

Prakas 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

**Premises No.27 ,Christopher Road ,P.S-Tangra ,Kolkata-700 015,
West Bengal**

OF

M/S-SUJIT MACHINO CONSTRUCTION PVT.LTD

Name & Address of Branch : SAM -B
Name of Customer(s)/ Borrowal unit :
(For which valuation report is sought) : M/S-SUJIT MACHINO CONSTRUCTION PVT.LTD

1.	Customer Details				
	Name	Mrs.Susma Thard			
	Apl. No.				
2.	Property Details :				
	Address	Premises No.27 , Christopher Road (Known as 11 Gobra road),P.S.-Tangra ,Kol-700 015 ,Flat No.3B ,(Third floor) ,Block No.5 , "EKTA FLORAL" , Word No.58 ,			
	Nearby Landmark / Google Map	From Sealdah to Tangra (Tangra Howrah bus stand) then around half k.M .to property . Land Mark of the property PANCHKARI RADHA RANI ADARSHA VIDHYLAYA.			
	Independent access to the property				
3.	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.
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No.WB/CCT, Kol-VII (C.C.-VII)-2-

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	Legal Documents	Yes	List of Documents : Xerox Copy of void Deed deed no.I--07994								
4.	Physical Details										
	Adjoining Properties	SOUTH	Christopher Road	NORTH	Flat 3A	EAST	Open to sky	WEST	FLAT No. 3C		
	Matching of Boundaries		Yes	Plot demarcated		Yes	Approved land use		Bastu	Type of Property	Residential flat
	No. of rooms	Living/ Dining	1	Bed room		3	Toilets	2	Balcony		1
							KITCHEN	1			
	Total No. of Floors	G+16	In which floor the property Situated	3 rd	Approx. Age of The property		6	Residual Age of the property	64 years	Type of Structure – R.C.C Framed	
5.	Tenure/Occupancy Details										
	Status of Tenure		Owned/Ranted-N.A		6 years of Occupancy		Relationship of tenant or owner			Ownership	
6.	Stage of Construction			complete							
7.	Violation if any observed										
	Nature and extent of violation				No violations.						

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8.	Area Details of the property													
	Site Area	300 kattha 00 Chatak 00 Sq.ft.	Plinth area	N/A	Covered area	1291 Sq.ft.	Saleable Area	1613 sq.ft..(sbd.) more or less As per measurment						
9.	Valuation :													
	<p>i) Mention the value as per Government Approved Rates also</p> <p>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</p> <p>Justification on variation has to be given.</p> <p>Summary of Valuation</p> <table border="1"><thead><tr><th>MARKET VALUE</th><th>REALIZABLE VALUE</th><th>DISTRESS VALUE</th></tr></thead><tbody><tr><td>Rs. 1,12,34,500/</td><td>Rs. 1,01,11,050/ (90%)</td><td>Rs . 89,87,600/(80%</td></tr></tbody></table> <p>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. 1,12,34,500/ (One Crore Twelve Lack Thirty Four Thousand Five Hundred)only. Including undivided proportionate share of land and other common services and facilities .</p>								MARKET VALUE	REALIZABLE VALUE	DISTRESS VALUE	Rs. 1,12,34,500/	Rs. 1,01,11,050/ (90%)	Rs . 89,87,600/(80%
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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 on N/A..... 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
		19/12/2019.....

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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 "Comparable sell method" of valuations adopted to assess the value of the property.
14.	Total extent of the plot	:	300 katha 00 Chatak 00 Sq.ft.
15.	Prevailing market rate	:	Ranging between Rs.6000/ to Rs.7000/ per Sq.ft.
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.6500/ per sq.ft.. which is in my opinion reasonable and justified.
18.	Value of the Space	:	Super Build Up Area-1613 sq.ft. @Rs.6500/ X1613 Sq.ft.= Rs.1,04,84,500/ (less depreciation Nil) i)Open Car parking space —Rs. 3,20,000/ ii)Basement car Parking space----Rs. 4,30,000/ Total Value—Rs.1,12,34,500/

See
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