

Particulars	Valuation (Amt. in cr.)
Primary	
Facility : Working Capital limits (PB and NFB limits)	
Pari Passu First Charge on hypothecation of entire chargeable current assets of the company and present and proposed P&M of the company.	
For WCTL/FTL	
Pari Passu First Charge on hypothecation of entire chargeable current assets of the company and present and proposed P&M of the company.	
Collateral	
Pari Passu charge over EM of industrial unit situated at Survey No 431/P/7/P, 431/P/4/P, 431/P/5/P and 431/P/7/P, Plot No B-11, B-12, B-13, B-14 to B-20, steel Town, Off. Bavlva Sarkhej Highway, Village Moraiya, Tal Sanand, Dist. Ahmedabad measuring 12057 sq. Mtrs.	13.00
Pari-Passu first charge on NA land situated at Survey no 431/P/7 off. Bavlva Sarkhej highway, Village Moraiya, Tal Sanand, Dist Ahmedabad measuring 68.00 sq. Mtrs.	
Pari-Passu first charge on NA land situated at Survey no 431/P/4 Plot no B-14, Steel Town, off. Bavlva Sarkhej highway, Village Moraiya, Tal Sanand, Dist Ahmedabad measuring 1170.00 sq. Mtrs.	
Pari-Passu first charge on N A land situated at Survey No 431/P/7/P, C-Line Plot no 11 to 15 off. Bavlva Sarkhej Highway Village Moraiya, Tal Sanand, Dist Ahmedabad measuring 5788 sq. Mtrs.	11.00
Pari-Passu first charge on NA land situated at Survey no 431/P/7 C-line, Plot No 16/P, 17/P, 18/P and 19/P off. Bavlva Sarkhej highway, Village Moraiya, Tal Sanand, Dist Ahmedabad measuring 2631.00 sq. Mtrs.	
Pari-Passu first charge on NA land situated at Survey no 431/P/7 C-line, Plot No 16/P, 17/P, 18/P and 19/P off. Bavlva Sarkhej highway, Village Moraiya, Tal Sanand, Dist Ahmedabad measuring 2201.00 sq. Mtrs.	
Pari -Passu first charge on NA land situated at Survey no 431/7, C-line Plot No 20 to 23 steel Town, off. Bavlva Sarkhej highway, Village Moraiya, Tal Sanand, Dist Ahmedabad measuring 6160.00 sq. Mtrs.	
Pari-Passu first charge/industrial unit situated at Survey No 35/P, Plot no 1 & 2 Paiki, Opp. Mahasagar Petrol, Junagadh -Jupar Highway, Vill. Sukhpur, Dist. Junagadh, measuring 5413.38 sq. Mtrs.	3.30
Pari Passu first charge on Sub Plot No 12, Steel Godown owners Association estate, Sarkhej - Bavlva Highway, Changodar Ahmedabad, measuring 1953 sq. yards.	1.50
Pari-Passu first charge on NA land R.S. No. 35 Paiki, Moeje, Sakhpur situated at Opp Mahasagar Petrol Pump, Rajkot road, Sukhpur, Junagadh measuring 9680 Sq. yards	4.00
Exclusive first charge on plot at Green city, Junagadh bypass, Near Chabari, Junagadh measuring 1016.60 sq yard covered by Lathoo Kamakhobba katara	0.73
Total	33.53

Details of any security held, the value of the security, and the date it was given

Jyoti Power Corporation Pvt. Ltd. (as Borrower)
Working Capital Limit under Consortium (viz. CC, BGL, FTL, WCTL-L, WCTL-H) of Rs. 105 Crore

- First Pari Passu charge on Stock & Book Debts including retention money & earnest money for the facilities as per consortium.
 - First Pari Passu charge on present and proposed P&M of the company.
 - First Pari Passu charge on pledged shares of promoters along with other consortium members.
 - First Pari Passu charge on pledge of Fixed Deposit of Rs.4.70 crore and accrued interest thereon kept in the name of the Jyoti Power Corporation Pvt. Ltd. with Bank of India.
- Security Documents have been executed from time to time and latest being on August 7, 2014.

