

Er. V. K. Grover

B.E. (Civil) Prop.

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Consulting Associates :

Er. B. L. Grover

A.M.I.E. (Electrical)

Er. Ashish Arora

B.E. (Mechanical)



V. K. Grover & Associates

(Approved by the Govt. of India, Ministry of Finance, New Delhi)

Admn. Office cum Resl. : 30-D, Rani Ka Bagh, Near Jagat Jyoti School, Amritsar - 143 001.

Branch Office : 776 - A, Sector-8, Panchkula, Haryana.

Branch Office : #187, Chotli Baradari, Phase-I, Jalandhar.

CHARTERED ENGINEERS & GOVT. APPROVED VALUERS

ARCHITECTURAL CONSULTANTS * STRUCTURAL, ELECTRICAL & MECHANICAL ENGINEERS

APPROVED LOSS ASSESSORS * GOVT. APPROVED VALUERS * INTERIOR DECORATORS * VASTU CONSULTANTS

Regd. Valuer by : Insolvency & Bankruptcy Board of India U/s 247 of the companies Act 2013

Vide Registration No. - IBBI/RV/02/2019/11504 Dated 24/05/2019

VALUATION REPORT

OF

AN IMMOVABLE PROPERTY

BEARING

Land to the extent of 53 Kanal- 2 Marlas out of Khasra no. 118//14 (8-0) 7 (8-0) 6 (8-0)

Khasra No. 118//1 (7-12) 2 (8-0) 3 (8-0) 4 (8-0)

Khasra No. 117//1 (8-0) 2 (6-4/8-0) 9 (3-2/8-0) 10 (4-0/8-0)

SITUATED AT

Harchowal- Kiri Afgana Link Road, Near Indian Bank, Kiri Afghana, Falls in the revenue estate of village Kiri Afgana, Subtehsil Qadian, Tehsil Batala & Distt. Gurdaspur.

OWNER

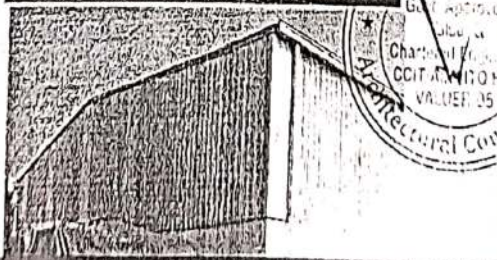
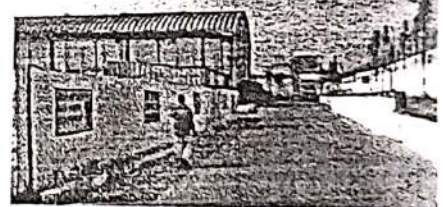
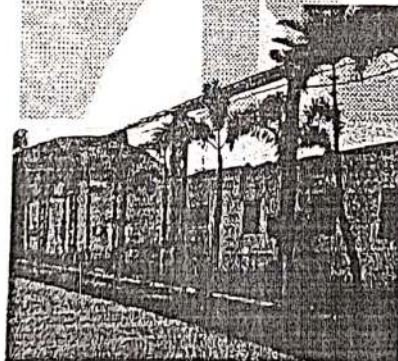
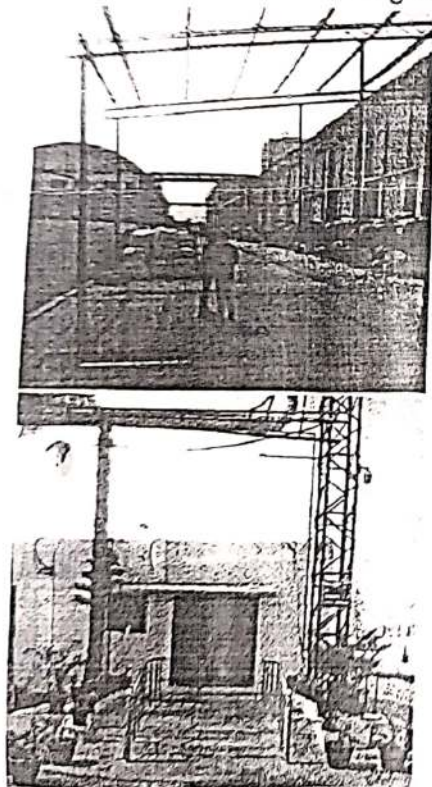
M/s Adie Broswn Breweries Pvt. Ltd

