

Pankaj Kumar Chatterjee

F.I.V, F.I.S.

Ex-Valuation Officer, H.I.T.

Registered Valuer, Govt. of India (C.B.D.T.)

Approved Valuer of State Bank of India

85/1, Dharmatala Road,

P.O. Belurmath

Howrah – 711 202

Phone : (033) 2654 1282

Mob : 9830641891

BILL NO : S-1204

STATE BANK OF INDIA

Agm.(SAM-B -II)

DATE: 31/12/19

A/c NAME-Sita Devi Project Pvt.Ltd.	
Particulars	
	AMOUNT [RS]
Mouza—Karia , J.I. No.8 of Bainan Gram Panchayet , P.S-Bagnan , Dis- Howrah ,Pin-711 303	Rs.2500/-

TOTAL Rs.2500/-

Payable amount is (TwoThousand Five Hundred)only

RECEIVED BY:

P. K. Chatterjee
SIGNATURE OF VALUER

DATE:

P. K. CHATTERJEE, F.I.S., F.I.V.
Regd. Valuer Govt. of India
No. WBICCI, Kol-VII (C.C.-VI)-26

S.B.I A/C NO. -20040462174

Prabhu Kumar Chatterjee

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Name & Address of Branch : SAM B-II (SBI.)
Name of Customer(s)/ Borrowal unit : SITA DEVI PROJECT PVT.LTD.
(For which valuation report is sought)

Customer Details				
Name	SITA DEVI PROJECT PVT.LTD.			
Apl. No.				
Property Details :				
Address	Mouza-Karia ,J.L. No.-8 of Baiman Gram Panchayet , under P.S.—Bagnan ,Dis-Howrah ,Pin-711 303, DagNo.14,17,19,19/867,20,21,22,24,30,32,45,48,96,105,108,114,117,135,175,177,216, 306,307,344,345,350,356,363,&364 , C.S.Khatian Nos.126,155,180,271,281,334,376,/1,385,461,481,497,497/1,509,531,539,550,771,830, 930,1003,1004 ,R.S./L.R. Khatian Nos.19,37,40,60,104,136,445,483,537,590,715,794,796,823,877,878,916,954,962,1058, 1068,1120,1139,1178,1186,1327,1464,1503,1553,1576,1589,1627,1652,1741,1808, 1926,1954,2006,2122,2151,2152			
Nearby Landmark / Google Map		The property is situated at Dakshin Khaina Village .It is lays at Joypur Road connected with Bagnan. From Bagnan Mankur More 100 ft distance.From Bagnan railway station approx. 10 k.M.		
Independent access to the property				
Documents Details		Name of Approving Auth		
Layout Plan	N/A	N/A	Approval No.	N/A
Building Plan	N/A	N/A	Approval No.	----N.A
Construction Permission	N/A	N/A	Approval No.	----N.A

P.K. Chatterjee
P. K. CHATTERJEE, F.I.S., F.I.V.
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No.WBICCT, Kol-VII (C.C.-VI)-26

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3.	Legal Documents		List of documents submitted—X-EROX copy of deed. Deed Nos. are Attached with separate page							
4.	Physical Details									
	Adjoining Properties	SOUTH	Vacant Land	NORTH	Vacant Land	EAST	Vacant Road Land	WEST	25 feet wide road	
	Matching of Boundaries		Yes	Plot demarcated	The land has no demarcation	Approved land use	SHALI	Type of Property	VACANT LAND	
	No. of rooms	Living/ Dining	N/A	Bed room	N/A	Toilets KITCHEN	N/A N/A	BALCONY	N/A	
	Total No. of Floors	N/A	In which floor the property Situated	N/A	Approx. Age of The property	N/A	Residual Age of the property	N/A	Type of Structure -N.A	
5.	Tenure/Occupancy Details									
	Status of Tenure	Owned/Ranted-N.A			years of Occupancy	Relationship of tenant or owner		Ownership		
6.	Stage of Construction			Vacant Land						
7.	Violation if any observed									
	Nature and extent of violation				No violations.					


