

GAUTAM AKHAURI

B.E. (Civil); M.I.E. (Civil), F.I.V.
Approved Valuer (Regd. No. F-7336, CAT-I/534/145/05-06) in
the Panel of Allahabad Bank, United Bank of India, OBC,
Central Bank of India, Cent Bank Housing Finance Ltd., Punjab
National Bank, Nanital Bank, SBI, Yes Bank,
Surveyor & Loss Assessor (64622/98-03)
Chartered Engineer (M-129134/8)

B-602, MOD Apartments,
Vasundhara Enclave,
New Delhi-110096
Phone No.: 011-22616317
Mobile No.: 9810009223
Email Id.:
gautamakhauri@gmail.com

Ref. No.: GA/SBI/9402/2021

2nd AUG. 2021

VALUATION REPORT
OF
IMMOVABLE PROPERTY
(LAND & BUILDING METHOD)

PROPERTY SITUATED AT

**INDUSTRIAL FREE HOLD BUILT UP PROPERTY, TOTAL LAND AREA MEASURING
72722 SQ.METR OR 17.964 ACRE, SITUATED IN THE VILLAGE SHYAMPUR, TEHSIL
BEHROR, DISTT. ALWAR, RAJASTHAN.**

OWNER

M/s. GLOBUS SPIRITS LTD..

A/C:-

M/s. GLOBUS SPIRITS LTD..

ON BEHALF OF

STATE BANK OF INDIA, IFB BRANCH, CONNAUGHT PLACE, NEW DELHI 110001.

GAUTAM AKHAURI
Govt. Approved Valuer (F-7336)
Member of the Union of Valuers (F-7336)
Regd. Valuer CAT-I/534/145/05-06

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PROFORMA FOR VALUATION REPORT IN RESPECT OF LAND/SITE AND BUILDING

(Applicable in borrower accounts where aggregate credit limits are above Rs. 10.00 Lac OR anticipated value of immovable property to be mortgaged / charged is above ` 20.00 Lac).

Name & Address of Valuer) : Mr. Gautam Akhauri.

Name & Address of Branch : STATE BANK OF INDIA, IFB BRANCH
 CONNAUGHT PLACE, NEW DELHI 110001.

A/c. M/s. GLOBUS SPIRITS LTD..

I. GENERAL		
1.	Purpose for which the valuation is made	: Fair Market Value for bank credit facilities
2.	a) Date of Inspection	: 24/07/2021.
	b) Date on which the valuation is made	: 02/08/2021.
3.	List of Documents produced for perusal	: Map copy (Excise Deppt) , JVNL Electricity Bill , Fire NOC from Nagar Palika Behrod , Rajasthan Pollution NOC (Copy attached) .
4.	Name of the owner (s) and his / their address (es) with Phone no. (details of share of each owner in case of Joint Ownership).	: M/s. GLOBUS SPIRITS LTD..
5.	Brief description of the property	: Property is an approved Industrial free hold built up manufacturing Unit of Alcohol and IMIL and IMFL liquors (Distillery unit) consist of different industrial working shed and RCC office (Admin.) block etc. built on the total land area measuring 72722 Sq.metr or 17.964 Acre or 7.2722 Hect. , out of the khasra no.202/203, 207, 215, 213, 214, 201/206, 211/212, 208/209/210, 204, 223, 224, situated in the Village Shyampur, Approx. 1 km inside NH-8 Tehsil-Behror, Distt. Alwar, Rajasthan.
6.	Location of property	
	a) Plot No. / Survey No.	: Industrial property khasra no.202/203, 207,
	b) Door No.	: 215, 213, 214, 201/206, 211/212,
	c) T. S. No. / Village	: 208/209/210, 204, 223, 224, situated in the
	d) Ward / Taluka	: Village Shyampur, Tehsil-Behror, Distt.
	e) Mandal / District	: Alwar, Rajasthan.
7.	Postal address of the property.	: Globus Sprits Ltd. , khasra no.202/203, 207, 215, 213, 214, 201/206, 211/212, 208/209/210, 204, 223, 224, situated in the Village Shyampur, Tehsil-Behror, Distt. Alwar, Rajasthan.
8.	City / Town	: Town village area .

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 Approved Valuer S.B.I. (PMU)
 Followed by Series of Valuers (F-7336)
 Regd. Valuer Cat-1/534/145/05-06

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value of immovable property to be mortgaged / charged is above ` 20.00 Lac).

Name & Address of Valuer : Mr. Gautam Akhauri.

Name & Address of Branch : **STATE BANK OF INDIA, IFB BRANCH
CONNAUGHT PLACE, NEW DELHI 110001.**

A/c. M/s. GLOBUS SPIRITS LTD..

I.	GENERAL	
1.	Purpose for which the valuation is made	: Fair Market Value for bank credit facilities
2.	a) Date of Inspection	: 23/08/2021.
	b) Date on which the valuation is made	: 26/08/2021.
3.	List of Documents produced for perusal	: Map copy (Excise Deppt) , JVNL Electricity Bill , Fire NOC from Nagar Palika Behrod , Rajasthan Pollution NOC (Copy attached) .
4.	Name of the owner (s) and his / their address (es) with Phone no. (details of share of each owner in case of Joint Ownership).	: M/s. GLOBUS SPIRITS LTD..
5.	Brief description of the property	: Property is an approved Industrial free hold built up manufacturing Unit of Alcohol and IMIL and IMFL liquors (Distillery unit) consist of different industrial working shed and RCC office (Admin.) block etc. built on the total land area measuring 72722 Sq.metr or 17.964 Acre or 7.2722 Hect. , out of the khasra no.202/203, 207, 215, 213, 214, 201/206, 211/212, 208/209/210, 204, 223, 224, situated in the Village Shyampur, Approx. 1 km inside NH-8 Tehsil-Behror, Distt. Alwar, Rajasthan.
6.	Location of property	
	a) Plot No. / Survey No.	: Industrial property khasra no.202/203, 207,
	b) Door No.	: 215, 213, 214, 201/206, 211/212,
	c) T. S. No. / Village	: 208/209/210, 204, 223, 224, situated in the
	d) Ward / Taluka	: Village Shyampur, Tehsil-Behror, Distt.
	e) Mandal / District	: Alwar, Rajasthan.
7.	Postal address of the property.	: Globus Sprits Ltd. , khasra no.202/203, 207, 215, 213, 214, 201/206, 211/212, 208/209/210, 204, 223, 224, situated in the Village Shyampur, Tehsil-Behror, Distt. Alwar, Rajasthan.
8.	City / Town	: Town village area .


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Chrt. Appointed Valuer, S.O. (Civil)
National Institution of Valuers (N.I.V.)
Regd. Valuer CAT-I/534/145/05-06

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	Residential Area	:	No, Industrial property.
	Commercial Area	:	No, Industrial property.
	Industrial Area	:	Yes, Industrial property.
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Lower Middle class .
	ii) Metro/Urban / Semi Urban / Rural	:	Rural
10.	Coming under Corporation Limit / Village Panchayat / Municipality	:	Industrial area Shahjahanpur Neemrana Behrod Master Plan 2041 (Plan attached)
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	:	No.
12.	In case it is an agricultural land, any conversion to house site plots is contemplated.	:	Yes approved Industrial land .
13.	Boundaries of the Property	:	As per the deed Actual
	North	:	No details provided Road.
	South	:	No details provided Other property (vacant land)
	East	:	No details provided Other property (vacant land)
	West	:	No details provided Other property (vacant land)
14.1	Dimensions of the site	:	A B
		:	As per the deed Actual
	North	:	Total land area is Total land area is
	South	:	72722 Sq.metr or 72722 Sq.metr or
	East	:	17.964 Acre or 17.964 Acre or
	West	:	7.2722 Hect.. 7.2722 Hect..
14.2	Latitude, Longitude and coordinates of the site.	:	Latitude 27°50'57.62"-N. Longitude 76°16'20.61"-E.
15.	Extent of the site	:	Total land area is 72722 Sq.metr or 17.964 Acre or 7.2722 Hect..
16.	Extent of the site considered for Valuation (least of 14a & 14b)	:	Total land area is 72722 Sq.metr or 17.964 Acre or 7.2722 Hect. considered for the valuation .
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Self (Company) possession of M/s. GLOBUS SPIRITS LTD..
II.	CHARACTERSTICS OF THE SITE		
1.	Classification of Locality	:	Lower Middle class Industrial area .
2.	Development of surrounding areas	:	Most of the land area Industrial and it is approximately 1 Kms inside the NH-8 .