Collateral:

- Industrial Unit situated at survey No. 35/P, plot No. 1 & 2 Paiki, Opp. Mahasagar Petroleum, Junagadh-Jupar Highway, Vill. Sukhpur, Dist. Junagadh adm. 5413.38 sq. Mtrs. in the name of Jyoti Power Transmission Pvt. Ltd. (Group concern of co.)
- All the pieces and parcels of non agriculture land Sub-Plot No. B-11, measuring 1729 sq.mtrs (plot area) together with undivided proportionate share in common road measuring 782 sq. mtrs Sub-Plot No. B-12, measuring 1609 sq.mtrs (plot area), sub-plot No. B-13, measuring 1365 sq.mtrs (plot area), Sub-Plot No. B-14 measuring 1170 sq.mtrs (plot area) together with undivided proportionate share in common road measuring 135 sq. mtrs, Sub-Plot No. B-15, measuring 1365 sq. mtrs (plot area), Sub-Plot No. B-16, measuring 1170 sq.mtrs (plot area), Sub-Plot Nos. 17&18, measuring 3902 sq. mtrs (plot area), Sub-Plot Nos. 18&20 measuring 2807 sq.mtrs (plot area), revenue survey no 431/3 paiki, 431/4 paiki, 431/5 paiki and 431/7 paiki, Moeje Moraiya, Taluka Sanand, District Ahmedabad in the name of proponent company.
- N.A Land Situated in survey No. 431/P/7/P, C-Line, Plot No. 11,12,13,14 & 15, off. Bavlva Sarkhej Highway, Vill. Moraiya, Ta.Sanand Dist. A'bad. Adm. 5788.00 Sq.Mtrs. in the name of proponent company
- N.A Land Situated in survey No. 431/P/7 off. Bavlva Sarkhej Highway, Vill.Moraiya, Ta.Sanand Dist. A'bad. Adm. 68.00 Sq.Mtrs in the name of proponent company
- N.A Land Situated in survey No. 431/P/7, C-Line, Plot No. 16/P, 17/P, 18/P & 19/P, Off. Bavlva Sarkhej Highway, Vill. Moraiya, Ta. Sanand Dist. A'bad. Adm. 2631 Sq.Mtrs in the name of proponent company

Relevant Particulars

- First pari passu legal mortgage charge on N.A Land Situated in survey No. 431/P/7, C-Line, Plot No. 16/P, 17/P, 18/P & 19/P, Steel Town Off. Bavlva Sarkhej Highway, Vill. Moraiya, Ta.Sanand Dist. A'bad. Adm. 2201 Sq.mtrs in the name of proponent company
 - N.A Land with Labour Quarter situated in survey No. 431/7, C-Line, Plot No. 20 to 23 Steel Town Off. Bavlva Sarkhej Highway, Vill.Moraiya, Ta. Sanand Dist. A'bad. Adm. 6160 Sq.Mtrs in the name of proponent company
 - Sub Plot No. 12, Steel Godown owners Association Estate, Sarkhej - Bavlva Highway, Changodar, Ahmedabad measuring 1953 sq. yard in the name of Jyoti Power Corporation Pvt. Ltd.
 - N.A land, R.S.No. 35 Paiki, Moeje, Sakhpur, Opp. Mahasagar Petrol Pump, Rajkot Road, Sukhpur, Junagadh measuring 9681 sq. Yard is in the name of Jyoti Power Transmission Pvt. Ltd
 - Residential Building situated in Shri Vardhaman Society, Plot No. 14, Opp. ITI, Nr. Shri Kashivishwanath Temple, Off Gondal Bye Pass, Gondal, Dist. Rajkot adm. 416.39 Sq. Mtrs in the name of Niteshbhai Mayibhai Katariya. (Already sold through DRT in OA No. 717/2016)
 - Residential Building situated in "Meghdoot" Shri Vardhaman Society, Opp ITI, Nr. Shri Kashivishwanath Temple, Off Gondal Bye Pass, Gondal, Dist. Rajkot, adm. 173.72 sq. Mtrs. In the name of Mayibhai Meghibhai Katariya. (Already sold through DRT in OA No. 717/2016)
 - Residential open plot situated in Shri Vardhaman Society, Plot No. 2/P Opp. ITI, Nr. Shri Kashi Vishwanath Temple, Off Gondal Bye Pass, Gondal Dist. Rajkot adm. 226.17 Sq. mtrs. In the name of Niteshbhai Mayibhai Katariya. (Already sold through DRT in OA No. 717/2016)
- Security Documents have been executed from time to time and latest being on August 7, 2014.

Value of Primary Security*

The value of Collateral Security as per valuation carried out by Bank of India in April 2019 is as under:
 Fair Market Value: Rs. 430.58 lakh
 Realizable Value: Rs. 366 lakh
 Distress Sale Value: Rs. 322.95 lakh

Value of Collateral Security#

The value of Collateral Security as per valuation carried out by Bank of India in April 2019 is as under:
 Fair Market Value: Rs. 4051.24 lakh
 Realizable Value: Rs. 3441.55 lakh
 Distress Sale Value: Rs. 3038.40 lakh
 (*# IDBI share in security is 24.25%)

LOT# 8000
Date of the security hold, the value of the security, and the date it was
given

(a) CE 275063 VERNET
BEHRINGER MAG BROS
(PUNCHING, DRILLING & PLAMA
CUTTING MACHINE FOR PLATES)