

## Tanuj Kumar & Associates

Govt. Registered Valuer  
Chartered Engineer

Bank Panelist

303, Bansal Tower, Community Centre II, Ashok Vihar -II, Delhi- 110052  
Phone: 9868455181 Email : valuer.tka@gmail.com

Ref.No.TKA/XX070903

Date : 19-3-2020

To,  
The Branch Manager  
IndusInd Bank  
Gurgaon

### Valuation Report of Immovable Property EXECUTIVE SUMMARY

1	Address of property evaluated	Unit No- 702, 7th Floor, Plot No- 3, 4, 48 & 49, Block CK Sector- II, Salt Lake City, Kolkata, West Bengal	
2	Name of owners	A2Z Maintenance & Engineering Services Limited.	
3	Date of valuation	11-Mar-2020	
4	Opinion about valuation	Market Value	₹ 38,250,000
		Realizable Value	₹ 30,600,000

### CONTENTS

1	Part-I	Valuation Report on bank format
2	Part-II	Statement of limiting conditions & Declaration
3	Part-III	Photograph
4	Part-IV	Valuation

Respectfully submitted.

  
For Tanuj Kumar & Associates  
Registered Valuer- IndusInd Bank

Part-I

FORMAT OF VALUATION REPORT

Ref.No.TKA/XX070903

Date : 19-3-2020

Date of valuation	Wednesday, March 11, 2020	
<b>1 Customer Details</b>		
i Name	A2Z Maintenance & Engineering Services Limited.	
ii Apl. No		
iii Case type	Information with bank	
<b>2 Asset Details</b>		
i Address as per Sale deed	Unit No- 702, 7th Floor, Plot No- 3, 4, 48 & 49, Block CK Sector- II, Salt Lake City,Kolkata, West Bengal	
Postal Address	Unit No- 702, 7th Floor, Plot No- 3, 4, 48 & 49, Block CK Sector- II, Salt Lake City,Kolkata, West Bengal	
ii Nearby Landmark	As per layout	
<b>3 Document Details</b>		
i Layout Plan ( Yes/ No)	As per layout	
ii Name of Approving Authority	Municipal Corporation	
iii Approval No.	Not Available	
iv Building Plan ( Yes / No)	Not Available	
v Construction Permission ( Yes / No)	No	
vi Legal Documents ( Yes/ No)	with the bank	
vii List of Documents	(1) Agreement for Sub Lease deed dated :- 12th August 2011 in the name of A2Z Maintenance & Engineering Services Limited.	
<b>4 Physical Details</b>		
Adjoining Properties	<u>As per Documents</u>	<u>As per Site</u>
i East	Not Mentioned	Property No- CK- 5& 47
ii West	documents	Property No- CK- 2& 15
iii North		Type- VI Road
iv South		Type- VI Road
Matching of Boundaries ( Yes/ No)	As per above(4)	
vi Plot Demarcated ( Yes/ No)	Yes	
vii Approved land use	Commercial	
viii Type of Property	Commercial	
ix Plotted / Flat/Shop	Office	
No. of rooms		
xi Living / dining		
xii Bedrooms		
xiii Toilets	Office Area, cabins, pantry, toilet.	
xiv Kitchen		
xivi Bath Room		
Total no. of Floors	Multistoreyed Structure	



- |       |                                     |   |              |
|-------|-------------------------------------|---|--------------|
| xvi   | Floor on which the property located | 7th Floor   |              |
| xvii  | Approx age of the property          | Nearly  | 10 Years Old |
| xviii | Residual age of the property        | About   | 50 Years     |
| xviii | Type of Struture                    | RCC framed/ Stone/ RCC framed structure<br>BB masoney |              |

**5 Tenure / Occupancy Details**

- |     |                                 |   |
|-----|---------------------------------|---|
| i   | Status of Tenure                | Leashold                                      |
| ii  | Owned/ Rented                   | Occupied by M/s A2Z Infra Engineering Limited |
| iii | No of Years of Occupancy        | 9 years                                       |
| iv  | Relationship of tenant to owner | Not Applicable                                |

**6 Stage of Construction**

- |     |   |           |
|-----|---|-----------|
| i   | Status of tenure                            |           |
| ii  | Under Construction / Completed              | Completed |
| iii | if under construction, extent of completion |           |

**7 Violation if any observed**

- |   |                                |               |
|---|--------------------------------|---------------|
| i | Nature and extent of violation | None observed |
|---|--------------------------------|---------------|

**8 Area Details of the property**

- |     |               |   |
|-----|---------------|---|
| i   | Site Area     | 3570 Sq ft  |
| ii  | Super Area    | Super area is about 5100 Sq. Ft                     |
| iii | Carpet area   | 3570 Sq ft  |
| iv  | Saleable area | Super area is about 5100 Sq. Ft                     |
| v   | Remarks       | At the time of visit owner was not present at site. |

**9 Valuation**

Please Find attach as Annexure -I

**10 Assumption/ Remarks/ Statement Of Limits & Condition**

The market value set forth in this appraisal report is subject to the following limiting conditions;

- 1 This property has been appraised as though free of liens and encumbrances other than those contained in the deed of record and on terms of vacant possession.
- 2 No responsibility is to be assumed for matters legal in nature, nor is any opinion of title rendered by this report. Good title is assumed.
- 3 Both legal description and dimension are taken from sources thought to be authoritative, however, no responsibility is assumed for either unless a survey, by a competent Surveyor or engineer, is furnished to the appraiser.
- 4 The sale of the subject property is assumed to be on an all cash basis on the terms of statutory clearance. Financial arrangements would affect the price at which the property may sell for if placed on the market.