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3.	Possibility of frequent flooding / submerging.	:	No.
4.	Feasibility to the Civic Amenities like School, Hospital, Bus Stop, Market etc.	:	Within the 4-5 Kms.
5.	Level of land with topographical conditions.	:	Plain.
6.	Shape of land	:	Irregular in shape .
7.	Type of use to which it can be put	:	Approve land use Industrial.
8.	Any usage restriction	:	Industrial.
9.	Is plot in town planning approved layout?	:	Yes for industrial use .
10.	Corner plot or intermittent plot?	:	Intermittent plot .
11.	Road facilities	:	Yes.
12.	Type of road available at present	:	Bitumen road .
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	Road width is less than 20'.
14.	Is it a Land – Locked land?	:	No.
15.	Water potentiality	:	Yes under ground water is available.
16.	Underground sewerage system.	:	Yes self developed sewer system is available
17.	Is Power supply is available at the site	:	Yes, Available presently.
18.	Advantages of the site	:	1 Kms from the NH-8.
19.	Disadvantages of the site	:	No.
20.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (distance from the sea coast / tidal level must be incorporated)	:	No .

PART – A (VALUATION OF LAND)

1.	Size of plot	:	
	North & South	:	Irregular in shape.
	East & West	:	
2.	Total Extent of the plot	:	Total land area is 72722 Sq.metr or 17.964 Acre or 7.2722 Hect..
3.	Prevailing market rate (Along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	:	There is no other industrial unit nearby so for the valuation of this type of property I will take the basic reference from the Agriculture market land rate in the vicinity . As per the market enquiries from the villagers and nearby property brokers prevailing market rate of nearby Agriculture lands varies from Rs.45,00,000/- per Acre to Rs.55,00,000/- per Acre depending upon the location of property as per the survey from the Nearby

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			property (Royal Property Club 9660960095) and taken reference from Different sites like 99acres.com and magicbricks.com. etc. No recent sale purchase details are available for the reference purpose.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed) and Circle rate value	:	Land circle rate Rs.49,17,537/- per Hect. 7.2722x Rs.49,17,537/- per Hect +41,330XRs.900/- (RCC) +1,58,855XRs.300/- (Shed). =Rs.3,57,61,312/-+Rs.3,71,97,000/- +Rs.4,76,56,500/- =Rs.12,06,14,812/-.
5.	Assessed / adopted rate of valuation	:	Adopted rate for the valuation Rs.45,00,000/- per Acres for the Industrial land .
6.	Estimated value of land.	:	17.964XRs.45,00,000/- Per Acre. =Rs.8,08,38,000/- (Land).

PART - B (VALUATION OF BUILDING).

1.	Technical details of the Building		
a)	Type of Building (Residential / Commercial / Industrial)	:	Industrial.
b)	Type of Construction (Load bearing / RCC / Steel Framed)	:	RCC / Steel load bearing structure.
c)	Year of Construction	:	Construction in the year 2006.
d)	Residual life of the building	:	
e)	Number of floors and height of each floor including basement, if any	:	<u>RCC-roof-(Ware house) area</u> -Ground floor, Panel Compressor room (GF), Personal room-GF, Milling Section (GF-RCC), Borler & TG (GF-RCC), Borler & TG-14 (GF-RCC), Godown(IMFL-GF-RCC), Godown (CL) GF-RCC, <u>Shed roof area</u> -Old Distillation plant (GF-Shed), New Distillation plant (GF-Shed), old warehouse-(GF-Shed), Liquefaction section Grain-(GF-Shed), Rice Hust store-(GF-Shed), RO & DM Plant (GF-Shed), Pet coke storage-(GF-Shed), Botting GF-Shed, section), Botting (IMFL Section-I) GF-shed, Botting (IMFL Section-II) GF-shed, Pooling material store (GF-Shed), Packing material storage (GF-Shed), Blending section(GF-Shed), Dried section (GF-Shed), DD GS-Godown (GF-

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			Shed), work shed/warehouse (GF-Shed), CO2 Plant(GF-Shed),. Floor height is 11' & 25' approx.
f)	Plinth area floor-wise	:	Covered area of -(Ware house) RCC area - Ground floor-1614.63 Sq.ft., Panel Compressor room (GF-RCC)-3875.11 Sq.ft., Personal room-GF-RCC-3469.52 Sq.ft., Milling Section (GF-RCC)-2260.48 Sq.ft., Borler & TG (GF-RCC)-20425.07 Sq.ft., Borler & TG-14 (GF-RCC)-9687.78 Sq.ft., Godown (IMFL-GF-RCC)-6716.86 Sq.ft., Godown (CL) GF-RCC-6458.52 Sq.ft., Shed roof area -Old Distillation plant (GF-Shed)-4843.89 Sq.ft., New Distillation plant (GF-Shed)-4036.58 Sq.ft., old warehouse-(GF-Shed)-5382.1 Sq.ft., Liquefaction section Grain-(GF-Shed)-24,542.38 Sq.ft., Rice Hust store-(GF-Shed)-32,561.71 Sq.ft., RO & DM Plant (GF-Shed)-2669.52 Sq.ft., Pet coke storage-(GF-Shed)-2325.07 Sq.ft., Botting GF-Shed, section)-11,302.41 Sq.ft., Botting (IMFL Section-I) GF-shed-6781.45 Sq.ft., Botting (IMFL Section-II) GF-shed-4973.06 Sq.ft., Pooling material store (GF-Shed)-10075.2 Sq.ft., Packing material storage (GF-Shed)-4036.58 Sq.ft., Blending section(GF-Shed)-8073.15 Sq.ft., Dried section (GF-Shed)-8955.81 Sq.ft., DD GS-Godown (GF-Shed)-5597.38 Sq.ft., work shed/warehouse (GF-Shed)-4198.04 Sq.ft., CO2 Plant(GF-Shed)-5322.9 Sq.ft.,
g)	Condition of the Building i) Exterior-Excellent, Good, Normal, Poor ii) Interior - Excellent, Good, Normal, Poor.	:	Good Industrial. Good Industrial.
h)	Date of Issue and Validity of layout of approved map/plan.	:	Approved map by Excise department Behrod Rajesthan , no date mention in the map Copy attached .
i)	Approved map /plan issuing authority.	:	Approved map by Excise department Behrod Rajesthan.
j)	Whether genuineness or authenticity of approved map/plan is verified.	:	Yes.

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k)	Any other comments on authentic of approved plan	:	No.
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Specifications of Construction (Floor Wise) in respect of:

S. No.	Description	Ground Floor	Other Floors
1.	Foundation	RCC column and Steel columns.	-Do-
2.	Ground floor.	RCC column and brick work, Steel shed cladding	-Do-
3.	Super structure	Brick work in cement motar and RCC/Steel column and RCC Shed roof.	-Do-
4.	Joinery/Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	Steel /wooden door and windows glazed.	-Do-
5.	RCC works	RCC column and RCC & shed roof.	-Do-
6.	Plastering	Yes plaster	-Do-
7.	Flooring, Skirting, da-doing	Plain cemented /Tile Flooring in the office.	-Do-
8.	Special finish as marble, granite, wooden paneling, grills etc.	In the Office	Yes.
9.	Roofing including weather proof course	Mud Phuska	-Do-
10.	Drainage	Yes.	-Do-
2.	Compound Wall	: Yes.	
	Height	: 7'.	
	Length	: 1197 Rmt. Approx.	
	Type of Construction	: Brick/Stone works and RCC columns.	
3.	Electrical Installation	: Yes Electrical connection.	
	Type of wiring	: Conduct wiring.	
	Class of fittings (superior / ordinary / poor)	: Superior class.	
	Number of light points	: Sufficiently provided.	
	Fan points	: Sufficiently provided	
	Spare plug points	: Sufficiently provided	
	Any other item	: N.A.	
4.	Plumbing Installation		
	a) No. of water closets and their type	: Sufficiently provided	

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b)	No. of wash basins	:	Sufficiently provided
c)	No. of urinals	:	Sufficiently provided
d)	No. of bath tubs	:	Nil.
e)	Water meters, taps etc.	:	Yes.
f)	Any other fixtures	:	Nil.

