A. CHATTERJEE CONSULTANTS

ARCHITECTS, SURVEYOR, VALUER.

ZONAL OFFICE : 19-A, SADANANDA RCAD KOLKATA-700026 (Near Hazra Junction, Behind Ujjala Cinema). TIME : S A.M. TO 10 A.M. 6 P.M. TO 7 P.M. MONDAY TO FRIDAY TELEPHONE : 2455-4863 CITY OFFICE & RESIDENCE : 49/1, GURUPADA HALDER ROAD (Ground Floor Front) KOLKATA-700026 MOBILE : 9831177303 9331030870 9433051361 Email.arupchatterjeevaluer@gmail.com

Date:- 11.02.2019

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Ref No:- BOI/11/02/02/19

To The Manager, Bank Of India S.M.E. Branch, Kolkata.

Dear Sir,

Re: Valuation report a/c Sri. Banwari Lal Tak and Smt. Manju Tak.

In response to your instruction, we made the above valuation report in prescribed format, issued by Head Office, duly filled in and signed, which is enclosed herewith for your kind perusal.

Thanking you.

Yours faithfully 1.2.

ARUP CHATTERJEE A.M.I.S.,M.I.I.M.,F.I.I.V. Govt. Approved Valuer, Surveyor and L.B.S.of K.M.C.

> ARUP CHATFERJEE A.M.I.S., M.I.L.M., F.I.I.V. C.B.L.J., approximic Govt. Valuer, U.S. M ab W.T. Act. 1957

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A. CHATTERJEE CONSULTANTS

ARCHITECTS, SURVEYOR, VALUER.

ZONAL OFFICE 19-A SADANANDA ROAD KOLKATA-700028 (Near Hazre Junction, Behind Ujjete Cinema) TIME 10 A.M. TO 7 P.M. MONDAY TO SATURDAY TELEPHONE 2455-4963

Ref No : BOI /11/02/02/19

CITY OFFICE & RESIDENCE 49/1. GURUPADA HALDER ROAD (Ground Floor Front) KOLKATA-700026 MOBILE 9631177303 9331030670 9433051361 Emeil. arupchatterjeevalueri@gmail.com

Date : 11.02.2019

BANK OF INDIA (S.M.E. BRANCH) VALUATION REPORT

REPORT OF VALUATION OF IMMOVABLE PROPERTY

Name	of Registered Valuer	2	Arup Chatterjee Panel Valuer of Bank of India
Regis	tration No.	33	R/S/V-27 of dated 20 12 1994
1.	*Purpose for which valuation is made		For making the present market value.
2	*Date as on which valuation is made		01.02.2019
3.	Name of the owners		Sri Banwari Lal Tak and Smt Manju Tak
	If the property is under joint ownership/ Co- ownership, share of each such owner. are the shares undivided		Joint Ownership. Title Deed (Deed No. 3000/2000) have been produced before us for scrutinization.
5.	*Brief description of the property.	2	Premises No.27 (formerly 27 and 29)
6.	*Location, Street, Ward No.	1	Brabourne Road, Kolkata, Ward No. 45,
7	*Survey / Plot No. of end.		Street Name - Biplabi Trailkya Maharaj

*Is the property situated in Residential / Commercial/ Mixed area / Industrial area?

It is Commercial & Semi Commercial place The Property is same building Canara Bank (Brabourn Road Branch)

Sarani, P.S. Hare Street, Kolkata - 700001, office space being No 407 on the 4th floor, Building name -" Narayani Building"