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8.	Area Details of the property													
	Site Area	17.12 Acres	Plinth area	N/A	Carpet area	N/A	Saleable Area	17.12 Acres Land						
9.	Valuation :													
i) Mention the value as per Government Approved Rates also ii) In case of variation of 20% or more in the valuation proposed by the value and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given. Summary of Valuation : Govt. Guide Line Value : Rs.7,86,42,432/ The land is low land & has no demarcation .The High tension electric wire is cover middle portion of the land .So As per my opinion the Market Value does not support with the Government value. I have assessed the value regarding this subject. <table border="1"><thead><tr><th>Market Value</th><th>Realizable Value (90%)</th><th>Distress Value (80%)</th></tr></thead><tbody><tr><td>Rs.1,54,08,000/</td><td>Rs.1,38,67,200/</td><td>Rs.1,23,26,400/</td></tr></tbody></table> As a result of my appraisal and analysis; It is my considered opinion that the present fair Market value of the above property in the prevailing condition with aforesaid specification Work out to be Rs.1,54,08,000/ (One Crore Fifty Four Lack Eight Thousand)only.									Market Value	Realizable Value (90%)	Distress Value (80%)	Rs.1,54,08,000/	Rs.1,38,67,200/	Rs.1,23,26,400/
Market Value	Realizable Value (90%)	Distress Value (80%)												
Rs.1,54,08,000/	Rs.1,38,67,200/	Rs.1,23,26,400/												


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No.WE/COT, Kol-VII (C.C.-VI)-26

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10.	Assumptions / Remarks Declaration	i)Qualification in TIR/Mitigation suggested, If any X ii) Property is SARFAESI compliant: Yes iii) Whether property belongs to social infrastructure like hospital School, old age home etc. : NO iv) Whether entire piece of land on which the unit is set up / property Is situated has been mortgaged or to be mortgaged: Not Known v) Details of last two transactions in the locality / area to be provide, If available: Not Available vi) Any other aspect which has relevance on the value or marketability of the property: NO	
11.		i) The property was inspected by the undersigned.... ii) The undersigned does not have any direct / indirect interest in the above property. iii) The information furnished herein is true and correct to the best of Our knowledge. iv) I have submitted Valuation report directly to the Bank	
12.	Name Address & Signature of Valuer with Wealth Tax Registration No.	WB/CCIT , KOL – 7/(CC6)26,2005-06  Signature of the valuer	Date 19/12/2019

P. K. CHATTERJEE, F.I.S., F.I.V.
Regd. Valuer Govt. of India
No. WB/CCIT, Kol-VII (C.C.-VI)-26

Prahas Kumar Chatterjee

F.I.V, F.I.S.

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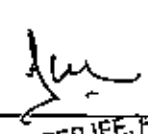
Mob: 9830641891

APPROACH TO VALUATION:

Annexure

PART – A (Valuation of land and Building)

13.	The valuer should give in detail His approach to valuation of the property and indicated how the value has been arrived at, supported by necessary calculations.	As the property is residential landed Property, the most suitable method of valuation "Land Building sell method" of valuations adopted to assess the value of the property.
14.	Total extent of the plot	17.12 Acres=51 Bigha 14 Cotta 05 Chatak=1712 decimal
15.	Prevailing market rate	Ranging between Rs.9000/ to Rs.10,000/ per Decimal
16.	Whether the adopted rates are Commensurate with the rates adopted by the Registrar's Office? In case of wide variation, please specify reasons	Difference is within +20%
17.	Assessed / adopted rate of valuation	Based on the local enquire and considering the age, location, position, etc. I have assessed the value of the subject @Rs.9000/ per decimal which is in my opinion reasonable and justified.
18.	Value of the Space	Land Area=1712 decimal per decimal @ Rs.9000/ X 1712 decimal=Rs.1,54,08,000/ The Fair Market value of immovable property is – Rs.1,54,08,000/ The land is low land & has no demarcation .The High tension electric wire is cover middle portion of the land .So As per my opinion the Market Value does not support with the Government value. I have assessed the value regarding this subject.


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Flat No	Project Name		No. Available	
Apartment Type	Area in Sq. Feet	Covered Area	Super Built-up Area	
Use of Flat	Floor Type	Flat No	Lifted Property?	
Flat located in which floor	Flat No	Width of Approach Road (In feet)	Is Tenant is a Purchaser?	
Age of the Flat (in year)	Is property on Road	Is building has more than two floors?	Other Amenities	
Encumbered By Tenant?	Lift Facility	Roof Garden	Swimming Pool	Club Facility
Is building has more than two floors?	Gymnasium	Shopping Complex	Type the characters shown	
Market Value of Apartment :- Rs. 1,87,200/-				
Service Count: 5,78,128				

N.B.-To be verified from the appropriate Registration Office after filling up proper a-Registration Form