ON BEHALF OF

Indian Bank

Parliament street Branch

New Delhi



* Bank of Baroda * Bank of India

* Income Tax Department * Indian Bank

* Punjab National Bank * State Bank of India

* Bank of Maharashtra * Central Bank of India

* Union Bank of India * Indian Oil Corporation

* The Karnataka Bank Ltd. * Union Bank of India

Govt. Approved Valuer of Income Tax Deptt. U/S 34 AB of the Wealth Tax Act 1957, Vide Registration No. CCIT/ASR/ITO. HQ/VALUER/05

Fellow Member of the Institution of Valuers New Delhi Vide Lic. No. 5366

Govt. of India, Ministry of Finance New Delhi, Vide Lic. No. SLA/36837/97-02

Associate Member of the Institute of Engineers, CALCUTTA, Vide registration-No. RAM/073335/19 dated 12/01/99

Office timings : 10:00 am to 7:00 pm E-mail : vkgroverassociates@gmail.com

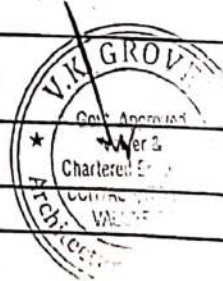


Scanned with OKEN Scanner

February 23, 2023

General

	South			466'-0"+374'-8"
4	Details of recent registration			
a.	Buyer	M/s Adle Broswn Breweries Pvt. Ltd		
b.	Seller	As Per Deed		
c.	Extent of the area	1062	Marlas	As Per Site/Deed
d.	Registered for Rs.	Rs.	As Per Deed	
e.	Date of Registration	13-9-2010		
5	Whether the property self acquired or ancestral property		Self Acquired	
a.	If ancestral property whether VAO certificate is available		N.A	
b.	If self acquired whether original title deed verified		Copy seen	
6	If the Building is leased out, terms of lease		Freehold	
a.	unexpired period of lease		-	
b.	Possibility of getting Vacant possession		-	
7	Whether the land on which the building stands on owned by the borrower.		yes	
8	Type of Construction wth Details			
a.	Whether constructed as per approved plan (Enclose photocopy of the approved building plan)		To be obtained from the owners	
b.	Whether any major deviations observed from the approved plan.		to be Co related with the Given Approvals I	
9	a	Age of the building and the present condition.	11 Years	
	b	Life Expectancy	49 Years, if maintained	
	c	Locational Disadvantages	Adjoining Locality is yet to be developed !	
10	a	Whether property tax has been paid regularly	N.A	
	b	Amount of tax	N.A	
11	Any Other relevant details		-	
	a	Whether premises utilised for residential / Commercial / Industrial purposes	For Industrial purposes	
	b	Own/Rental occupation/ long lease	Own	
	c	If rented, rent yield per month	N.A	
	d	Whether standard rent has been fixed under Rebt Control Act, If so details:	N.A	
	e	Any dispute between owner & tenant	N.A	