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	(3)		
9.	Classification of locality – High Class / Middle Class/ Poor Class.	i.	It is Upper Middle Class locality.
10.	Proximity to civic amenities, like Schools,	:	Bank, P.O., P.S., Office & Market etc.
1i. •	Means and proximity to surface communication by the locality is served.	\$	Train, Launch service, Bus, Taxi & Auto Rickshaw.
12.	 Area of land supported by documentary proof, shape, dimensions and physical features. 		Not Applicable.
13.	*Is it leasehold, the name of lessor/lessee, Nature of lease, dates of commencement and termination of lease and terms of renewal of lease : (i) Initial Premium (ii) Ground rent payable per annum (iii) Unearned increase payable to the lessor in the event of sale or transfer.		It is Free hold. (Please verify legal report.)
14.	*Is there any restrictive convenant in regard to use of land. If so, attach a copy of the convenant.	1:	As per my knowledge NO. (Please verify legal report.)
15.	Are there any agreement of easements?	8	As per my knowledge NO.
	If so, attach copies.	0	(Please verify legal report.)
16.	Does the land fall in an area included in any town planning scheme or any Development Plan of Government or Any statutory body? If so, give particulars.	5	As per my knowledge NO. (Please verify legal report.)
17.	Has any contribution been made towards development or is any contribution been made towards development or is any demand for such contribution still outstanding ?	1	As per my knowledge NO. (Please verify legal report.)
18.	Has the whole or part of land been notified for acquisition by Government or any statutory body? Give date of the notification		As per my knowledge NO. (Please verify legal report.)
19.	Attach a dimensioned site plan	:	N.A.
	On the North On the South On the East On the West	13	bounded by By Premises No.53, Brabourn Road Calcuta; By Premises No.25, Brabourn Road Calcuta; By Brabourn Road Calcuta; By Sookeas Lane, Calcutta;

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	20	 Attach plans and elevations of all structures standing on the land a lay-out plan. 		Not Applicable
,2	1.	Furnish technical details of the building on a separate sheet (the annexure to this form may be used)		Not Applicable
2	2	 (i) Is the building owner occupied / Tenanted / both? (ii) if partly owner -occupied, specify Potion and extent of area under owner - occupation. 	d A	Sole occupy (use as office as M/s. Aarjay Commercial Pvt. Ltd. Sanchar Polytubes.)
• 2	3.	*What is the Floor Space Index permissible and percentage actually utilized?	1	Not Applicable
2	4.	 (i) Name of Tenants/ Lessees etc. (ii) Portion in their occupation (iii) Monthly or Annual rent / compensation / licence fee etc paid by each. (iv) Gross amount received for the whole property. 	:	Not Applicable.
2	25.	 Are any of the occupants related to, or close business associates of the owner? 	1	Not Applicable.
	26.	Is separate amount being recovered for the use of fixtures like fans, geysers, refrigerators, cooking, ganges, built in wardrobes etc or for service charges? If so give details.	1	Not Applicable.
	27.	Give details of water and electricity charge if any, to be borne by the owner.	s, :	Normal water and electricity supply.
	28.	Has the tenant to bear the whole or part of the cost of repairs and maintenance ? give particular.	1	Not Applicable.
•	29.	*If a lift is installed, who is to bear the cos of maintenance and operation owner or tenant?	t :	Yes, it is maintenance by maintenance commity
	30.	If a pump is installed, who has been the cost of maintenance and operation or tenant?	: ner	Not Applicable.
		C III WAX		Com a

Cont d - I

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	31	Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound, etc owner or tenant?		Own	er	
	32	What is the amount of property tax ? Who is the near it? Give details with documentary proof.		Not	Applicable	
	33	Is the building insured ? If so, give the policy No. Amount for which it is insured and the annual premium.	ł	As p	er my knowled	ge NO
	34.	*Is any dispute between landlord and tenant regarding rent pending in a court of law.	*	Not	Applicable	
ł	35.	Has any standard rent been fixed for the premises under any law relating to the control of rent.		Not	Applicable.	
	36,	 Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address of the property, registration No. sale price and area of land sold. 		Rs.6	9,28,000 /- (ser 9,25,500/- (cor losed Govt. Ma	
	37.	Land rate adopted in this valuation.		the pi land of	common area a	land is given, divided share in nd proportionate re included in the rate
	38.	If sale instances are not available or not relied upon, the basis of arriving at the land rate.	**	Not /	Applicable.	
	39,	*Year of commencement of construction and year of complete.	1	1958	(approx.)	
•	40.	What was the method of construction by contract/ by employing labour directly / both ?	ŧ	Not A	Applicable	
	41.	For items of work done on contract produce copies of agreements.	32	Not A	Applicable.	
	42.	For items of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof		Not /	Applicable.	
	Techi detail	New Yest	ervant' uarter	5	Garages	Pump house

m	4	-	-		5
P	а	g	c	-	3

1.	No. of floors and height of each floor.	Multi Storied Building Complex.
2.	Plinth area floor -wise (as per IS: 3961-1966):	4 TH floor. : 475 sq. ft (approx) Super built up area and
	Years of construction	1958 (approx.)
3.	Years of construction	
4.	Estimate future life	Another 42 Years. (if well maintained)
	· · · · · · · · · · · · · · · · · · ·	÷
5.	Type of construction load bearing walls / RCC frame/ steel frame :	Load bearing walls & brick wall with both side plaster.
6.	Type of foundation	Brick wall foundation.

