

Asit Baran Mukhopadhyay

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Ref: ABM/UBI-OSB/TS/AUL/307/2014-15

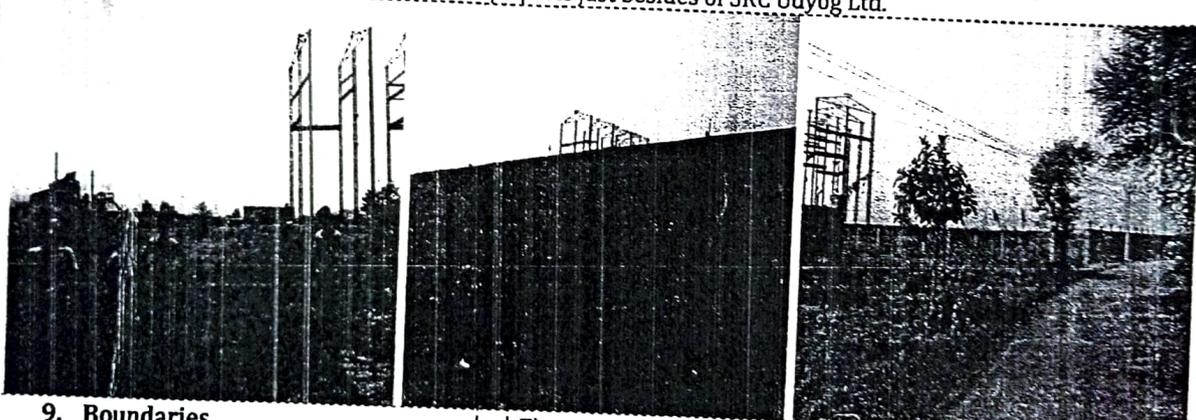
Date: 31.10.2014

REPORT ON

**VALUATION OF A PROPERTY COMPRISING VACANT LAND LOCATED AT MOUZA: MUKUNDAPUR, PO: RANIPUR,
PS: MEJIA, DIST: BANKURA, PIN: 722133**