PART-B-BUILDING.**8. Details of valuation.**

S. No	Particulars of item	Plinth Area	Roof height	Age of building	rate of construction Rs.	Replacement cost Rs.	Depreciation 1.5% per year Rs.	Net Value after depreciation Rs.
1.	RCC-roof- (Ware house) area-GF.	1614.63 Sq.ft	10 ft.	15 Years	Rs.1200/-	Rs.19,37,556/-	15% of Rs.19,37,556/- =Rs.2,90,633/-	Rs.16,46,923/-
2.	Panel Compressor room (GF-RCC)	3875.11 Sq.ft	10 ft.	15 Years	Rs.1200/-	Rs.46,50,132/-	15% of Rs.46,50,132/- =Rs.6,97,519/-	Rs.39,52,613/-
3.	Personal rooms (GF-RCC).	3469.52 Sq.ft	10 ft.	15 Years	Rs.1000/-	Rs.34,69,520/-	15% of Rs.34,69,520/- =Rs.5,20,428/-	Rs.29,49,092/-
4.	Milling Section (GF-RCC).	2260.48 Sq.ft.	10 ft.	15 Years	Rs.700/-	Rs.15,82,336/-	15% of Rs.15,82,336/- =Rs.2,37,350/-	Rs.13,44,986/-
5.	Borler & TG (GF-RCC).	20,425.07 Sq.ft.	10 ft.	15 Years	Rs.700/-	Rs.1,42,97,549/-	15% of Rs.1,42,97,549/- =Rs.21,44,632/-	Rs.1,21,52,917/-
6.	Borler & TG-14 (GF-RCC).	9687.78 Sq.ft.	10 ft.	15 Years	Rs.800/-	Rs.77,50,224/-	15% of Rs.77,50,224/- =Rs.11,62,533/-	Rs.65,87,691/-
7.	Godown (IMPL-GF-RCC).	6716.86 Sq.ft.	10 ft.	15 Years	Rs.700/-	Rs.47,01,802/-	15% of Rs.47,01,802/- =Rs.7,05,270/-	Rs.39,96,532/-
8.	Godown (CL) GF-RCC.	6458.52 Sq.ft.	10 ft.	15 Years	Rs.600/-	Rs.38,75,112/-	15% of Rs.38,75,112/- =Rs.5,81,266/-	Rs.32,93,846/-
9.	Shed roof area-Old Distillation plant (GF-shed)	4843.89 Sq.ft.	25'.	15 Years	Rs.600/-	Rs.29,06,334/-	15% of Rs.29,06,334/- =Rs.4,35,950/-	Rs.24,70,384/-
10.	New Distillation plant (GF-Shed)	4036.58 Sq.ft.	25'.	15 Years	Rs.600/-	Rs.24,21,948/-	15% of Rs.24,21,948/- =Rs.3,63,292/-	Rs.20,58,656/-

Signature
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Civil Engineer (Civil), B.E. (Civil)
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Central Bank of India, Cent Bank Housing Finance Ltd., Punjab
National Bank, Nanital Bank, SBI, Yes Bank,
Surveyor & Loss Assessor (64622/98-03)
Chartered Engineer (M-129134/8)

B-602, MOD Apartments,
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New Delhi-110096
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gautamakhauri@gmail.com

11.	old warehouse (GF-Shed)	5382.1 Sq.ft.	25'	15 Years	Rs.500/-	Rs.26,91,050/-	15% Rs.26,91,050/- =Rs.4,03,657/-	of	Rs.22,87,393/-
12.	Liquefaction section Grain- (GF-Shed)	24,542.38 Sq.ft.	25'	15 Years	Rs.500/-	Rs.1,22,71,190/-	15% Rs.1,22,71,190/- =Rs.18,40,678/-	of	Rs.1,04,30,512/-
13.	Rice Must store- (GF-Shed)	32,561.71 Sq.ft.	25'	15 Years	Rs.500/-	Rs.14,62,80,855/-	15% Rs.1,62,80,855/- =Rs.24,42,128/-	of	Rs.1,38,38,727/-
14.	RO & DM Plant (GF-Shed)	2669.52 Sq.ft.	25'	15 Years	Rs.500/-	Rs.13,34,760/-	15% Rs.13,34,760/- =Rs.2,00,214/-	of	Rs.11,34,546/-
15.	Pet coke storage- (GF-Shed).	2325.07 Sq.ft.	25'	15 Years	Rs.500/-	Rs.11,62,535/-	15% Rs.11,62,535/- =Rs.1,74,380/-	of	Rs.9,88,155/-
16.	Bottling GF-Shed, section)	11302.41 Sq.ft.	25'	15 Years	Rs.400/-	Rs.45,20,964/-	15% Rs.45,20,964/- =Rs.6,78,144/-	of	Rs.38,42,820/-
17.	Bottling (IMFL Section-I, GF-shed	6781.45 Sq.ft.	25'	15 Years	Rs.500/-	Rs.33,90,725/-	15% Rs.33,90,725/- =Rs.5,08,608/-	of	Rs.28,82,117/-
18.	Bottling (IMFL Section-II) GF-shed,	4973.06 Sq.ft.	25'	15 Years	Rs.400/-	Rs.19,89,224/-	15% Rs.19,89,224/- =Rs.2,98,383/-	of	Rs.16,90,841/-
19.	Pooling material store (GF-Shed)	10075.2 Sq.ft.	25'	15 Years	Rs.400/-	Rs.40,30,080/-	15% Rs.40,30,080/- =Rs.6,04,512/-	of	Rs.34,25,568/-
20.	Packing material storage (GF-Shed)	4036.58 Sq.ft.	25'	15 Years	Rs.400/-	Rs.16,14,632/-	15% Rs.16,14,632/- =Rs.2,42,194/-	of	Rs.13,72,438/-
21.	Blending section (GF-Shed)-	8073.15 Sq.ft.	25'	15 Years	Rs.500/-	Rs.40,36,575/-	15% Rs.40,36,575/- =Rs.6,05,486/-	of	Rs.34,31,089/-
22.	Dried section (GF-Shed)	8955.81 Sq.ft.	25'	15 Years	Rs.500/-	Rs.44,77,905/-	15% Rs.44,77,905/- =Rs.6,71,685/-	of	Rs.38,06,220/-
23.	DD GS- Godown (GF-Shed)	5597.38 Sq.ft.	25'	15 Years	Rs.400/-	Rs.22,38,952/-	15% Rs.22,38,952/- =Rs.3,35,842/-	of	Rs.19,03,110/-

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24.	work shed/war ehouse (GF- Shed)	4198.04 Sq.ft.	25'	15 Years	Rs.500/-	Rs.20,99,020/-	15% Rs.20,99,020/- =Rs.3,14,853/-	of	Rs.17,84,167/-
25.	CO2 Plant(GF -Shed)	5322.9 Sq.ft.	25'	15 Years	Rs.400/-	Rs.21,29,160/-	15% Rs.21,29,160/- =Rs.3,19,374/-	of	Rs.18,09,786/-
	Total								Rs.9,50,81,129/-

Part - C (Extra Items)

(Amount in Rs.)

1	Portico	:	Nil
2	Ornamental front door	:	Nil
3	Sit out / Verandah with steel grills	:	Nil
4	Overhead/ under ground water tank	:	Nil
5	Extra steel / collapsible gates	:	Nil
	Total	:	Nil

Part - D (Amenities)

(Amount in Rs.)

1	Wardrobes /wooden racks	:	N.A.
2	Glazed tiles	:	N.A.
3	Extra sinks and bath tub	:	Nil
4	Marble / ceramic tiles flooring	:	Nil
5	Interior decorations	:	N.A.
6	Architectural elevation works	:	N.A.
7	Paneling works	:	N.A.
8	Aluminum works	:	N.A.
9	Aluminum hand rails	:	Nil
10	False ceiling	:	Nil
	Total	:	N.A.

Part - E (Miscellaneous)

(Amount in Rs.)

1	Separate toilet room	:	Nil
2	Separate lumber room	:	Nil
3	Separate water tank / sump	:	N.A.
4	Trees, gardening	:	Nil
	Total	:	N.A.

Part - F (Services)

(Amount in Rs.)

1	Water supply arrangements	:	Nil
2	Drainage arrangements	:	Nil
3	Compound wall	:	N.A.
4	C.B. deposits, fittings etc.	:	Nil
5	Pavement	:	N.A.
6	Fire fighting arrangements	:	N.A.
	Total	:	N.A.

Total abstract of the entire property

Part - A	Land	:	Rs.8,08,38,000/-
Part - B	Building	:	Rs.9,50,81,129/-
Part - C	Extra items	:	Nil

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Cond. Approved Valuer, R.E. (CIVIL)
Central Bank of India (F-7336)
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Part - D	Amenities	:	N.A.
Part - E	Miscellaneous	:	N.A.
Part - F	Services	:	N.A.
	Total	:	Rs.17,59,19,129/-
	Say	:	Rs.17,59,00,000/- (Rupees seventeen crore fifty nine lacs only).