Technical details	Main building	Annexe	Servant' s quarter	Garages	Pump house
	_		N.A.		

	7.	Wall		2.2 21 22 220
		(a) Basement and plinth	:	Not Applicable.
		(b) Ground floor	:	Brick wall
		(c) Superstructure above ground floor	:	Brick wall.
	8.	Partitions	1	Brick wall.
	9.	Doors and windows (floor wise)		2
	9.	(a) Ground Floor		Not Applicable
		(b) 1 st Floor		Not Applicable
		(c) 4 th Floor		Wooden doors & Aluminum windows with
ŧ.			12	Glass fittings.
	10.	Flooring (floor wise)		
		(a) Ground Floor	10	Not Applicable.
		(b) 1ª Floor	\$ 2	Not Applicable.
		(c) 4 th Floor	\$ 5	Marble.
	11.	Finishing (floor wise)		
	0.55	(a) Ground Floor	1	Complete Plaster.
		(b) 1" Floor	1.	Not Applicable.
		(a) 4ª Floor H 1 68.S.	IC.	Premium plastic emulsion paint over
		The I the	35	putty finish over sand cement plaster.

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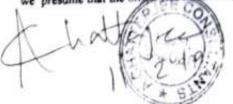
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Phone Bond

12	Reef	ing and servecing		4	atus cuiting and sti	eventuality.
Ū.	Speci	al architectural or	decorative fea		bilinary multiling d	Genel (gan
14	(6) (nemal wiring Texe of fittings Superior: ordinery		buit C	proceed serving com	nglete
15		try Installation So of Water close No of levetory Bat So of Urinals So of Sinks So of Sath tuba So of bidets So of Geysera		} ~	ommon Santary a	rtangémént
16	(i) He	ound Wall ight and length pe of construction		} •	D	
17	No of	lifts and capacity		2 N	las	
18		ground pump c structors	apacity and ty	pe Av	ailable	
19	(i) Wh (ii) Ca	ead tank ere located pacity /pe of construction	n	} No	t Applicable	
Techn details		Main building	Annexe	Servant' quarter	s Garages	Pump house
		1		N A		
20	Pumpi	No and their	horse power	Ye	s, Available	
21	Roads	and paving within timate area and ty	the compoun pe of paving	d, Ye	s, Neat cement/Pit	ch.
22		e If septic tanks		Ye	s, Available	

23 Valuation Method.

Value of the office : -After inspection of the property and on observing the construction condition, we presume that the office with will be as follows -



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Page . 7

4" Floot		1997 - 1997 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 - 1998 -		Rs \$1, 70,000 00
475 sq. ft.	x @ Rs 17	,200/- P/ sq ft	1	R. 81, 10,000 00
			Lina	

Depreciation should be arrived at after taking account the age and life of the structure

Charge	27 %		R4 22,03,900 00
Fair Market Value		1	Rs.59,64,100.00

For Additional information & confirmation / certificate of Valuer (to form part of the valuer's report)

We certify

- a) That we have identified the schedule of property;
- b) That we have physically inspected the right property on 01.02.2019 in the presence of the owner & representative of owner of the property;
- c) That we have valued the right property;
- d) That we have taken photographs of the property valued along with photographs of the adjoining
- building / properties for easy identification of the property in question, e) That such photographs are signed on the back by us with stamp and form an integral part of the valuation report dated submitted by us to the Bank.
- f) That appropriate weight age has been given by us for (i) location of property (ii) self occupancy (iii) Tenancy (iv) reliability and such factors which are vital for right valuation,
- g) That we furnish basis-specific valuation of the property separately, as per Bank's laid down norms
 - hereunder under,
- h) This is to inform you that as a valuer we are giving the position of Market value of Semi commercial Property. Please not that the market value of semi commercial property is declining day by day due to demonetization. So we consider the valuation.
- This Property is office space, not shop situated at 4th floor. For that reason we are making i) the semi commercial valuation.

