

# **A. CHATTERJEE CONSULTANTS**

## **ARCHITECTS, SURVEYOR, VALUER.**

ZONAL OFFICE :  
19-A, SADANANDA ROAD  
KOLKATA-700026  
(Near Hazra Junction, Behind Ujjala Cinema).  
TIME : 10.30 A.M. TO 7.30 P.M.  
MONDAY TO SATURDAY  
TELEPHONE : 2455-4863

RESIDENCE :  
49/1, GURUPADA HALDER ROAD  
(Ground Floor), KOLKATA-700026  
MOBILE : 9831177303  
9331030870

Email: [arupchatterjeevaluer@gmail.com](mailto:arupchatterjeevaluer@gmail.com)

Ref No:- BOI/07/07/02/21

Date:- 07.07.2021

To  
The A.G.M.  
Bank of India  
Large Corporate Branch,  
Kolkata.

Dear Sir,

Re: Valuation report a/c. M/s. Til Limited

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,



**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 CHATTERJEE

A.M.I.S., M.I.I.M., F.I.I.V.

C.O.D.T. Approved Govt. Valuer,

U/S. 34 of W.T. Act, 1957

7.7.21

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Ref No : BOI/ 07/07/02/21

Date: 07.07.2021

TO,  
THE MANAGER,  
BANK OF INDIA  
LARGE CORPORATE BRANCH  
KOLKATA

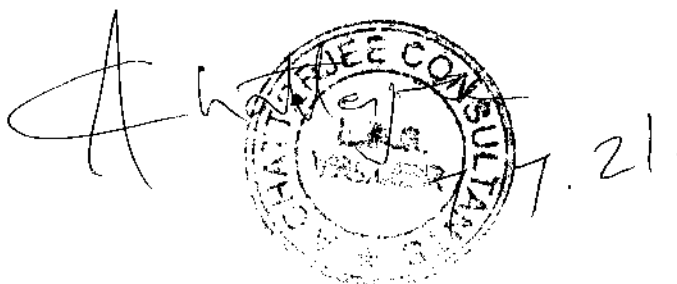
### **VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)**

#### **I. GENERAL**

1. Purpose for which the valuation is made : For making the present market value.
2.
  - a) Date of inspection : 24.06.2021
  - b) Date on which the valuation is made : 24.06.2021
3. List of documents produced for perusal
  - i) : Title Deed - Vide Annexure - I
  - ii) :
  - iii) :


  
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4. Name of the owner (s) and his / their address (es) with Photo no. (details of share of each owner in case of joint ownership) : M/s. Til Limited  
(Representative by its Company Manager & Secretary : Sri.Subhrata Talukdar & Sri. Debashish Nag).
5. Brief description of the property (Including leasehold / freehold etc) : It is land & structure (factory).  
It is freehold property.
6. Location of the Property : **Detail Annexure – 11**
- a) Plot No./Survey No.  
b) Door No.  
c) T.S. No./ Village  
d) Ward / Taluka  
e) Mandal / District
- The property is located near Kharagpur, Griffins International School & Indian Oil Petrol Pump & Basundhara Hotel & Vidhyasagar Industrial Park Gate.
7. Postal Address of the property : Mouza : Changual, P.S. Kharagpur, District: Paschim Mednipur.
8. City / Town : Changual, Kharagpur  
Residential Area : Yes.  
Commercial Area : NO.  
Industrial Area : Yes.
9. Classification of the area : It is Middle Class locality.  
i) High / Middle / Poor :  
ii) Urban / Semi Urban / Rural :
10. Coming under Corporation limit / Village Panchayat / Municipality : Under Panchayat.

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11. Whether covered under any State / Central Govt. enactments (e.g. Urban land Ceiling Act) or notified under agency area / scheduled area / cantonment area : NO.
12. In case it is an agricultural land, any conversion to house site plots is contemplated : N.A.
13. Boundaries of the property
- |              |   |                     |
|--------------|---|---------------------|
| On the North | : | By Others Property; |
| On the South | : | By Others Property; |
| On the East  | : | By Others Property; |
| On the West  | : | By N.H.60 Road;     |
14. Dimensions of the site : A B
- |       |   |  |         |
|-------|---|--|---------|
|       |   | As per the Deed                            | Actuals |
| North | : | The above land is not square or rectangle, |         |
| South | : | for the reason not possible the dimensions |         |
| East  | : | of land.                                   |         |
| West  | : |  |         |
- 14.2 Latitude, Longitude and Coordinates of the site : Latitude 22.415280  
Longitude – 87.325320
15. Extent of the site : Total Land Area as per of deeds  
Land : **2891Decimal = 1749 Cottah** (approx.)
16. Extent of the site considered for valuation (least of 14 A & 14 B) : Area – **1749 Cottah** (approx.)
17. Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month. : Sole occupy (Occupied by **M/s. Til Ltd.**)

