Er. V. K. Grover

B.E. (Civil) Prop. (M): 098140-52554 . 096460-52554 OH/Rom 0183-2222675 Consulting Associates:

Er. B. L. Grover A.M.I.E. (Electrical)

Er. Ashish Arora B.E. (Mechanical)

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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, Chotti Baradari, Phase-I, Jalandhar.

CHARTERED ENGINEERS & GOVT. APPROVED VALUERS

ARCHITECTURAL CONSULTANTS * STRUCTURAL, ELECTRICAL & MECHANICAL ENGINEERS APPROVED LOSS ASSESSORS * GOVT, APPROVED VALUERS * INTERIOR DECORATORS * YAASTU 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

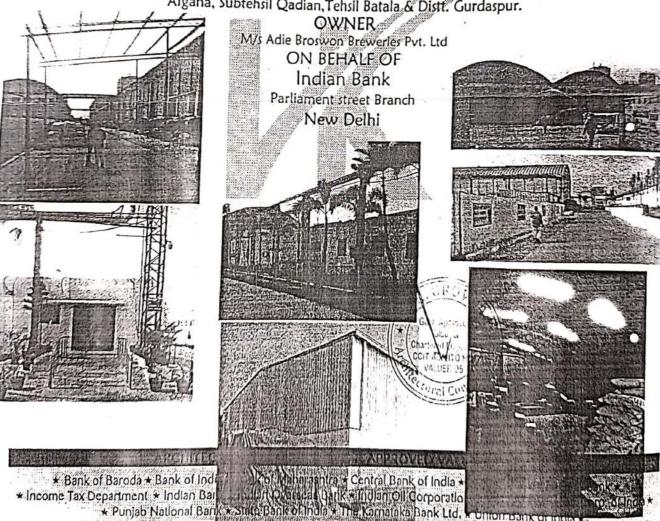
AN IMMOVABLE PROPERTY

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 & Distr. Gurdaspur.



* Punjab National Bank * State Ba

Govi. Approved Valuer of Income Tax Depti. U/S 34 AB of the Weslith 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

February 23, 2023

Submitted To: The Branch Manager Indian Bank Parliament street Branch New Delhi

VALUATION REPORT (IN RESPECT OF LAND/SITE AND BUILDING)