- 5 The appraiser, 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.
- 6 The physical condition of the improvements was passed on visual inspection. No liability is assumed for the soundness of the structure since no engineering tests were made of the buildings.
- 7 Possession of any copy of this report does not carry with it the right of publication, nor may be used for any purpose by any one, except the addressee and the property owner, without the previous written Consent of the appraiser, and in any event, only may be revealed in its entirety.
- 8 Where the property is defined by the Khasra number, it is recommended that the demarcation/identification may please be obtained through the concerned patwari/ revenue department.
- 9 The authenticity/verification of documents like deeds/plans/receipts etc may please be got done through legal experts and respective departments. Photographs of property may please be got authenticated by the owner.
- 10 This report is not a binding on the bank as it is merely an opinion on the value of property. Bank is free to obtain other professional opinions on valuation of the property.

**11 Declaration**

- 1) I do not have any direct / indirect interest in the above property
- 2) The property was physically verified on Wednesday, March 11, 2020 in the presence of one Mr. Krishnendu Banerjee (Owner's representative) who identified the property.
- 3) The information furnished herein is true and correct to the best of our knowledge and belief.

- 12 Name, address & signature of valuer** Tanuj Kumar & Associates, 303, Bansal Tower, Community Centre- II, Ashok Vihar Phase-II, Delhi -110052

Signature of Valuer

Date of Valuation



Wednesday, March 11, 2020

- 13 List of Documents enclosed**

- 14 List of Photo enclosed**

Enclosed

### VALUATION

Pursuant to the request forwarded by Branch Manager, Indusind Bank, Gurgaon Branch, the property located at Unit No- 702, 7th Floor, Plot No- 3, 4, 48 & 49, Block Ck Secto- II, Salt Lake City, Kolkata, West Bengal was visited for valuation in the presence of Mr Krishnendu Banerjee, (Owner's representative at site) who identified the property.

Scope of this report is limited to the assessment of market value of property on the said date and is in no way, whatsoever, a certification of either ownership, occupancy, dimensions, structural stability etc.

**1. Location :** Property is located in Unit No- 702, 7th Floor, Plot No- 3, 4, 48 & 49, Block Ck Secto- II, Salt Lake City, Kolkata, West Bengal. (Latitude : 22.585747, Longitude : 88.424912)

**2. Property :** The property is a 7th Floor office space in a commercial building which is constructed as Multistoreyed commercial building at site. Property Occupied by A2Z Infra Engineering Ltd. The interiors of property have been done in tasteful manner so as to be utilised for office purpose. It has false ceilings, glazed partitions, airconditioning ducts and electrification, furniture fixtures as suitable for modern office. At the time of visit owner representative was present at site. Bank to satisfy itself or obtain the detailed information about the occupancy/tenancy of the property from the owner. The building is about 10 years old. Estimated future life is about 50 years. Documented area has been considered for valuation.

**3. Documents :** (1) Agreement for Sub Lease deed dated :- 12th August 2011 in the name of A2Z Maintenance & Engineering Service Limited.

**4. Sanction Of Building Plan :** Sanction plan not available.

**5. Services :** Services available are electricity, sewer line, ground water, lift, reserved parking.

**6. Market Value :** For valuation of properties like the above the "Composite Rate" method is the appropriate method.

**Composite Rates :** Market survey was carried with real estate agents and locals. It is found that there is no active market for subleased property as transaction price differs on the basis of lease period, permitted use, services and appurtenances available etc. The property has value in use and sublease of a lease whose lease period is 999 years which can be considered as perpetuity. The capital value of similar Office in the vicinity is arrived in the range of ₹ 7,000 per sq ft to ₹ 8,000 per sq ft. The rate arrived and adopted for valuation inclusive built up area, developable area ₹ 7,500 per sq ft.

#### FAIR MARKET VALUE OF PROPERTY

Super Area (as per documents)		5100 sq ft
Rate adopted for valuation	₹	7,500 per sq ft
Value of the Office Space is	₹	38,250,000 /-
<b>Fair Market Value</b>	₹	<b>38,250,000 /-</b>
		<b>Rupees Three Crore EightyTwo Lakh Fifty Thousand</b>
Realisable Value of Property @80% of Fair Market Value is	₹	30,600,000 /-
		<b>Rupees Three Crore Six Lakh</b>
Distress Value of Property @70% of Fair Market Value is	₹	26,775,000 /-
		<b>Rupees Two Crore SixtySeven Lakh SeventyFive Thousand</b>
Circle Rates	₹	5481 /-
Circle Rate Value	₹	27953100 /-



### Part-III

## P H O T O G R A P H



Unit No- 702, 7th Floor, Plot No- 3, 4, 48 & 49, Block CK Sector- II,  
Salt Lake City, Kolkata, West Bengal

## Part-III

# LOCATION



Unit No- 702, 7th Floor, Plot No- 3, 4, 48 & 49, Block CK Sector- II,  
Salt Lake City, Kolkata, West Bengal