Basis	Value
a) Cost price of the property(as on	Rs.7,12,500.00
16.12.2000)	Rs.59,64,100.00
b) Market price of the property	Rs.56,66,000.00
c) Realizable value	Rs.53,67,500.00
d) Distress Sale value	Rs.59,28,000.00
e) Registration value for similar property (Semi Commercial)	

ARUP CHATTEREB

A.M.I.S., M.I.L. 1., F.I.I.V. CJLD.T. A. Covt. Valeer, U/S. 34 ab W.T. A., 1957

ARUP CHATTERJEE PANEL VALUER OF BANK OF INDIA KOLKATA.

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account the age and life of the eccenters	
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Dais Marbot Value

Fee Additional information & confermation contribute of Valuer (as from part of the valuer's report)

Napie

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Basis	Value
 a) Cost price of the property(as on 16.12.2000) 	Rs.7,12,500.00
 b) Market price of the property 	Ra. 59,64,100.00 Ra. 56,66,000.00
c) Realizatile value	R5.53,67,500.00
 d) Distress Sale value e) Registration value for similar 	Ra. 59,24.000.00
property (Settu Commercial)	

ARUP CHATTERIER A1413, 1.1 1, P11V. Cost. Valuet, C.J.D.T. ... GAS. 54 ab W. L. P. ... 1957

ABUT CHATTERJEE PANEL VALUER OF BANK OF INDIA KOLKATA.

@	Finance (Revenue) De	partment, Goven	Innent of West Bengal		1 - Lin		e fault Theme
			Market Value o	of Apartment	-	'i marked items are	
-						mandator	1
	District -	KOKIKA	•	Thana *	were Sinner		
	Local Body .	Koluca Municipa	Corperation *	Mouza			
10	Road *	Elplaci Traismya	Llaharaj Road 🔹	Road Zone Ward No	Agi Aratabe		
.	Premises No	27		Kakata -		NICIPAL CORPC	<u>.</u>
	Jurisdiction of *	ARA-EKOLS	eta *	Municipal Corporation			
L		e • 0		Project Name	Not Assesse		
	Plot No"			Area in Sq. Feet	Covered Area	*****	
	Apartment Type •	Presidentment Meccanine Floor Covered Ganton Open Garlon			Super Bull-up Area *	475	
•				Fibor Type -	LINDE	•	
1	Use of Flat "	Semi Conments		Fiet No	40*		
	Flat ocated in *	24	S de Mook In Ini Mari	Lispaled Property?	NO		
- 1	Age of the Flat • (in year)	35		Width of Approach	0		
	is property on Road	483	•	Road (In feel)	Mo		
	Encumbered By Tenant ?	NO	•	is Tenent is a Purchaser?			
	is building hes *	YES	•				
3	floors 7	and the state	C Roof Garden 🔿 Swim	wing Pool Club Facility	Gymnasium	4	
8	Other Amenities	 Shopping C 	Complex	By new characters			
	Type the charactern shown	•	16224				
	Merket Value of J	Apartment :- Rs. 59	28,000- Display Ma	nud Value			
	Service Count: 5,75,125 H.STo be vertiled from the o	ppropriate Augistration	Office ofter filling up proper	e Requisition Form	1EA		
	BOI (Banwarila			++ (8)	See Col		

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France Revenue: Dep				0	
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(* ***)					
is property on Road	-	1.4	Width of Approxit		
	0.000		Road (In Iser)		
Encumbered By	-	3 4	is Tenant is a	-	190
Senant *			Purchase?		
a building hes	-				
more than two	0.555				
Noors 7					
Other Amerilian	+ Lift Facility	Roof Garden	Subruning Pool Chub Faci	ity Gymnesium	
	Shapping C	Complex			
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A. CHATTERJEE CONSULTANTS

ARCHITECTS, SURVEYOR, VALUER.

ZONAL OFFICE : 19-A, SADANANDA ROAD KOLKATA-700028 (Near Hazra Junction, Behind Ujjala Cinema). TIME : 9 A.M. TO 10 A.M. 6 P.M. TO 7 P.M. MONDAY TO FRIDAY TELEPHONE : 2455-4863 CITY OFFICE & RESIDENCE : 49/1, GURUPADA HALDER ROAD (Ground Floor Front) KOLKATA-700028 MOBILE : 9831177303 9331030870 9433051361 Email.arupchatterjeevaluer@gmail.com

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Thanking you.