	_	I wille	UATION REPORT				
1		(If jointly or	wned full details to be	- Array	M/s Adie Bros	won Breweries Pvt. Ltc	1
2	+	Survey No.	h joint owner etc.)	ners.	Single Owner		
1-1		the title dec	and Registrar Office w	herein	les de		
	F	- Gee	and Registrar Office w ds are registered	crem		(8-0) 7 (8-0) 6	[86] USA
	+				Kha	sra No. 118//1 (7-12) 2 (8-	-0) 3 (8-0) 4 (8-0)
				•	Kliasra No	. 117//1 (8-0) 2 (6-4/8-0)	9 (3-2/8-0) 10 (4-0/8-0)
	a.	Whether ver Survey No./	ified with legal opinio	on –		Qadian	ffice of Joint sub-registrar
	b.	Extent of lan	d Consider		Co-related wit	h the Copy Of the Title [Deed mentioned above
	\vdash	Area of the p	lot/land (cum-	ov doe to	1062	Marlas	
			Legistered !	ffice -c		Marlas	
	П	Join Name of The		ince of	DOC. No. 1342,	Dated 13-9-2010	-
3	a	Locational A	ddress of the Property		M/s Adie Bros	won Breweries Pvt. Ltd	Control of the second s
-							- 1 10 -
	-		,		Qadian, Tehsil	Batala & Distt. Gurdaspu	
	b S	pecify the bo	Dundary description of	on all	Qadian, Tehsil Latitude, Lon	Batala & Distt. Gurdaspu gitude and Coordinates of the site	of 31°45'43.28"N
	b S	ides .	oundary description of the property	on all	Latitude, Lon The Prope engaged i	Batala & Distt. Gurdaspugitude and Coordinates of the site rty In question is a Single on the manufacturing	of 31°45'43.28"N 74°31'46"E Storied Industrial Building, BEER in the brand name of
		ides .	oundary description of the property	on all	Latitude, Lon The Prope engaged i	Batala & Distt. Gurdaspugitude and Coordinates of the site rty in question is a Single in the manufacturing of Establishments, black monkey etc. & n	of 31°45'43.28"N 74°31'46"E Storied Industrial Building, BEER in the brand name of named & styled as M/S Adie es Pvt. Ltd.
	E	Boundarie	*	on all	Latitude, Lon The Prope engaged i	Batala & Distt. Gurdaspugitude and Coordinates of the site rty in question is a Single in the manufacturing of Establishments, black monkey etc. & n	of 31°45'43.28"N 74°31'46"E Storied Industrial Building, BEER in the brand name of named & styled as M/S Adie es Pvt. Ltd. As Per Site
	Ea	Boundarie	*	on all	Latitude, Lon The Prope engaged i	Batala & Distt. Gurdaspugitude and Coordinates of the site rty in question is a Single in the manufacturing of Es, black monkey etc. & n Broswon Brewerie	of 31°45'43.28"N 74°31'46"E Storied Industrial Building, BEER in the brand name of named & styled as M/S Adie es Pvt. Ltd. As Per Site Road / Vacant Land Vacant Agricultural Land
	Ea	Boundarie: ast Vest	*	on all	Latitude, Lon The Prope engaged i	Batala & Distt. Gurdaspugitude and Coordinates of the site rty in question is a Single in the manufacturing of Est, black monkey etc. & m Broswon Brewerick	of 31°45'43.28"N 74°31'46"E Storied Industrial Building, BEER in the brand name of named & styled as M/S Adie es Pvt. Ltd. As Per Site Road / Vacant Land Vacant Agricultural Land
	Ea XX	Boundaries ast Vest Orth	s of the property	on all	Latitude, Lon The Prope engaged i	Batala & Distt. Gurdaspugitude and Coordinates of the site rty in question is a Single in the manufacturing of Est, black monkey etc. & n Broswon Brewerie	of 31°45'43.28"N 74°31'46"E Storied Industrial Building, BEER in the brand name of named & styled as M/S Adie es Pvt. Ltd. As Per Site Road / Vacant Land Vacant Agricultural Land M/S AB Green Spirits Pv. Ltd.
	Ea XX N Sco	Boundaries ast Vest orth outh	*	on all	Latitude, Lon The Prope engaged i	Batala & Distt. Gurdaspugitude and Coordinates of the site rty in question is a Single in the manufacturing of Est, black monkey etc. & n Broswon Brewerie * Charlered noheer/ CCUT/ASR/MS.HOV	of 31°45'43.28"N 74°31'46"E Storied Industrial Building. BEER in the brand name of named & styled as M/S Adie es Pvt. Ltd. As Per Site Road / Vacant Land Vacant Agricultural Land M/S AB Green Spirits Polytic. Road / Vacant Land Road / Vacant Land
	Ea W	Boundaries ast Vest Orth outh Imensions o	s of the property	on all	Latitude, Lon The Prope engaged i	Batala & Distt. Gurdaspugitude and Coordinates of the site rty in question is a Single in the manufacturing of Est, black monkey etc. & n Broswon Brewerie	of 31°45'43.28"N 74°31'46"E Storied Industrial Building, BEER in the brand name of named & styled as M/S Adie es Pvt. Ltd. As Per Site Road / Vacant Land Vacant Agricultural Land M/S AB Green Spirits Pv. Ltd.
	Ea W	Boundaries ast Vest orth outh	s of the property	on all	Latitude, Lon The Prope engaged i	Batala & Distt. Gurdaspugitude and Coordinates of the site rty in question is a Single in the manufacturing of Est, black monkey etc. & n Broswon Brewerie * Charlered noheer/ CCUT/ASR/MS.HOV	of 31°45'43.28"N 74°31'46"E Storied Industrial Building, BEER in the brand name of named & styled as M/S Adie es Pvt. Ltd. As Per Site Road / Vacant Land Vacant Agricultural Land M/S AB Green Spirits Pv Ltd. Road / Vacant Land As Per Site