VALUATION : Here the approved Valuer should discuss in detail his approach (Market approach, Income approach and cost approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. also such aspect as i)Salability ii) Likely rental values in future in iii) any likely income it may generate, may be discussed) :

Pursuant to the invitation from the State Bank of India IFB Branch, Connaught Place, New Delhi. Myself visited and inspected the an approved Industrial free hold built up many RCC & Shed building, having land area measuring 17.964 Acre, situated at the Village Shyampur, Tehsil Bahrur, Distt, Alwar, Rajasthan. with a view to assess the fair market value. There is no other industrial unit nearby so for the valuation of this type of property I will take the basic reference from the Agriculture market land rate in the vicinity . As per the market enquiries from the villagers and nearby property brokers prevailing market rate of nearby Agriculture lands varies from Rs.45,00,000/- per Acre to Rs.55,00,000/- per Acre depending upon the location of property as per the survey from the Nearby property (Royal Property Club 9660960095) , Land rate consider for the valuation Rs.45,00,000/- per Acres.

	Fair Market value	:	Rs.17,59,00,000/- (Rupees seventeen crore fifty nine lacs only).
	Realizable Value (80%)	:	Rs.14,07,20,000/- Say Rs.14,07,00,000/- (Rupees fourteen crore seven lacs only).
	Distressed value (75%)	:	Rs.13,19,25,000/- Say Rs.13,19,00,000/- (Rupees thirteen crore nineteen lacs only).
	Cost of construction of property for the insurance purpose .	:	Rs.10,50,00,000/-
	(i)In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	:	In our survey & local enquiry, the prevalent market rates have been found within the 20% (higher) variation from the circle rates and the same has been considered in our report also circle rate is of Agriculture land . As prevalent market rates are established on area basis depending on location, size of plot, approach road, amenities, locality demand and supply in the market etc. whereas circle rates are fixed on area basis irrespective of the above factors except road width, corner or park facing , conversion charges which were basically started to establish revenue earnings for the government.

This property is an Industrial, situated at the Village Shyampur, Tehsil Bahrur, Distt, Alwar, Rajasthan. Here I have adopted the land and building method for arriving at the market value of the property. Building depreciation is taken 1% per year and this construction is done in the year 2006.

Gautam Akhauri
Approved Valuer B.E. (Civil)
Regd. No. F-7336, CAT-I/534/145/05-06
Surveyor & Loss Assessor (64622/98-03)

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As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs.17,59,00,000/- (Rupees seventeen crore fifty nine lacs only).**

The realizable value of the above property at (80%) of the market Value i.e. **Rs.14,07,20,000/- Say Rs.14,07,00,000/- (Rupees fourteen crore seven lacs only).**

Distress sale value of the above property at (75%) of the market value i.e. **Rs.13,19,25,000/- Say Rs.13,19,00,000/- (Rupees thirteen crore nineteen lacs only).**

Guideline value of property **Rs.12,06,14,812/-**

Place : New Delhi.

Date : 02/08/2021.


SIGNATURE OF APPROVED VALUER

GAUTAM AKHAURI
Govt. Approved Valuer, B.E. (C)
Fellow Institution of Valuers (F-7336)
CAT-I/534/145/05-06

The undersigned has inspected the property detailed in the Valuation report dated on
..... We are satisfied that the fair and reasonable market value of the property is **Rs.**
...../- (Rupees Only).

Signature
(Name of the Branch Manager)

Date:

GAUTAM AKHAURI

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DECLARATION CUM UNDERTAKING FROM THE VALUER (ANNEXURE IV).	
	I Gautam Akhauri S/o Dr. R.K. Akhauri do hereby solemnly affirms and state that :
a.	I am a citizen of India .
b.	I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me .
c.	The information furnish in my valuation report dated 02/08/2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property .
d.	I have personally inspected the property on 24/07/2021 , the work is not subcontracted to any other valuer and carried out by myself .
e.	Valuation report is submitted in the format as prescribed by the bank .
f.	I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
g.	I have not been removed/dismissed from service/employment earlier .
h.	I have not been convicted of any offence sentenced to a term of imprisonment .
i.	I have not been found guilty of misconduct in professional capacity .
j.	I have not been declared to be unsound mind.
k.	I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
l.	I am not an undischarged insolvent .
m.	I have not been levied a penalty under section 271J of Income- tax Act 1961 (43 of 1961) and time limit for filling 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.
n.	I have not been convicted of an offence connected with any proceeding under the Income tax Act 1961 , Wealth Tax Act or Gift Tax Act 1958.
o.	My Pan Card no. is AAJPA 9379F and GST No. is 07AAJPA9379F1Z1
p.	I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer .
q.	I have not concealed or suppressed any material information, fact and records and I have made a complete and full disclosure .
r.	I have read the handbook on policy , standards and procedure for real Estate valuation , 2011 of the IBA and this report is in conformity to the Standards enshrined for valuation in the Part –B of the above handbook to the best of my ability.
s.	I have read the International Valuation Standard (IVS) and the report submitted to the bank for the respective asses class is in conformity to the 'Standards' as enshrined for valuation in the IVS in "General Standards" and Asset Standards as applicable .
t.	I abide by the Model Code of conduct for empanelment of valuer in the Bank (Annexure V-A signed copy of the same to be taken and kept along with this declaration)

GAUTAM AKHAURI
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	u.	I am registered under section 34 AB of the Wealth Tax Act.1957.		
	v.	I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) .		
	w.	My CIBIL Score and Credit worthiness is as per bank guidelines.		
	x.	I am proprietor of the firm and I am competent to sign this valuation report .		
	y.	I will undertake the valuation work on receipt of Latter of Engagement generated from the system (i.e. LLMS/LOS) only .		
	z.	Further, I hereby provide the following information.		
	S.N.	Particulars	:	Valuer Comment
	1.	Background information of the asset being valued.	:	As per sale deed.
	2.	Purpose of valuation and appointing authority.	:	To assess the fair market value of the property for the bank purpose. SBI IFB Branch, New Delhi.
	3.	Identify of the valuer and any other experts involved in the valuation.	:	No.
	4.	Disclosure of valuer interest or conflict, if any.	:	No.
	5.	Date of appointment, valuation date and date of report,	:	Date of appointment 20/07/2021, Date of visit 24/07/2021, Date of Valuation report 02/08/2021.
	6.	Inspections and/or investigations undertaken,	:	Inspection is done on 24/07/21 Valuation is provided as per the site inspection and enquiries from Nearby and property dealers .
	7.	Nature and sources of the information used or relied upon.	:	Market rate of property enquired from the nearby property dealers etc. and also different sites like 99acres.com and magicbricks.com searched for the reference.
	8.	Procedures adopted in carrying out the valuation and valuation standards followed.	:	Here we have adopted land and building method for the valuation. IVS standards follows.
	9.	Restrictions on use of the report, if any.	:	Report only to be use by State Bank of India .
	10.	Major factors that were taken into account during the valuation.	:	Location , Size of plot , market sentiments , marketability , building conditions , front road, nearby development etc..
	11.	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.	:	No.

GAUTAM AKHAURI
 Govt. Approved Valuer S.F. (346)
 with a number of Valuer (F-7336)
 Regd. Valuer CAT- 1453/145/05-06

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Date:02/08/2021.	
Place: New Delhi	


(Gautam Akhauri
Approved valuer)

GAUTAM AKHAURI
Govt. Approved Valuer, P.C. (Ch-9)
Fellow Institution of Valuers (F.I.V.)
Regd. Valuer CAT-I/534/145/05-06

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APPENDIX-V

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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 Endeavour 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 insofar 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.


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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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

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 authorized 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.

26. *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).

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.


GAUTAM AKHAURI
Govt. Approved Valuer, P.C. (1984)
Member Institution of Valuers (F-7336)
Regd. Valuer CAT-I/534/145/05-06

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gautamakhauri@yahoo.co.in

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 organization discredits the profession.