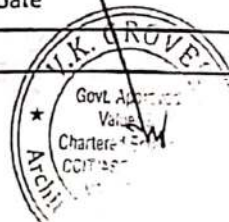


2	Legal Encumbrances, If any. (Searches and Investigations made)	To be verified by the Legal Advisor Of the Bank				
	Any Other details which affects our charge on the property as security	Nil				
13	Total Area of land	1062	Marlas	As Per Title Deed / Site		
		Ground Floor		128764.00	Sft.	As Per Site
		First Floor		10034.00	Sft.	As Per Site
		Top Floor / Mumty		0	Sft.	As Per Site
		Total		138798.00	Sft.	
	Year of construction					
	Type of Construction	B-Class				
	Type of roof	RCC Roof slab & Acc Sheets				
	Type of Floor	PCC Flooring				
	Replacement Value of Building	Rs. 121,181,030.00				
	Amenities / Extra Fittings- Replacement Value	15%	Rs.	24,761,141.04		
	Estimates / Present Value of the building	Rs. 145,942,171.04				
	Less Depreciation (Rs. In lacs)	Rs. 16,106,756.40				
	Net Depreciated Value of Building	Rs. 129,835,414.64				
	Forced / Distress sale value (Rs. In Lacs)	Rs. 97,376,560.98				
	Avallability if civic amenties / water	Available				
	Electricity Connection	Available				
	Drainage Connection	Available				
	Transport / Communication	Amenable				
	Nearest bus stop	Bus Stand Qadian	25 Kms			
	Nearest Railway Station	Railway Station Qadian	25 Kms			
14	VAO / Guideline value maintained at Registrar Office (copy enclosed)	15000.00 Per Marla				
15	Local / Market rate prevalling at the time of valuation (Basis of valuation)	20000-22000				Per Marla
16	Total Value (Land + Building) arrived at by the undersigned and reasons there of	Rs. 151,075,414.64				
	[Rupees Fifteen Crore Ten Lakh Seventy Five Thousand Four Hundred Fourteen and Paise Sixty Four Only]					



Details of Building Valuation

	Particulars	Plinth Area (Sft.) As Per Sanctioned Plan	Ht.	Age of Building	Estimated replacement Rate	Replacement Value	Depreciation %	Depreciation Value	Net value after depreciation Rs
Ground Floor									
1	Bottling sheds 179' X 218'-4" (with Acc sheets)	39081.00	11'	12 Years	875.00	34195875.00	18%	6155258	28040617.50
2	Back side sheds 218' X 52'-6" (With ACC sheets)	11445.00	11'-0"	12 Years	850.00	9728250.00	18%	1751085	7977165.00
3	Utility shed 60' X 68' (Rcc Roof slab) Ht. 18'	4080.00	18'-0"	12 Years	995.00	4059600.00	18%	730728	3328872.00
4	Silo shed 39' X 141' (Rcc Roof slab) Ht. 11'	5499.00	11'-0"	12 Years	995.00	5471505.00	18%	984871	4486634.10
5	RCC Verandah 139' X 20' + 46'-6" X 20')	3710.00	11'-0"	12 Years	750.00	2782500.00	18%	500850	2281650.00
6	Silo shed 40' X 40' (Rcc Roof slab) Ht. 11'	1600.00	11'-0"	12 Years	650.00	1040000.00	18%	187200	852800.00
7	Plant shed 60' X 120' (Acc sheets roof) Ht. 35'	7200.00	35'-0"	12 Years	990.00	7128000.00	18%	1283040	5844960.00
8	Plant shed 100' X 177' (Acc sheets roof) Ht. 35'	17700.00	35'-0"	12 Years	990.00	17523000.00	18%	3154140	14368860.00
9	Weigh bridge RCC roof slab 68' X 17' Ht. 11'	1156.00	11'-0"	12 Years	675.00	780300.00	18%	140454	639846.00
Ground Floor New Addition									
10	Shed 86'-6" x 116'-0" G.I Sheets	10034.00	11'-0"	1 Years	850.00	8528900.00	0%	0	8528900.00
11	Shed 100'-0" x 226'-0" G.I Sheets	22600.00	11'-0"	1 Years	850.00	19210000.00	0%	0	19210000.00
12	Shed G.I Sheets	4659.00	11'-0"	1 Years	850.00	3960150.00	0%	0	3960150.00
13	Mazzenine floor over Plant shed	10034.00	18'-0"	12 Years	675.00	6772950.00	18%	1219131	5553819.00
	Total	138798.00				121181030.00		16106756	105074273.60
Amenities / Extra Fittings- Replacement Value								15%	15761141.04
Add the Cost Of Road network within the campus								L.S.	2500000.00
Add the Cost Of B/Wall & Gate								L.S.	6500000.00
Total									129835414.64