Owners of the Property : M/s. Ankur Urza Limited

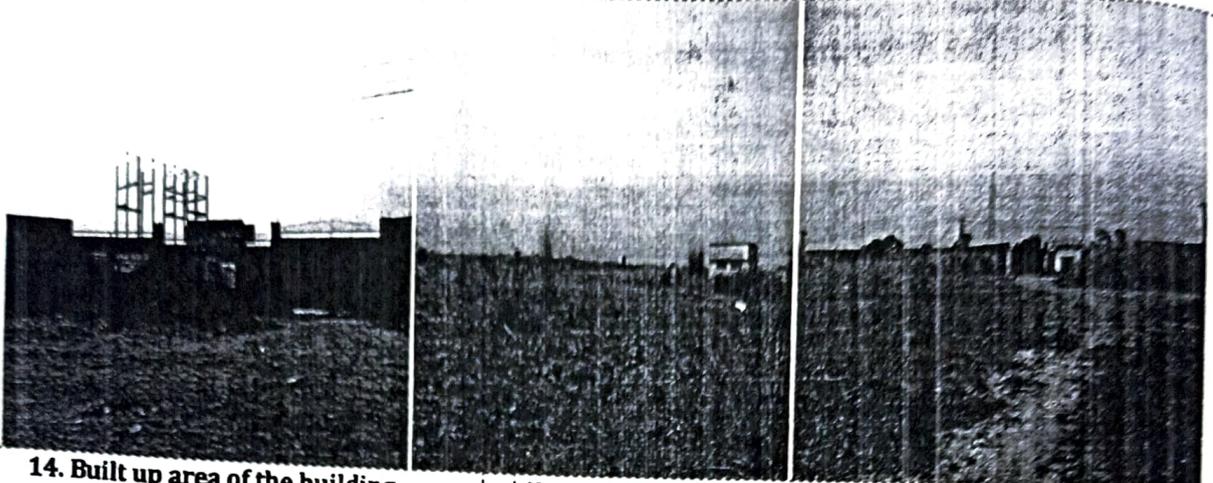
Loan A/c : M/s. Ankur Urza Limited

1. Engaged by	: Branch Manager United Bank of India Branch: Overseas
2. Scope of Work	: To determine the fair and reasonable value of the subject property.
3. Date of visit of the site	: 29.10.2014
4. Date of making valuation	: 31.10.2014
5. Purpose of Valuation	: To assess the present fair market value of the said property.
6. Documents Relied on	: i) Copy of Previous Valuation Report Ref No. SSA/V/UBI/AUL/2014 dated 17.01.2014
7. Ownership (Name & address of the present owner)	: M/s. Ankur Urza Limited having their registered office at 3A, Mangoe Lane, 4 th floor, PS: Hare Street, Kolkata-700001
8. A. Location B. Land Mark	: Mouza: Mukundapur, PO: Ranipur, PS: Mejia, Dist: Bankura, Pin: 722133 It is just besides of SRC Udyog Ltd.
	
9. Boundaries	: The premises is butted & bounded as under - a). On the North : By SRC Udyog Ltd. b). On the South : By Vacant Land & Pond. c). On the East : By Road. d). On the West : By Vacant Land.
10. Municipality/Panchayat	: It is within the jurisdiction of Ramchandrapur Gram Panchayet
11. Details of the landed property	: Annexure- A is referred to.
12. Freehold or Leasehold	: Freehold.



13. Description of the Building

There are two nos. of single storied building under contract stage with RCC frame structure having column footing with RCC Roofed supported on RCC columns, lintels, beams, roof/floor slab, stairs, chajjas Etc, and also enveloped with 10 inch & 5 inch thick cement Brick walls and the entire area is surrounded by boundary wall with 2nos. M.S. Gate.



14. Built up area of the building

Unit-I : 250 Sq. ft. & Security room: 60 Sq. ft. more or less (As per eye estimation)

15. Sanctioned building plan

NA

16. Availability of service items

Water supply : NA

Electricity : NA

17. Year of construction

NA

18. Residual life of the building

NA

19. Classification of the locality

Agriculture cum Industrial area with mixed class society

20. Advantages & disadvantages

The premises abuts 16 ft. wide industrial common passage which is connected to Raniganj-Bankura Road at the point Ghatakgram Bus Stop and proceeded towards Raniganj in the one side and Durlavpur on the other side. The site is approachable from Raniganj Bus Stand by Bus to Ghatakgram and then to site by walk. The area enjoys well connectivity both by Roadways and Railways and easily accessible from all parts of Raniganj area. Facilities such as market, bank, post office, hospitals, school are all located within reasonable distance. More over few industries are located adjacent to the premises. However the drainage disposal system in the area is on the surface and the common passage is of kancha in nature.

Address Mouza Mukundapur PO Ranpur PS.