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

	L		Legal Encumbrances, if any, investigations made)		and To be verified	by the Le	gal Advisor Of	the Bank	
/	1	\perp	Any Other details which affe charge on the property as sec	cts our curity	NII				
1	13	П	Total Area of land		1062	Marlas	As	Per Title De	eed / Site
1	_	Н			Ground Floor		128764.00	Sft.	As Per Sit
				-	First Floor		10034.00	Sft.	As Per Si
ŀ	4	1			Top Floor / Mumty		0	Sft.	As Per Si
L	9	Y	ear of construction		Total		138798.00	Sft.	
F	-	_	ype of Construction ype of roof		B-Class			4	
-	+			10	RCC Roof slab &	Acc Sheet	S		
	1		pe of Floor		PCC Flooring				
-	1 -		placement Value of Building			Rs.	121,181,030.	00	·
_	+	- 41			15%	Rs.	24,761,141.0	4	
	1	_	mates / Present Value of the	building		Rs.	145,942,171.	04	
	Н		Depreciation (Rs. In lacs)	2		Rs.	16,106,756.4	0	
	-		Depreciated Value of Buildi			Rs.	129,835,414.		
	_		ed / Distress sale value (Rs.			Rs.	97,376,560.9		
			ability if civic amenties / wa	iter	Available				-,
	E	lectri	icity Connection		Available		RO	10011	
-	D	raina	age Connection		Available		Govt. Approv	7001/	
	Ti	ransp	port / Communication		Amenable	(;	VALUERADS	1.511	
T	Ne	eares	t bus stop		Bus Stand Qadian		25 Kms		
	Ne	earest	Railway Station	F	Railway Station Qadi	ian	25 Kms		
			Guideline value maintained r Office (copy enclosed)	at	15000.00 Per I	Marla			
	Loca	al/N	Market rate prevailing at th tion (Basis of valuation)	e time	20000	-22000	*	Per N	1arla
	arriv reasc	ed a	lue (Land + Building) t by the undersigned and here of es Fifteen Crore Ten Lakh S		Rs. 151,				

1				Details	of Bullding	g Valuation			
14	Particulars	Plinth Area(Sft.) A Per Sanctioned Plan	Ht.	Age of	Estimated	Replacement	Depreciation %	Depredation Value	Net value after deprecta-tion Rs
					Ground	Floor			
1	Bottling sheds 179 X 218'-4" (with Ads sheets)		11'	12 Years	875.00	34195875.00	18%	6155258	28040617.50
2	Back side sheds 21 X 52'-6" (With AC sheets)		11'-0'	12 Years	850.00	9728250.00	18%	1751085	7977165.00
3	Utility shed 60' X 68' (Rcc Roof slab Ht. 18'		18'-0"	12 Years	995.00	405960 ₀ .00	18%	730728	3328872.00
4	Silo shed 39' X 141 - (Rcc Roof slab) Ht		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'-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 shhets 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
				Grou	nd Floor Ne	w 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
2	Shed G.I Sheets	4659.00	11'-0"	I Years	850.00	3960150.00	0%	0	3960150.00
3	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
_	1010/F3 DAVID	Ar	nenitle	s / Extra	Fittings- Repla	cement Value		15%	15761141.04
						ithin the camp	us	L.S.	2500000.00
v					st Of B/Wall	& Gate		L.S.	6500000.00
_					- E-1	K.	COVE -	Total	129835414.6
						Govi A Vaid Chartere 4 COUTTSET	W		