Date: 02/08/2021

Place: Delhi


Signature

(Name of the Approved Valuer and Seal)

GAUTAM AKHAURI
Govt. Approved Valuer, B.E. (Civil)
Surveyor & Loss Assessor (64622/98-03)
Regd. Valuer CAT-I/534/145/05-06

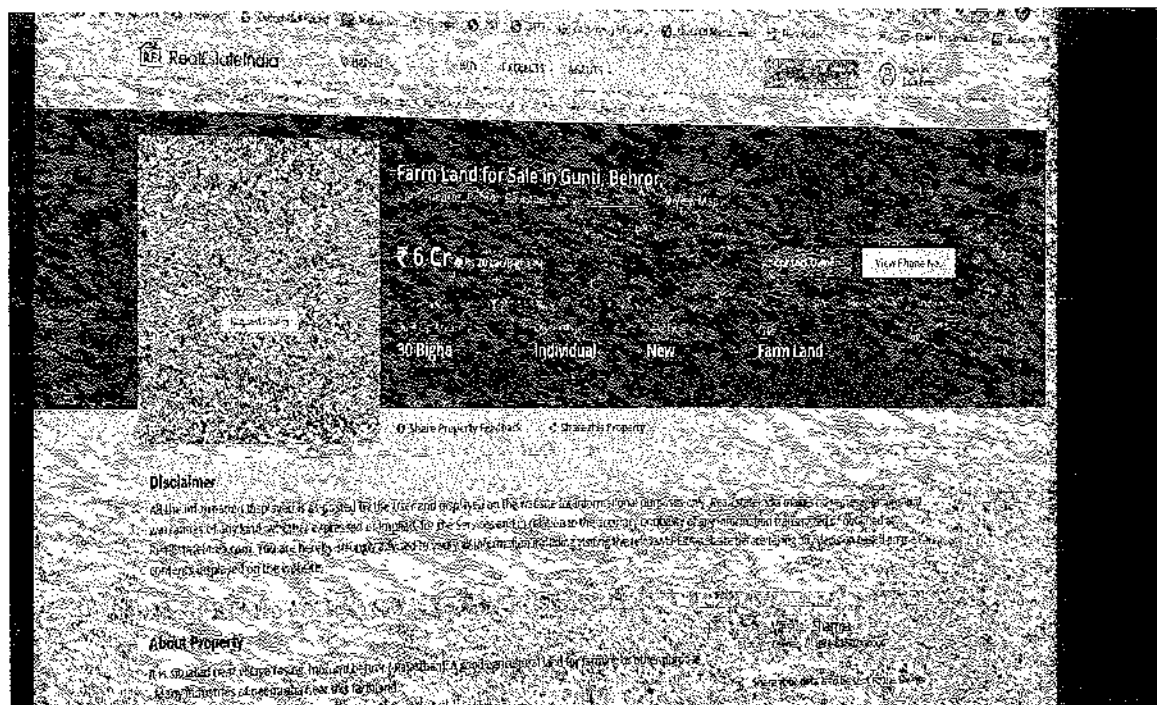
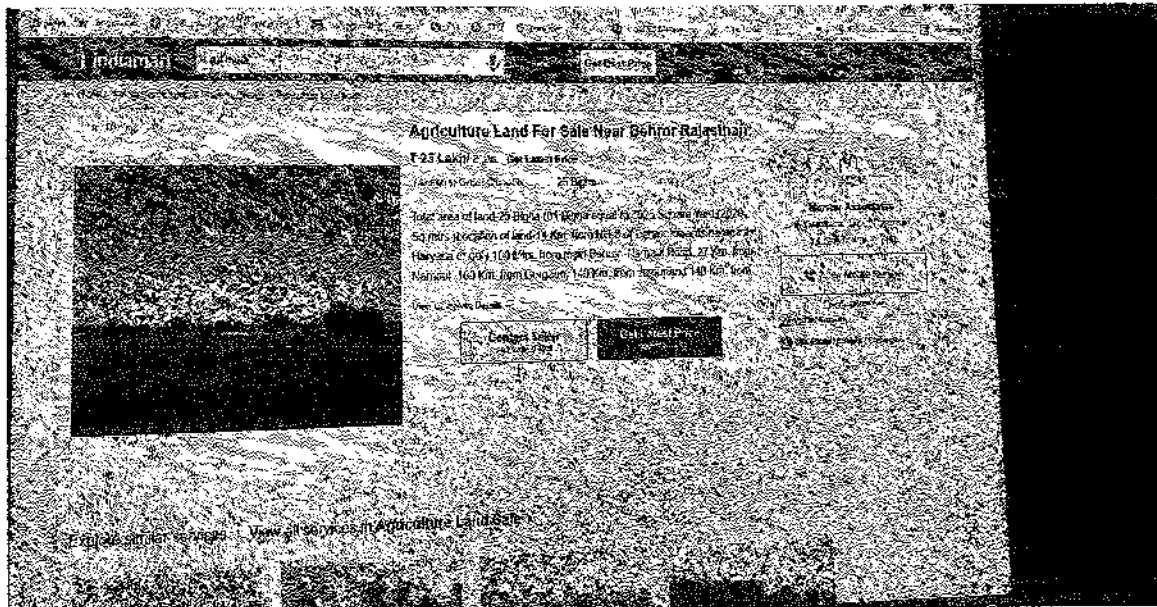
GAUTAM AKHAURI

B.E. (Civil); M.E. (Civil), F.I.V.

Approved Valuer (Regd. No. F-7336, CAT-1/534/145/05-06) in the Panel of Allahabad Bank, United Bank of India, OBC, Central Bank of India, Cent Bank Housing Finance Ltd., Punjab National Bank, Nanital Bank, SBI, Yes Bank, Surveyor & Loss Assessor (64622/98-03) Chartered Engineer (M-129134/8)

B-602, MOD Apartments,
Vasundhara Enclave,
New Delhi-110096
Phone No.: 011-22616317
Mobile No.: 9810009223
Email Id.:

gautamakhauri@gmail.com



Gautam Akhauri
GAUTAM AKHAURI
Govt. Approved Valuer, B.E. (Civil)
within jurisdiction of value (F-7336)
Aggr. Value CAT-1/534/145/05-06

GAUTAM AKHAURI

B.E. (Civil); M.I.E. (Civil), F.I.V.

Approved Valuer (Regd. No. F-7336, CAT-I/534/145/05-06) in
the Panel of Allahabad Bank, United Bank of India, OBC,
Central Bank of India, Cent Bank Housing Finance Ltd., Punjab
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Email Id.:
gautamakhauri@gmail.com