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ARUP CIA TUPJEE A.M.I.S., M.L.M., F.I.I.V. C.B.D.T. Approved Govt. Valuer, US, 34 ab W.T. Act. 1957

A. CHATTERJEE CONSULTANTS ARCHITECTS, SURVEYOR, VALUER.

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Ref No : BOI /11/02/02/19

Date : 11.02.2019

BANK OF INDIA

VALUATION REPORT

REPORT OF VALUATION OF IMMOVABLE PROPERTY

Nam	e of Registered Valuer		Arup Chatterjee Panel Valuer of Bank of India.
Reg	istration No.	40	R/S/V-27 of dated : 20.12.1994.
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3.	Name of the owners	£5	Sri.Banwari Lal Tak and Smt. Manju Tak.
4,	If the property is under joint ownership/ Co- ownership, share of each such owner. are the shares undivided		Joint Ownership. Title Deed (Deed No. 3000/2000) have been produced before us for scrutinization.
5. 6. 7.	*Brief description of the property. *Location, Street, Ward No. *Survey / Plot No. of end.	1 4 4 A 1	Premises No.27 (formerly 27 and 29) Brabourne Road, Kolkata, Ward No. 45, Street Name - Biplabi Trailkya Maharaj Sarani, P.S. Hare Street, Kolkata - 700001, office space being No.407 on the 4 th floor, Building name -" Narayani Building".
8.	*Is the property situated in Residential / Commercial/ Mixed area / Industrial area?	1	It is Commercial & Semi Commercial place. The Property is same building Canara Bank (Brabourn Road Branch).



0	Classification of locality -	It is Upper Middle Class locality
	High Class / Middle Class/ Poor Class	
10	Proximity to civic amenities, like Schools,	Bank, P.O., P.S., Office & Market etc.
11	Means and proximity to surface	Train, Launch service, Bus, Taxi & Auto Rickshaw
	communication by the locality is served	5. 5770
12	 Area of land supported by documentary proof, shape, dimensions and physical features. 	Not Applicable
13	 *Is it leasehold, the name of lessor/lessee, Nature of lease, dates of commencement and termination of lease and terms of renewal of lease Initial Premium Ground rent payable per annum Unearned increase payable to the lessor 	It is Free hold (Please verify legal report.)
	in the event of sale or transfer.	1
	14 *Is there any restrictive convenant in regard : to use of land. If so, attach a copy of the convenant.	As per my knowledge NO (Please verify legal report.)
		to an included NO
	 Are there any agreement of easements? If so, attach copies. 	As per my knowledge NO (Please verify legal report.)
	 Does the land fall in an area included in any town planning scheme or any Development Plan of Government or Any statutory body? If so, give particulars. 	As per my knowledge NO. (Please verify legal report.)
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	19. Attach a dimensioned site plan	: N.A.
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	On the North On the South On the East On the West	By Premises No.53, Brabourn Road Calcuta; By Premises No.25, Brabourn Road Calcuta; By Brabourn Road Calcuta; By Brabourn Road Calcuta;
	the set	2.19. Con

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20	Attach plans and elevations of all structures standing on the land a	Not Applicable
	lay-out plan	
21	Furnish technical details of the building on a separate sheet (the annexure to this	Not Applicable
	form may be used)	Sole occupy (use as office as
	(i) Is the building owner occupied /	Sole occupy (use as office as M/s Aarjay Commercial Pvt Ltd Sanchar
22	Tenanted / both?	Polytubes)
	scal if early owner -occupied, specify	(difference)
	Potion and extent of area under owner	
	- occupation	
	Server Index permissible	Not Applicable
23	 What is the Floor Space Index permissible and percentage actually utilized? 	
		Not Applicable
24	* (i) Name of Tenants' Lessees etc.	Not Allen
- 24	in their occupation	
	(iii) Monthly or Annual rent / compensation	
	/licence fee etc paid by each. (iv) Gross amount received for the whole	
	property.	Not Applicable
25	 Are any of the occupants related to, or close business associates of the owner? 	
~	Is separate amount being recovered for the	Not Applicable.
26	use of fixtures like fans, geysers,	
	refrigerators, cooking, ganges, built in	
	wardrobes etc or for service charges?	
	If so give details.	92005 (*122)
27.	Give details of water and electricity charges, :	Normal water and electricity supply
	if any , to be borne by the owner.	
140	Has the tenant to bear the whole or part	Not Applicable.
28,	of the cost of repairs and maintenance ?	
	give particular.	
		Yes, it is maintenance by maintenance commity
29.		Tes, it is maintenance by maintenance commity
	of maintenance and operation owner	
	or tenant ?	
30.	If a pump is installed, who has to bear the	Not Applicable.
	cost of maintenance and operation owner	
	or tenant?	
	EECON	
	La Arsivette 1	Con
	ALL TENSMENT	Le la
	1. Z.	19
	UP X A	105 d.