Valuation of Land / Plot

	Extent of Land	1062	Marlas	
	Prevalling Market Rate of Land	20000-22000	Rs. Per Marla	
	Adopted Land rate in valuation	20000.00	Rs. Per Marla	
	Land Value As per market rates	21240000.00		
17	Value arrived by the undersigned and reasons thereof			
a.	Market Value	Rs.	151075414.64	
b.	Forced / Distress Sale Value	Rs.	113306560.98	
c.	Comparable Sale Value (in the vicinity)	Rs.	135967873.18	
d.	Realizable Sale Value	Rs.	128414102.44	

[Rupees Fifteen Crore Ten Lakh Seventy Five Thousand Four Hundred Fourteen and Paise Sixty Four Only]

Certified that the property valuation has been done without any interest direct or indirect and the distress sale value has also been taken into account for valuing the property.

Detailed valuation report is Explained above STATEMENT OF LIMITING CONDITIONS

The value set forth in this valuation report is subject to the following limiting condition:

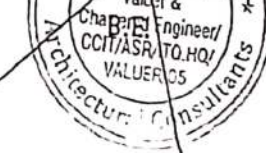
- 1 No responsibility is to be assumed for matters legal in nature, nor is any opinion of the title rendered by this report, Good title is assumed.
- 2 Both legal description and dimension are taken from sources thought to be authoritative, however, no responsibility is assumed for the same, either or unless, a survey by a competent Surveyor or Engineer, if furnished to the appraiser.
- 3 The valuer, by reasons of this report, is not required to give testimony in court, with reference to the appraised property unless arrangements for such contingency have been previously agreed upon.
- 4 The physical condition of the improvements was passed on visual inspection. No liability is assumed for the soundness of the structure since no engineering test was made of the buildings.
- 5 Possession of any copy of this report does not carry with it the right of publication, nor may be used for any purpose by anyone, except the addresses and the property owner, without the previous written consent of the appraiser, and in any event, only may be revealed in its entirety.

Amritsar

Thursday, February 23, 2023

Signature of An Approved valuer

Er. V.K. Grover



[illegible][illegible]

GEOGRAPHICAL LOCATION
OF
AN IMMOVABLE PROPERTY
BEARING

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of village Kiri Afgana, Subtehsil Qadian, Tehsil Batala & Distt. Gurdaspur.

OWNER

M/s Adie Broswn Breweries Pvt. Ltd

ON BEHALF OF

Indian Bank

Parliament street Branch

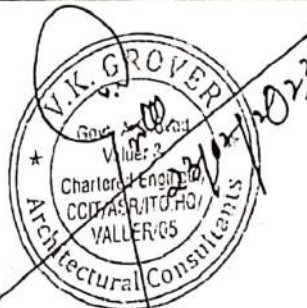
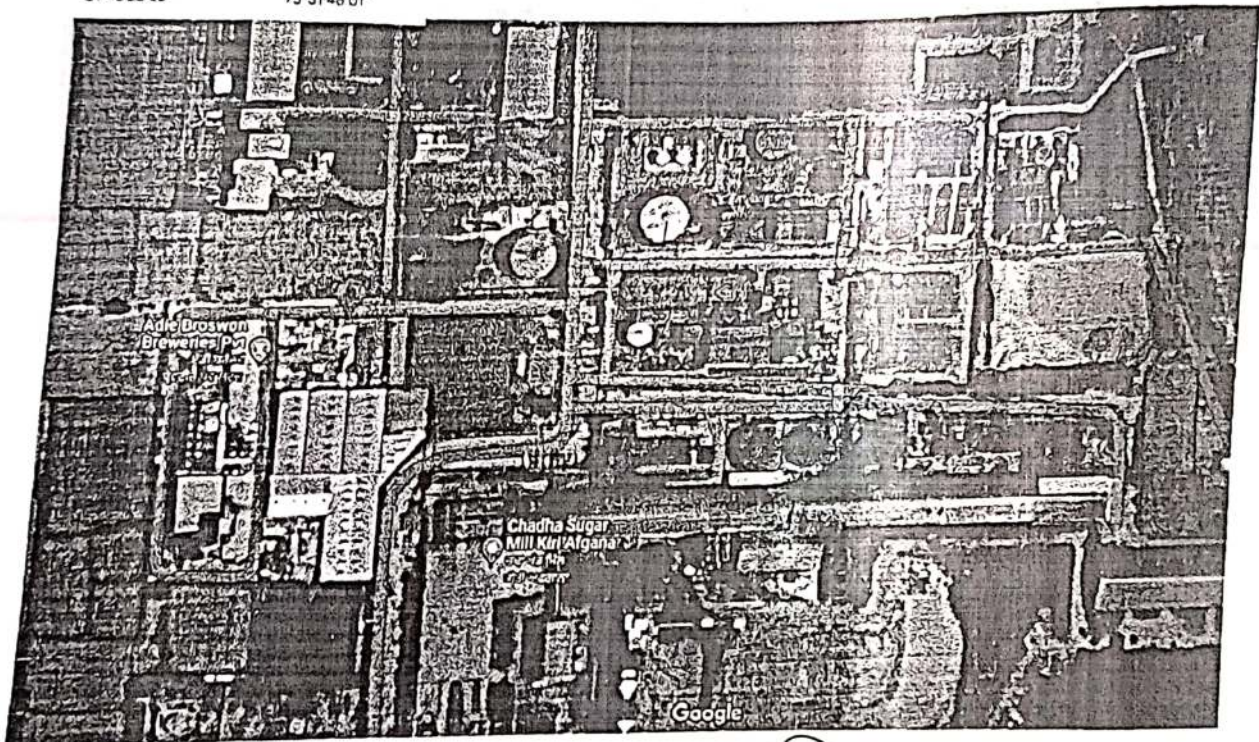
New Delhi