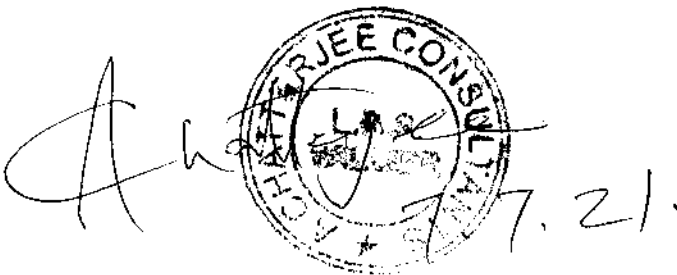
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## II. CHARACTERISTICS OF THE SITE

- |     |   |   |  |
|-----|---|---|--|
| 1.  | Classification of locality  | : | Good.  |
| 2.  | Development of surrounding areas  | : | Good.  |
| 3.  | Possibility of frequent flooding / sub-merging                                  | : | NO.  |
| 4.  | Feasibility to the Civic amenities like school, hospital, bus stop, market etc. | : | Market, School & Play Ground etc.                        |
| 5.  | Level of land with topographical conditions                                     | : | Road level land.   |
| 6.  | Shape of land   | : | N.A.   |
| 7.  | Type of use to which it can be put  | : | Uses as factory.   |
| 8.  | Any usage restriction   | : | NO.  |
| 9.  | Is plot in town planning approved layout?                                       | : | Plot is in Panchayet area.                               |
| 10. | Corner plot or intermittent plot?   | : | It is continue land entry road is attach with main Road. |
| 11. | Road facilities   | : | Bus, Trekker & Auto Rickshaw etc. are available          |
| 12. | Type of road available at present   | : | Developed Road (Pitch).                                  |
| 13. | Width of road — is it below 20 ft. or more than 20 ft.                          | : | More than 100 ft.  |
| 14. | Is it land – locked land?   | : | NO.  |
| 15. | Water potentiality  | : | Deep Tube well water.                                    |
| 16. | Underground sewerage system   | : | Internal Drain line, soak pit and septic tank.           |
| 17. | Is power supply available at the site?  | : | W.B.S.E.B. Electric Supply                               |
| 18. | Advantage of the site   | : |  |
|     | 1.  | : | It is industrial area.                                   |
|     | 2.  | : | It is main road.   |



19. Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated) : NO.

1.  
2.

20. **Part — A (Valuation of land)**

1. Size of Plot : **1749** Cottah.(approx.)  
North & South : N.A.  
East & West : N.A.  
2. Total extent of the plot : Total land area – **1749** Cottah

(As per bank panel advocate confirm the above land)

3. Prevailing market rate (Along with details /reference of atleast two latest deals/ transactions with respect to adjacent properties in the areas) : Rs.75,000/-P/Cottah.  
4. Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed) : **Rs.13,11,75,000.00**  
5. Assessed / adopted rate of valuation : Approx. Rs.75,000/-P/Cottah  
6. Estimate Value of land :

**Value of the Land with boundary wall**

**1749 Cottah X @ Rs. 75,000 /- Cottah : Rs. 13,11,75,000.00**

**Part — B (Valuation of Building)**

1. Technical details of the building  
a) Type of Building (Residential / Commercial / Industrial) : Industrial.

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- b) Type of construction (Load bearing / RCC / Steel Framed) : } Details vide Annexure.
- c) Year of construction : }
- d) Number of floors and height of each floor including basement, if : }
- e) Plinth area floor-wise : }
- f) Condition of the building : Satisfactory.
- i) Exterior — Excellent, Good, Normal, Poor : Satisfactory.
- ii) Interior - Excellent, Good, Normal, Poor : Satisfactory.
- g) Date of issue and validity of layout of approved map / plan : Old construction that reason sanction plan not available.
- h) Approved map / plan issuing authority : N.A.
- i) Whether genuineness or authenticity of approved map / plan is verified : N.A.
- j) Any other comments by our empanelled valuers on authentic of approved plan : N.A.