27°50'57.6"N 76°16'20.6"E

27.849339, 76.272392 · 3 hr 10 min



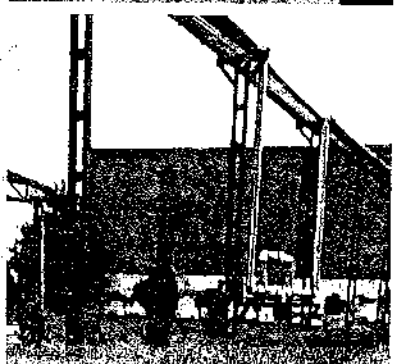
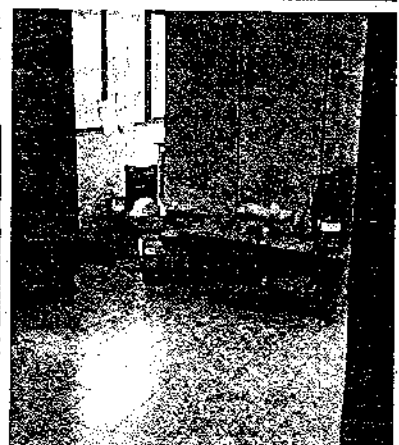
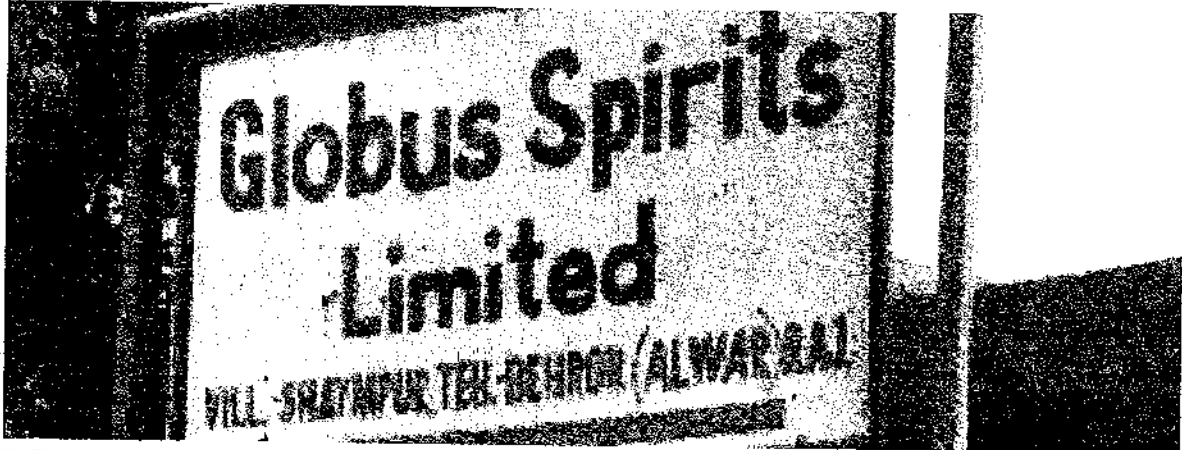
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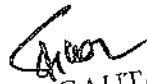
Gautam Akhauri
B.E. Approved Valuer (F.I.V.)
in the Panel of Allahabad Bank, United Bank of India, OBC,
Central Bank of India, Cent Bank Housing Finance Ltd., Punjab
National Bank, Navital Bank, SBI, Yes Bank,
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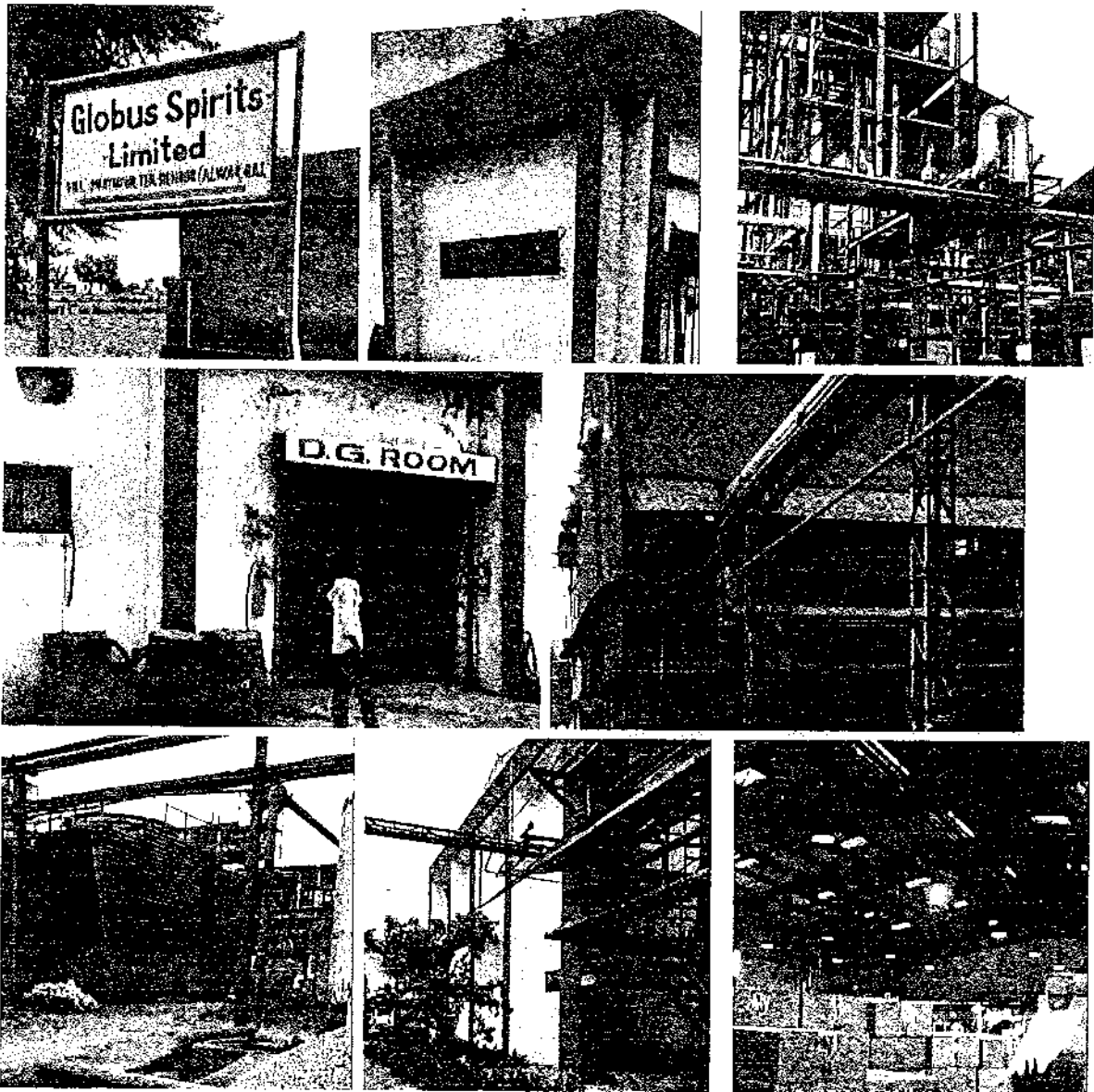



GAUTAM AKHAURI
Govt. Approved Valuer, B.E. (Civil)
Fellow Institution of Valuers (F-7336)
Regd. Valuer CAT- 1/534/145/05-06

GAUTAM AKHAURI

B.E. (Civil); M.I.E. (Civil), F.I.V.
Approved Valuer (Regd. No. F-7336, CAT-I/534/145/05-06) in
the Panel of Allahabad Bank, United Bank of India, OBC,
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New Delhi-110096
Phone No.: 011-22616317
Mobile No.: 9810009223
Email Id.:
gautamakhauri@gmail.com



M/s. GLOBUS SPIRITS LTD.. (Behror) .

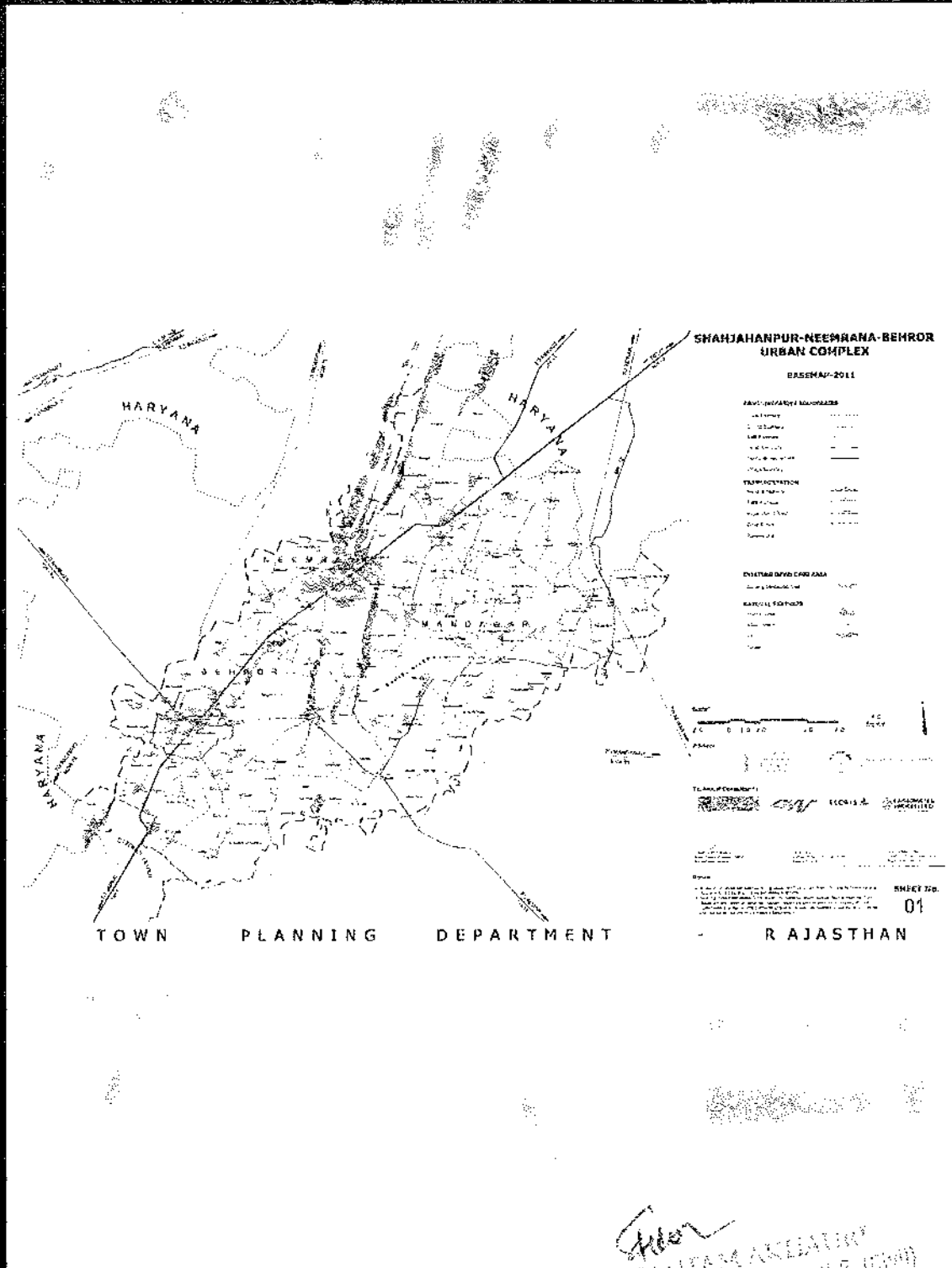
Gautam
GAUTAM AKHAURI
Govt. Approved Valuer, B.E. (Civil)
Fellow Institution of Valuers (F-7336)
Regd. Valuer CAT- 1/534/145/05-06

District: ALWAR

Village Name & Classification		Category	Exterior(₹)	Interior(₹)	Unit
Shyampur (श्यामपुरा)					
1	Commercial वाणिज्यिक	C	4491	3690	Sq. Yd.
2	Irrigated सिंचित	A	5634792	4575214	Hectare
3	Non-Irrigated असिंचित	A	4917537	3896023	Hectare
4	Residential आवासीय	R	1926	1845	Sq. Yd.

