear the cost/professional fee of attending court / judicial proceedings and my / our tendering evidence before such authority shall be under the applicable laws.
44.	The final copy of the report shall be considered valid only if it is in hard copy on the company's original letter head with proper stamp and sign on it of the authorized official upon payment of the agreed fees. User shall not use the content of the report for the purpose it is prepared for only on draft report, scanned copy, email copy of the report and without payment of the agreed fees. In such a case the report shall be considered as unauthorized and misused.