Get GPS Coordinates

DD (decimal degrees)*

Latitude 23° 6' 6667

Longitude 87° 133333

Get Address

DMS (degrees, minutes, secondes)*

Latitude + 11 S 03 + 07 + 0000

Longitude + E W 07 + 13 + 3333

Get Address



21. Methodology of valuation	: Belting Method
22. Attach a dimensional site plan & elevations of all structure standing on the land along with photograph of the built up property	: Photograph attached
23. If leasehold, the name of Lesser/Lessee, nature of Lease, Dates of commencement and termination of Lease	: Not applicable.
24. a) Is the building/flat owner - occupied/tenanted/ both?	: Owner occupied.
b) If partly owner- occupied, specify portion and extant of area under	: Not applicable.
25. Valuation :	:
A). Land	<p>: As the area is little bit away from main road and means of convince is not adequate the marketability of subject land may perhaps not be good enough. However the prevailing market rate of the subject land may varies as follows:</p> <p>1) As per Govt. Guide Line Rate :- Rs. 23,000.00 to Rs. 24,000.00 per Decimal (Copy Of Govt. Chart enclosed).</p> <p>2) Local Market Rate :- Rs. 40,000.00 to Rs. 50,000.00 per Decimal.</p> <p>We have considered here average of the Above two rates:- $(Rs. 23,500.00 + Rs. 45,000.00) / 2$ $= Rs. 34,250.00$ per Decimal Or Say, Rs. 35,000.00/-</p> <p>This is a huge stretch of vacant land. Keeping in view of the vastness of the land we shall follow Belting Method.</p> <p>Based on Govt. Guide Line Rate and local market survey and considering the location, shape and frontage, the fair and reasonable price of the stretch of land is assessed at an average price of Rs. 35,000/- per decimal.</p> <p>For the purpose of belting, we hypothetically divide the entire land into 3 segments or belts and assign individuals values depending respective merits as under :-</p> <p>1. 1st Belt: 40% of total land 1655 Decimal @ 100% of Rs. 35,000.00 $= 1655 \text{ Decimal} \times 40\% = 662 \text{ decimal}$ 662 decimal @ Rs. 35,000.00 per decimal $= 662 \times Rs. 35,000.00 = \text{Rs. 2,31,70,000.00}$</p> <p>2. 2nd Belt: 30% of total land 1655 Decimal @ 65% of Rs. 35,000.00 $= 1655 \text{ Decimal} \times 30\% = 497 \text{ decimal}$ 497 decimal @ Rs. 22,750.00 per decimal $= 497 \times Rs. 22,750.00 = \text{Rs. 1,13,06,750.00}$</p>



3. **3rd Belt:**

30% of total land 1655 Decimal @ 35% of
Rs. 35,000.00
= 1655 Decimal x 30% = 496decimal
496decimal @ Rs. 12,250.00 per decimal
= 496 X Rs. 12,250.00 = **Rs. 60,76,000.00**

Total = Rs. 4,05,52,750.00

B). Building

: Considering the specification of Construction, the fair and reasonable price of the subject building is assessed at an average rate as follows:

Unit-I & Security room :

(250+60) Sq. ft. @ Rs. 600.00 Per Sq. ft.
= (310 Sq. ft. X Rs. 600.00)

= **Rs. 1,86,000.00**

Boundary Wall :

The walls are constructed on RCC intermittent columns with side brick walls both sides are not plastered having height of about 10 ft. Total length is 3000 rft.
3000 rft. @ Rs. 850.00 Per rft

= **Rs. 25,50,000.00**

M.S. Gate (3 Nos.) :

This is a MS framed with MS sheet having width of about 10 ft. and height is about 8 ft. supported on two side RCC pillars.
Rate at L.S.

= **Rs. 90,000.00**

Therefore, total value of the Building (U-I+SR+BW+M.S. Gate)

= **Rs. 28,26,000.00**

Therefore, total value of the property (land + Building)

= **Rs. 4,33,78,750.00**

Or Say,

= **Rs. 4,33,79,000.00**

Therefore, the various values of the property are as under :

Fair market value : **Rs. 4,33,79,000.00**

Realizable value : **Rs. 3,90,41,000.00**
(less 10% of Fair Market value)

Distress sale value : **Rs. 3,47,00,000.00**
(less 20% of Fair market value)

CERTIFICATE :-

In view of above I feel that the Fair market value of the property at present stage, may be assessed at **Rs. 4,33,79,000.00** (Rupees Four Crore Thirty Three Lakhs Seventy Nine Thousands only), Realizable value at **Rs. 3,90,41,000.00** (Rupees Three Crore Ninety Lakhs Forty One Thousands only) & Distress sale value at **Rs. 3,47,00,000.00** (Rupees Three Crore Forty Seven Lakhs only) as on the date.



Asit Baran Mukhopadhyay
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Declaration:

- a) The information and other details above are true to the best of our knowledge and belief.
- b) We have no direct or indirect interest in the property value.
- c) We have personally inspected the property on 29.10.2014 in presence of the owner of the property. The photographs of the property were taken during inspection and enclosed.
- d) We have not convicted of any offence and sentenced to a term of imprisonment.
- e) We have not been found guilty of misconduct in our professional capacity.
- f) The legal aspects were not considered in this valuation and this Valuation Report is issued without prejudice.
- g) We are empanelled valuer of State Bank of India / United Bank of India / UCO Bank / Allahabad Bank.

The valuation is made to the best of my knowledge, experience and information furnished / gathered.