31 Who has to bear the cost of electricity charges for lighting of common space like entrance hall, stairs, passages, compound, etc-- owner or tenant?

- 32 What is the amount of property tax ? Who is the near it? Give details with documentary proof
- 33 Is the building insured ? If so, give the policy No. Amount for which it is insured and the annual premium
- 34 *Is any dispute between landlord and tenant regarding rent pending in a court of law.
- 35. Has any standard rent been fixed for the premises under any law relating to the control of rent.
- 36. Give instances of sales of immovable property in the locality on a separate sheet, indicating the name and address of the property, registration No. sale price and area of land sold.
- 37. Land rate adopted in this valuation.
- If sale instances are not available or not relied upon, the basis of arriving at the land rate.
- Year of commencement of construction and year of complete.
- 40. What was the method of construction ______ by contract/ by employing labour directly / both ?
- For items of work done on contract produce copies of agreements.
- For items of work done by engaging labour directly, give basic rates of materials and labour supported by documentary proof.

Owner

Not Applicable

As per my knowledge NO

Not Applicable

Not Applicable

Rs.59,28,000 /- (semi commercial) Rs.69,25,500/- (commercial) (Enclosed Govt. Market Value)

No separate value of land is given, the proportionate undivided share in land common area and proportionate cost of foundation are included in the rate.

P

Co

Not Applicable.

1958 (approx.)

t

1

Not Applicable.

Not Applicable.

Not Applicable.

N.A. N.A.	Main buildi	ng Annexe	Servant' s quarter	Garages	Pump house
and the former	ECON		N.A.		
Caller Jez	ET JEL	1			
IF WASH Z	TERM	tate			
	VI-VZ/	$\begin{bmatrix} 0 \\ 1 \end{bmatrix}$	9		

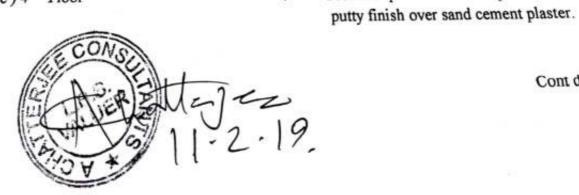
1	No. of floors and height of each floor	Multi Storied Building Complex
2	Plinth area floor -wise (as per IS 3061-1066)	4 th floor 475 sq ft (approx) Super built up area and
3	Years of construction	1958 (approx.)
4	Estimate future life	Another 42 Years (if well maintained)
5	Type of construction load bearing walls / RCC frame/ steel frame	Load bearing walls & brick wall with both side plaster
6	Type of foundation	Brick wall foundation

Technical details	Main building	Annexe	Servant's quarter	Garages	Pump house
	-		N.A.		

7	Wall		
	(a) Basement and plinth	2	Not Applicable.
	(b) Ground floor	2	Brick wall
	(c) Superstructure above ground floor	*	Brick wall.
8 .	Partitions	\$	Brick wall.
9.	Doors and windows (floor wise)		
	(a) Ground Floor		Not Applicable
	(b) 1" Floor	:	Not Applicable
	(c) 4th Floor		Wooden doors & Aluminum windows with
			Glass fittings.
10.	Flooring (floor wise)		
	(a) Ground Floor		Not Applicable.
	(b) 1 st Floor	00	Not Applicable.
	c)4 th Floor	÷	Marble.
1. Fi	inishing (floor wise)		
(a	a) Ground Floor	1	Complete Plaster.
1000	1 st Floor	:	Not Applicable.
	4 th Floor	1	Premium plastic emulsion paint over
(- <i>/</i>	NG2 277702070387		

and the second second

11.



10 E.C.

Cont d - P/ 6

D.

100		Page	. 6.	
1	12 Roofing and terracing			
10	13 Special architectural or decorative features		False ceiling and electricity	
1	(ii) Class of fun		Ordinary building design	
	(Superior/ ordinary /poor)		Conceal wiring complete	
15	Sanitary Installation (i) No of Water closets (ii) No of lavatory Basins (iii) No of Urinals (iv) No of Sinks (v) No of Sinks (v) No of bath tubs (vi) No of bides	}	Common Sanitary arrangement	
	(vii) No. of Geysers			
16	Compound Wall			
	(1) Height and Ispath	1		
	(ii) Type of construction	1	NO.	
17.	No. of lifts and capacity	1	2 Nos.	
18.	Underground pump capacity and type of constructors.	:	Available.	
19.	Overhead tank			
	(i) Where located			
	(ii) Capacity	1	Not Applicable.	
	(iii) Type of construction		not Applicable.	