R - Residential, C - Commercial, A - Agriculture, I - Industrial, In - Institutional, Cx - Complex,
Fh - Farm House, M - Mining, G - Godown, Rt - Resort, F - Firm

Page No. 1



JAIPUR VIDYUT VITRAN NIGAM LIMITED

(BILL FOR LARGE INDUSTRIAL/SCHEDULE LT/HT-5 TARIFF CONSUMER)

Regd. Office
Vidyut Bhawan
Janpath
Jyoti Nagar, Jaipur -

JVVNL PAN: AABCJ6373K
GSTIN:
08AABCJ6373K1Z7
HSN CODE: 2716

Payment of this bill should be made at collection center of
AEN OM, BEHROR, RURAL
AEN Mob. No.: 9413390535
Phone : 9413390535

Available Security Deposit against (Amount in Rs.)

1. Elec. Consumption	1489300
2. Meter Security	8000
3. CTPT Security	20000

K. No.		210168026031		Acc. No.		90280903		Bill No.		072125258		Feeder code:		1027716		GSTIN		null	
Billing Month		Tariff Code		Area code		Ind.cd.cde		M.Class Accuracy		Reading Date		Bill Issue Date		Due Date Of Payment		Bill Duration		Consumer's Name & Address GLOBUS AGRONICS LTD. VILL-SHAMPUR,BEHROR DIST, 00VILL-SHAMPUR,BEHROR DIST, VILL-SHAMPUR,BEHROR DIST, 00.	
202107		8000		R		25		0.5s		202107		10-07-2021		20-07-2021		0			
Voltage Of Supply		Metering On HT/LT		Sactioned Load(HP/KW)		CPP Capacity (KVA)		Contract Demand(KVA)		75% Of Contract		Consumer Mob No		PAN No					
11000		HT		692		0		525		393.75		9001990122		AAACG2634B					

ED EXEMPTION DETAILS				ROOFTOP SOLAR DETAILS			
Rate of Exemption	Exemption upto	Base Unit	Progressive Unit	Capacity	Meter	MF	Generation
0		0	119967	0	0	0	0

(A) METER READING & CONSUMPTION:			Consumer E-Mail:-			corpoffice@globusgroup.in		Billing cycle:	
Meter No. 1	Nature Of Meter 2	Present Reading 3	Last Reading 4	Difference (3-4)-5	Multiplication Factor = 6	Consumption (5 x 6) = 7		Gross Consumption including transformer	
03011618 1	KVA	35.7	0	35.7	10	357		357.00	
03011618 2	KVAH	664628.2	658821.75	5806.45	10	58064.5		58064.50	
03011618 3	KWH	628556.2	622961.05	5595.15	10	55951.5		55951.50	
Billing Demand	Au. P.F.	Test/Open access Units	Net KWH Cons. To Bill at LIP rate	Sundry Units Dr/Cr	KWH Cons. For MIS Purpose	Off Peak Consumption (23:00 to 06:00)		Base Month/New Consumption	
393.75	0.963	0	55951.5	0	55951.5	8796		29956	

(B) CHARGES & SURCHARGES

Energy Charges (1)	Fixed Charges (2)	(3) Total (1+2) Rs.	Excess Demand Surcharge	Power Factor Surcharge	Difference of Capping Energy Charges	CTPT Rent	Transformer rent/Deferred Fixed charges/rebate
408445.95	106312.5	514758.45	0		0	900	0
Parallel Operation charges	DETAIL OF FUEL SURCHARGE			INCENTIVES & REBATES			
	Period	Rate	Amount	PF incentive	Load Factor Rebate	TOD Rebate	Incremental/New Rebate
0	0	0.05	5280.93	-2448.72	0	-9631.62	-22087.68
Unpaid FNB	L.P.S. on Old Arrears	LPS on Current Dues	L.P.S. on FNB	CURRENT ND	CURRENT ED	CURRENT WCC	CURRENT UC
0	0	0	0	485771.36	22380.6	5595.15	0
CURRENT TCS	Total Current	ARREAR ND	ARREAR ED	ARREAR WCC	ARREAR UC	ARREAR TCS	ARREAR TOTAL
0	514747.11	0	0	0	0	0	0
NET ND	NET ED	NET W.C.C.	NET UC	NET TCS	Net Payable Amount		
421509.36	22380.6	5595.15	0	0	449485		

Four Lac Forty Nine Thousand Four Hundred and Eighty Five Rupees Only

Previous Bill Amount	249661.76
Previous Bill Due Date	28-06-21
Amount Paid	249662
Date of Payment	16-06-21
Date of Connection	15-05-06

Misc. Debits (1) / (1)

Code	N.D. Rs.	E.D. Rs.	W.C.C. Rs.	Urban Cess Rs.	TCS
54	70554	0	0	0	
56	5292	0	0	0	

Bar Code :



(E. & O.E.) For instructions and Code list etc, please see overleaf.

Ledger Keeper

AAO-II

A.A.O.(HTB) / Sr.A.O.(CA-HQ) Authorised Signatory

Notice: If the amount of this bill is not paid in 15 days from the due date mentioned for payment, the connection is liable to be disconnected under section 56 'A' of the Electricity Act, 2003 without any further information / notice.

[Handwritten Signature]

कार्यालय अग्निशमन अधिकारी नगर पालिका बहरोड (अलवर)



फोन व फॅक्स : 01494-220090

behror.jaipur@gmail.com

क्रमांक:न.पा.ब./2021-22/39

दिनांक: 24/6/2021

अग्निशमन अनापत्ति प्रमाण-पत्र

M/S GLOBUS SPRITS LIMITED, VILLAGE- SHYAMPUR, PO-GUNTL, TEHSIL-BEHROR जिला अलवर का मौका निरीक्षण किया गया। ईकाई में लगे फायर सुरक्षा उपकरणों की जाँच की गई जो कार्यशील अवस्था में पाये गये।

अतः निम्नलिखित शर्तों की पालना के निर्देश देते हुए अग्निशमन अनापत्ति प्रमाण पत्र को नवीनीकरण किया जाता है।