265°

West

N
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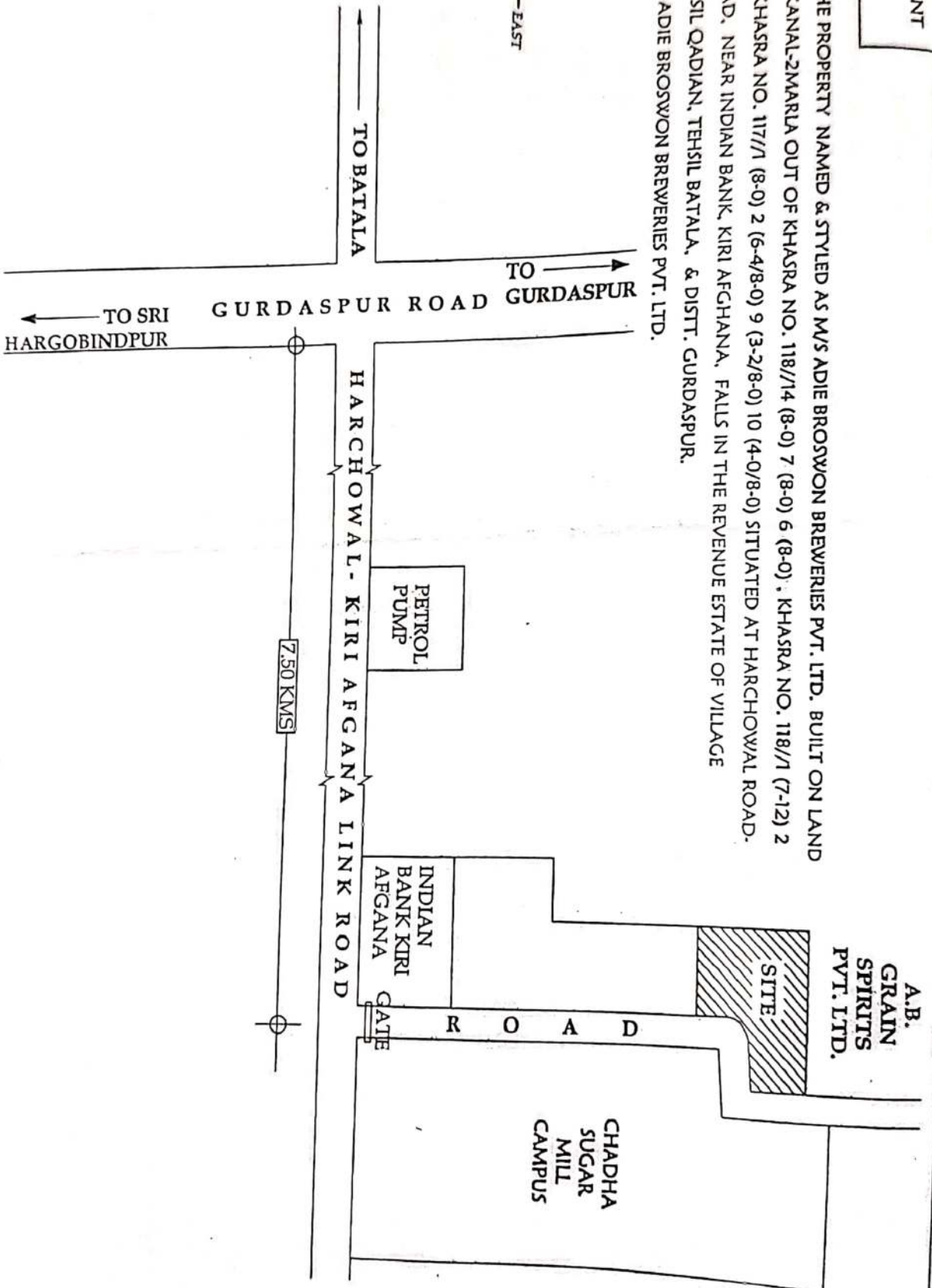
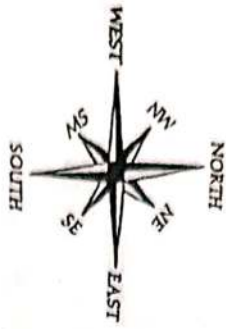
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75°31'40.01"