Technical details	Main building	Annexe	Servant' s quarter	Garages	Pump house
1			N.A.		

- 20. Pumps --- No. and their horse power : Yes, Available.
- 21. Roads and paving within the compound, : Yes, Neat cement/Pitch. approximate area and type of paving
- Sewage. If septic tanks provided no. : Yes, Available.
 and capacity

23. Valuation Method.

Value of the office : -

After inspection of the property and on observing the construction condition, we presume that the office value with will be as follows: -



Cont d - P/

4ⁿ Floor

475 sq ft x @ Rs 17,200/- P/ sq ft

Rs.81,70,000.00

Depreciation should be arrived at after taking account the age and life of the structure.

Charge	27%	Rs 22,05,900.00		
Ine		Rs.59,64,100.00		

Fair Market Value

For Additional information & confirmation / certificate of Valuer (to form part of the valuer's report)

We certify

- b) That we have physically inspected the right property on 01.02.2019 in the presence of the owner & the owner & representative of owner of the property;
- d) That we have taken photographs of the property valued along with photographs of the adjoining building (provide the property valued along with photographs) e) That such photographs are signed on the back by us with stamp and form an integral part of the valuation
- f) That appropriate weight age has been given by us for (i) location of property (ii) self occupancy
- (iii) Tenancy (iv) reliability and such factors which are vital for right valuation, g) That we furnish basis-specific valuation of the property separately, as per Bank's laid down norms
- hereunder under,
- h) This is to inform you that as a valuer we are giving the position of Market value of Semi commercial Property. Please not that the market value of semi commercial property is declining day by day due to demonetization. So we consider the valuation.

This Property is office space, not shop situated at 4th floor. For that reason we are making i)

the semi commercial valuation.

	Value
Basis	Rs.7,12,500.00
a) Cost price of the property(as on	
16 12 2000)	Rs.59,64,100.00
b) Market price of the property	Rs.56,66,000.00
c) Realizable value	Rs.53,67,500.00
d) Distress Sale value	Rs.59,28,000.00
e) Registration value for similar property (Semi Commercial)	

ARUP CHATTE

PANEL VALUER OF BANK OF INDL ARUP CHATTERIEE A.M.I.S., 1 1.M., F.I.I.V. C.B.D.T. Approved Govt. Valuer, U/S. 34 ab W.T. Act. 1957

mance (Revenue) Department, Government of	West Bengal	week 204	A+	U	ch Daniel - G	
1		Markel Value o) marked dems	***
				_	17	nanda	aure .
Ostrict	Kokata	•	Thana	•			2
Local Body	 Kolkata Municipal Corporation 	•	Mouza				<u>,</u> -
Roed *	Biplate Tradats a Maharaj Roa	a •	Road Zone		Next Available		
Premises No.	27		Ward No.		45		
Junsdiction of *	A.R.A - II KOLKATA	•	Kolkala Municipal	•	KOLKATA MU	NUFALCORM	
			Corporation		Net Available		•
Plot No*	Rt • 0 / 0		Project Name			Covered Are	
Apartment Type •	Flet/Apertment Mezzanine Floor	å	Area in Sq. Feet		Covered Area Super	475	
	Open Garage				Buill-up Area *		
Use of Flat *	Commercial •		Floor Type	•	Martie	·	
Flat located in •	6.07 Pe	w.t.	Flat No		407		
which floor	4 est Pozz		Litigated Propert	v?	NO	•	
Age of the Flat • (in year)	60						
Is property on Road	Yes •		Width of Approac Road (In feet)	ch	0		
Encumbered By	No •		Is Tenant is a Purchaser?		NO	*	
Tenant ? Is building has • more than two floors ?	Yes •						
Other Amenities	S Lift Facility C Roof Garden	n 🗆 Swimmir	ng Pool 😳 Club Fa	cility	C Gymnesiur	n	
Type the characters shown		A.	Thy new characters				
Market Value of Apar		Deplity Market V	talue .				

BOI (Bonwarilal Tak) Commercial