शर्त :-

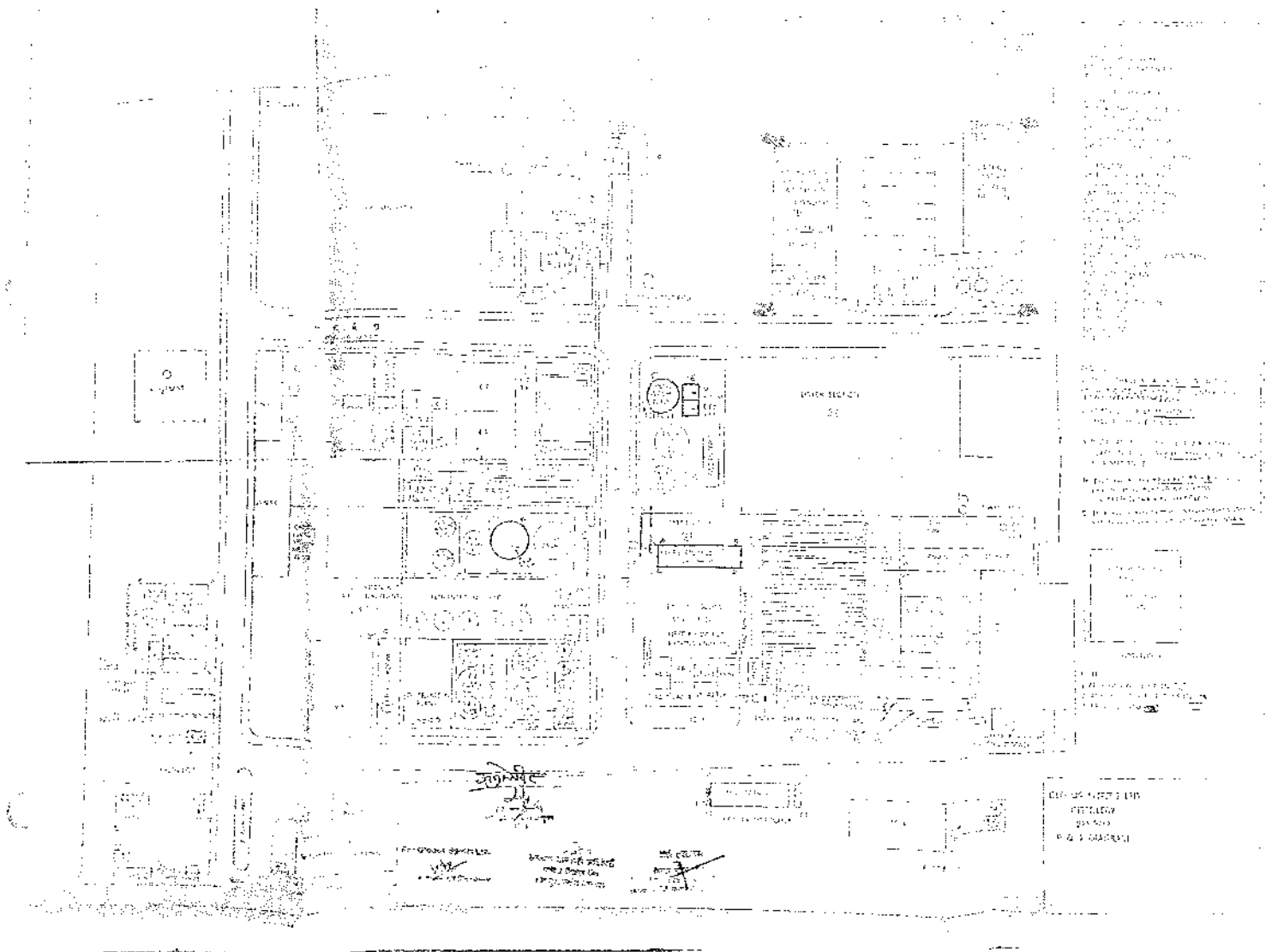
1. सभी अग्निशमन उपकरणों को हर समय चालू रखना होगा।
2. सभी अग्निशमन उपकरणों की समय-समय पर आपके फायर प्रशिक्षित कार्मिक द्वारा देखभाल की जावेगी।
3. परिसर में लगे सभी अग्निशमन उपकरणों की समय-समय पर रिफिलिंग एवं मरम्मत करावें।
4. किसी भी प्रकार की दुर्घटनाओं के लिए स्वयं संस्थापक जिम्मेदार होगा ना की जिला प्रशासन अलवर/नगर पालिका बहरोड प्रशासन होगा।
5. यह प्रमाण-पत्र स्वामित्व दस्तावेज नहीं माना जावे।
6. औचक निरीक्षण के दौरान अग्निशमन यंत्र बंद पाये जाने पर अग्निशमन अनापत्ति प्रमाण स्वतः ही निरस्त माना जावेगा।
7. फायर NOC की अवधि समाप्त होने से 15 दिवस पूर्व नवीनीकरण के लिये आवेदन करना होगा अन्यथा विलम्ब शर्ति के रूप में 10000 रुपये अतिरिक्त शुल्क देय होगा।
8. यह प्रमाण-पत्र दिनांक. **01/06/2021** से. **31/05/2022** तक मान्य होगा।

(अक्षय सिंह)

सहायक अग्निशमन अधिकारी
सहायक अग्निशमन अधिकारी
नगरपालिका बहरोड

(Signature)

GRATEAM AKHARI
Dist. Alwar, Jaipur, U.P. (Raj.)
Ref No. 112/2021 of 14/06/21 (5/74333)
Page 1 of 1



Handwritten signature

GAUTAM AKRAHIT
 Govt. Architect Valuer, D.E. (CPM)
 Govt. Institution of Valuers (R-7335)
 Regd. Valuer CAT-1/5/14/11/05-06



Head Office (PDF)

Rajasthan State Pollution Control Board
4, Institutional Area, Jhalana Doongari, Jaipur-302 004
Phone: 0141-5159856 Fax: 0141-5159697



Registered

File No : F(Tech)/Alwar(Behror)/6508(1)/2021-2022/865-867

Order No : 2021-2022/PDF/4009

Date: 25/06/2021

Unit Id : 18324

M/s Globus Spirits Limited

Village Shyampur, Tehsil:Behror

District:Alwar

Sub: Consent to Operate under section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 and under section 21(4) of Air (Prevention & Control of Pollution) Act, 1981.

Ref: Your application for Consent to Operate dated 24/04/2021 and subsequent correspondence.

Sir,

Consent to Operate under the provisions of section 25/26 of the Water (Prevention & Control of Pollution) Act, 1974 (hereinafter to be referred as the Water Act) and under section 21 of the Air (Prevention & Control of Pollution) Act, 1981, (hereinafter to be referred as the Air Act) as amended to date and rules & the orders issued thereunder **is hereby granted** for your **Distillery plant** situated at **Village Shyampur Tehsil:Behror District:Alwar**, Rajasthan, subject to the following conditions:-

- 1 That this Consent to Operate is valid for a period from **19/05/2021** to **30/04/2026**.
- 2 That this Consent is granted for manufacturing / producing following products / by products or carrying out the following activities or operation/processes or providing following services with capacities given below.

Particular	Type	Quantity with Unit
RS/ENA	Product	20.00 KL PER DAY

- 3 That this consent to operate is for existing plant, process & capacity and separate consent to establish/operate is required to be taken for any addition / modification / alteration in process or change in capacity or change in fuel.
- 4 That the **Distillery plant** will comply with the standards as prescribed vide MOEF notification No. GSR 826(E) dated 16th November, 2009 with respect to National Ambient Air Quality Standards.
- 5 That this consent to operate is valid only for enhancement in the production capacity of RS/ENA from 140 KLD to 160 KLPD by modernization in fermentation technology of existing plant.

(Signature)
CALITKRS - KGAURJ
Genc. Approved under S.E. (LAW)
14/06/2021
11:45:00 AM
11/06/2021

Validity unknown
Digitally signed by
RAJESH K. KGAURJ
THAKUR
Date: 2021.06.25
11:45:00 +05'30



Head Office (PDF)

Rajasthan State Pollution Control Board
4, Institutional Area, Jhalana Doongari, Jaipur-302 004
Phone: 0141-5159856 Fax: 0141-5159697

Registered

File No : F(Tech)/Alwar(Behror)/6508(1)/2021-2022/865-867

Order No : 2021-2022/PDF/4009

Date: 25/06/2021

Unit Id : 18324

- 6 That this consent to operate is being issued for a total capital investment of Rs.50.00 Lacs which includes the cost of miscellaneous assets only. In case of any increase in total capital investment additional fee as per the fee notification dated 26/05/2016 shall be required to be deposited.
- 7 That the industry shall comply with the conditions of the Environmental Clearances issued by the MoEF&CC, New Delhi, issued vide letter no. J-11011/237/2015-IA II(I) dated 01/03/2021.
- 8 That industry shall not carry out any modification/change in process or manufacture/produce any other products/byproducts, which require environment clearance as per the provisions of Environment Impact Assessment Notification dated 14/09/2006, notified by Ministry of Environment & Forests, Government of India.
- 9 That total freshwater requirement shall not exceed from existing requirement i.e. 552 KLD (402 KLD- distillery + 135 KLD- bottling plant + 15.00 KLD- domestic use) and same shall be met from groundwater.
- 10 That industry shall comply with the conditions of NOC no CGWA/NOC/IND/ORIG/2021/10924 issued by CGWA for the abstraction of groundwater upto 552.00 KLD and get it renewed from time to time.
- 11 That neither any groundwater will be abstracted nor any ground water abstraction structure shall be constructed without obtaining prior permission from the Central Ground Water Authority (CGWA).
- 12 That total water consumption shall not exceed 2143 KLD and the same shall be met from freshwater from borewell(552 KLD) and recycled water(1591 KLD).
- 13 That total trade effluent shall not exceed 791 KLD and same shall be reused in cooling tower makeup/ plant process etc after treatment through state of art technology-based ETP and MEE. The steam condensate(605 KLD) generated from the dryer and post still process shall be recycled in the boiler.
- 14 That the industry shall not discharge treated/untreated effluent (industrial/domestic) inside and/or outside the premises in any case.
- 15 That the industry shall maintain zero liquid discharge status inside as well as outside the premises all the time.
- 16 That the industry shall maintain metering arrangements for freshwater intake, raw water consumption, water used for different purposes, and for measuring of effluent generated, treated, reused, and MEE inlet & outlet. The daily logbook shall be maintained.
- 17 That the sludge generated from the Effluent Treatment Plant/MEE shall be disposed off scientifically through waste disposing facility in accordance with the provisions of the Hazardous & Other Waste Rules,2016.

[Signature]
GATEWAY
Digitally signed by GATEWAY
Reason: Approved by GATEWAY
Date: 2021.06.25 11:45:00 +05'30'

Validity: unknown
Digitally signed by
RAJESH KUMAR
THAKUR
Date: 2021.06.25
11:45:00 +05'30'