INDIAN BANK, PARLIAMENT
STREET BRANCH
NEW DELHI

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

LOCATION PLAN OF THE PROPERTY NAMED & STYLED AS M/S ADIE BROSOWON BREWERIES PVT. LTD. BUILT ON LAND TO THE EXTENT OF 53KANAL-2MARLA OUT OF KHASRA NO. 118//14 (8-0) 7 (8-0) 6 (8-0) 118//1 (7-12) 2 (8-0) 3 (8-0) 4 (8-0) & KHASRA NO. 117//1 (8-0) 2 (6-4/8-0) 9 (3-2/8-0) 10 (4-0/8-0) SITUATED AT HARCHOWAL ROAD. KIRI AFGANA LINK ROAD, NEAR INDIAN BANK, KIRI AFGANA, FALLS IN THE REVENUE ESTATE OF VILLAGE KIRI AFGANA, SUB-TESHSIL QADIAN, TEHSIL BATALA, & DISTT. GURDASPUR. BELONGING TO :- M/S ADIE BROSOWON BREWERIES PVT. LTD.



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

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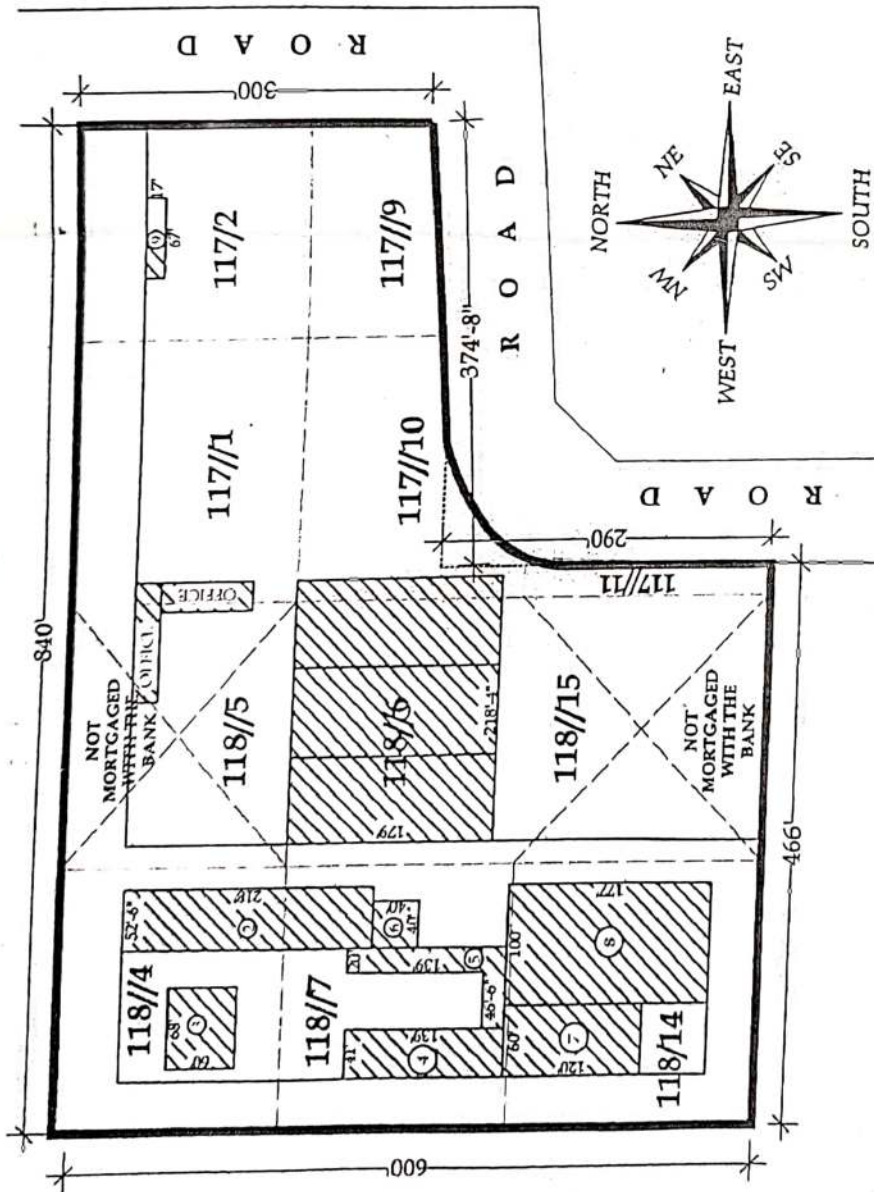