	Va	luation of L	and / Plot	
Extent of Land	d	1062	Marlas	
Prevalling Market	t Rate of Land	20000-2200	The state of the s	
Adopted Land ra	te in valuation	20000.00	Rs. Per Marla	
Land Value As pe	r market rates	21240000.0	A CONTRACTOR OF THE CONTRACTOR	
17			signed and reasons thereof	
. Market Value		by the under	signed and reasons thereof	
Forced / Distress Sa	la Valua	Rs.	151075414.64	-
Comparable Sale V	alue (in the vicinity)	Rs.	113306560.98	
Realizable Sale Valu	in the vicinity)	Rs.	135967873.18	
[Rupees Fifteen C		Rs.	128414102.44	

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 entirely.

Amritsar

Thursday, February 23, 2023

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1 OK FOAD 12000 1744 1750 17500 1750	DRI MENNY 12	 ;;	8_	GAMINEHRI		AGRICULTURE -	×	200005	80000	12
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1		-		N ROAD		MMERICIAL .		0000	T	M
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1 0.000 1.500		_	2	SET S.	MIAB	SAILAB		230000	40000	2
4 ON ROAD COMMERCIAL Laborator Lab			m	GAUR	MUMICH	RESIDENTIAL		12500	15000	7.
S BET GAIN BUMMEN VAMG VANICA V		-	•	NO.	OAD	COMMERCIAL		40000	00009	7
Committee Comm					GAR MUMBH VANG	VANGA		230000	400000	2
2 Glahlynehie Agriculture	EST THATCH	F		2-2-34	ROOBHDOUR	. AGRICULTURE	66(55/1-6-07/0-7/0-0-5/0-15/0-15-0-17-54/15-10-20-21-15/0-12-14/0-12-14/0-12-14/0-12-14/0-12-14/0-12-14/0-12-14/0-12-14/0-12-14/0-12-14/0-12-14/0-12-14/0-12-14/0-12-14/0-12-14/0-12-14/0-12-14/0-12-14/0-12-14/0-14/0-14/0-14/0-14/0-14/0-14/0-14/0	1000000	170000	2
3 GAUR MUMKIN RESIDENTIAL 12500 12500 15000 1200	2073	+	+	\top	HAHIVNEHRI	AGRICULTURE		000059	1100000	7
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CHOMLA 40 24 1 CHANI/NEHRI AGRICUITURE 1 12500 15000 7 COMIN MAJANIZIN RESIDENTIAL 40000 50000 50000 7 CHOMINGHUI 15 1 CHANI/NICHER 60000 50000 50000 CHOMINGHUI RESIDENTIAL 12500 12500 12500 15000		T	T	Т	ON ROAD	COMMERCIAL		40000	00009	77
2 GAUR MUMICIN RESIDENTIAL 12500 15000		1	×	1	CHAHIVNEHRI	AGRICULTURE		600000	100000	2
3 ON ROAD COMMURRICAL 40000 60000 7 PHOINIPUR, 16 15 1 CHAHLYNEHRII AGRUGULTURE 60000 900000 2 GAIR MUMICIN RESIDENTIAL 12500 15000		T		2	GAIR MUMIAN	RESIDENTAL		12500	15000	2
RHOINDPUR, 16 15 1 CHAMINIDHUI AGRICULTURE 600000 900000 2 GAIR MUMICIN RESIDENTIAL 12500 15000	1			-	ON ROAD	COMMERCIAL		40000	L	2
2 GAIR MUMICIN RESIDENTIAL TSOOD 15000		, 16	ม	-	CHAHINDHRII	AGRICULTUR	3	00009	_	-
				7	GAIR MUNKIN	RESIDENTIAL		2250	H	H

GEOGRAPHICAL LOCATION

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 Broswon Breweries Pvt. Ltd

ON BEHALF OF

265°

West

1

Indian Bank

Parliament street Branch

New Delhi