Dated: 31.10.2014

Encl.: Photograph of the property




Sri Asit Baran Mukhopadhyay,
Chartered Engineer & Govt. Regd. Valuer

A. B. MUKHOPADHYAY
A.M.I.E.(Elect.) FIE(I) FIV(I)
CHARTERED ENGINEER
GOVT APPROVED VALUER - 2010

ANNEXURE - A

Date: 31.10.2014

**IN RESPECT OF A PROPERTY COMPRISING LAND LOCATED AT MOUZA: MUKUNDAPUR. PO: RANIPUR.
PS: MEJIA. DIST: BANKURA. PIN: 722133**

Sl. No	Deed No.	Date of Registration	Owner	Mouza	J.L.No.	L.R. KhatianNo	Khatian No.	Dag No.	Land Area (Acres)
1	I - 00727	01.07.2009	M/S. Ankur Uzra Ltd.	Mukundapur	-	-	317, 332, 285, 267	300	0.86
2	I - 01342	26.11.2009	M/S. Ankur Uzra Ltd.	Mukundapur	-	574	168, 262, 388, 251	628, 630, 631	1.86
3	I - 00775	13.07.2009	M/S. Ankur Uzra Ltd.	Mukundapur	49	-	171, 411, 396, 286	629	0.54
							498, 499, 258, 517, 518, 519, 520, 376, 161, 348, 435, 293, 322, 264, 123	300, 301, 303, 288, 289 & 290	1.12
4	I - 00646	15.06.2009	M/S. Ankur Uzra Ltd.	Mukundapur	-	574	113, 208	291, 292, 294, 295, 296, 298, 299, 571	4.78
5	- 00866	08.08.2008	M/S. Ankur Uzra Ltd.	Mukundapur	49	574	97, 298, 71, 267	288, 289, 290, 291, 292, 294, 296, 298, 299, 300, 571	2.82
6	- 01343	26.11.2009	M/S. Ankur Uzra Ltd.	Mukundapur	-	120, 316, 291, 33	(Sabek) 44, 45	288	0.19
								289	0.59
								290	0.45
								297	0.60
								301	0.39
								304	0.30
								305	0.08
306	0.71								
7	I - 01372	04.12.2009	M/S. Ankur Uzra Ltd.	Mukundapur	-	-	488	301	0.37



8	I - 00902	31.07.2009	M/S. Ankur Uzra Ltd.	Mukundapur	-	-	168, 180, 388	302	0.23
							449, 309, 152, 91/1, 294, 359, 305	303	0.34
							201	288, 289, 299	0.17
9	I - 00395	30.04.2010	M/S. Ankur Uzra Ltd.	Mukundapur	49	574	33	288, 289, 290, 297, 301, 304, 305, 306	0.09
10	I - 00889	30.07.2010	M/S. Ankur Uzra Ltd.	Mukundapur	49	574	258, 517	303	0.06
								Total:	16.55
								Or Say	1655 Decimal



Directorate of Registration & Stamp Revenue
Finance Department, Government of West Bengal



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Market Value of Land

District *		Bankura	Thana *		Mejia	(*) marked items are mandatory	
Local Body *		Gram Panchayat	Mouza *		Mukundapur		
Road			Road Zone				
Premises No.			Ward No.				
Jurisdiction of *		A.D.S.R. SALTORA	Gram Panchayat Name *		RAMCHANDRAPUR		
Plot No *		RS 00300 / 00000	Nature of Land (as recorded in ROR)		Industrial Use		
Proposed Land Use *		Industrial Use					
Area of Land		Acre	Bigha	Decimal	Katha	Chatak	Sq. Feet
				1655			1655
							Decimal
Is Property on Road? *		Yes	Approach Road Width *				
Adjacent to Metal Road		Yes	Litigated Property		Yes No		
Encumbered by Tenant		No	Tenant is Purchaser?		No		
Bargadar		No	Bargadar is Purchaser?		Yes No		
Type the characters shown		<input type="text"/> STAY	Try new characters		<input type="text"/>	Display Market Value	
Market Value of Land: Rs. 3,83,47,674/-							
Service Count: 418538							
N.B.-To be verified from the appropriate Registration Office after filling up proper e-Requisition Form							

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