REVENUE DEMARCATION PLAN OF THE PROPERTY NAMED & STYLED AS M/S ADIE BROSOWON BREWERIES PVT. LTD. BUILT ON LAND TO THE EXTENT OF 53KANAL-2MARLA OUT OF KHASRA NO. 118//14 (8-0) 7 (8-0) 6 (8-0), KHASRA NO. 118//1 (7-12) 2 (8-0) 3 (8-0) 4 (8-0) & KHASRA NO. 117//1 (8-0) 2 (6-4/8-0) 9 (3-2/8-0) 10 (4-0/8-0) SITUATED AT HARCHOWAL ROAD- KIRI AFGANA LINK ROAD, NEAR INDIAN BANK, KIRI AFGHANA, FALLS IN THE REVENUE ESTATE OF VILLAGE KIRI AFGANA, SUB-TEHSIL QADIAN, TEHSIL BATALA, & DISTT. GURDASPUR.

BELONGING TO :-
M/S ADIE BROSOWON BREWERIES PVT. LTD.

(ARCHITECTURAL CONSULTANTS)

M/S V.K. GROVER & ASSOCIATES
30-D, RANI KA BAGH, NEAR JAGAT
JYOTI SCHOOL, AMRITSAR.
MOBILE :- 98140-52554
96460-52554

PHONE :- 0183-2222675



TOTAL AREA OF THE LAND

1) AS PER DEED VIDE DOC. NO. DOC. NO. 1342, DATED 13-9-2010.
53 KANAL - 2 MARLA OR 1062 MARLAS OR 6.637 ACRES

2) AS PER SITE

1490.60 MARLAS / 9.31 ACRES OUT OF THIS 2.68 ACRES IS EXTRA LAND
AVAILABLE AT SITE BUT NOT MORTGAGED WITH THE BANK.