**Specifications of construction (floor-wise) in respect of : Details vide annexure**

SL. NO.	Description	Ground floor	Other floors
1.	Foundation	Annexure -II	

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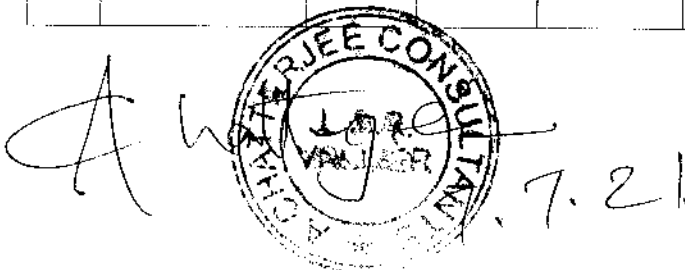
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2.	Basement		
3.	Superstructure		
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)		

5.	RCC works		
6.	Plastering	<b>Annexure -II</b>	
7.	Flooring, Skirting, dadoing		
8.	Special finish as marble, granite, wooden paneling, grills, etc		
9.	Roofing including weather proof course		
10.	Drainage		

### Details of Valuation Details vide Annexure

SL N O.	Particulars of item	Plint h area	Roof Heigh t	Age of building	Estimated replaceme nt rate of constructi on Rs.	Replacemen t Rs.	Depreciation Rs.
	Ground floor				<b>Annexure -II</b>		
	First floor						
	Other floor, if any						
	Total						





**Part C- (Extra Items)**  
**(Amount in Rs.)**

1.	Portico	:	}	<b>Not applicable</b>
2.	Ornamental front door	:		
3.	Sit out/ Verandah with steel grills	:		
4.	Overhead water tank	:		
5.	Extra steel/ collapsible gates	:		
	Total	:		

**Part D- (Amenities)**  
**(Amount in Rs.)**

1.	Wardrobes	:	}	<b>Not Applicable</b>
2.	Glazed tiles	:		
3.	Extra sinks and bath tub	:		
4.	Marble / ceramic tiles flooring	:		
5.	Interior decorations	:		
6.	Architectural elevation works	:		
7.	Paneling works	:		
8.	Aluminum works	:		
9.	Aluminum hand rails	:		
10.	False ceiling	:		
	Total	:		

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**Part E- (Miscellaneous)**  
**(Amount in Rs.)**

1. Separate toilet room
2. Separate lumber room
3. Separate water tank/ sump
4. Trees, gardening

**Total**

**Details vide Annexure**

**Part F- (Services)**  
**(Amount in Rs.)**

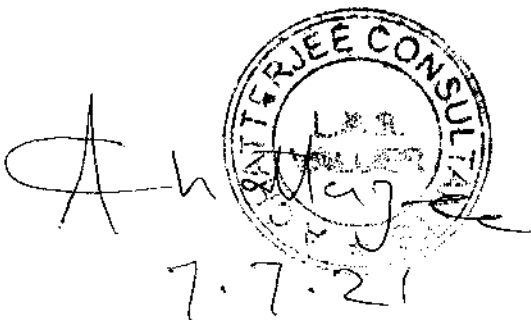
1. Water supply arrangements
2. Drainage arrangements
3. Compound wall
4. C.B. deposits, fittings etc.
5. Pavement

**Total**

**Details vide Annexure**

**Total abstract of the entire property**

Part- A	Land	Rs. 13,11,75,000.00
Part-B	Building	Rs. 38,74,40,000.00
Part-C	Extra Items	
Part-D	Amenities	



Part-E	Miscellaneous	:
Part-F	Services	:
<b>Total</b>		<b>: Rs.51,86,15,000.00</b>

**(Rupees Fifty One Crore Eighty Six Lakh Fifteen Thousand Only)**

**Remarks :**

Photograph of owner/representative with property in background to be enclosed.

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites.

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 specifications is Rs. **Rs. 51,86,15,000.00 ( Rupee Fifty One Crore Eighty Six Lakh Fifteen Thousand Only)**. The realizable value of the above property is **Rs.49,26,84,000.00 (Rupees Forty Nine Crore Twenty Six Lakh Eighty Four Thousand Only )** and the distress sale value is **Rs. 44,08,22,000.00 (Rupees Forty Four Crore Eight Lakh Twenty Two Thousand Only)**.

**Place: Kolkata**

**Date: 07.07.2021**

**Signature**

*Arup Chatterjee*  
7.7.21

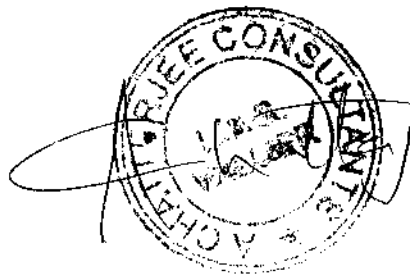
**ARUP CHATTERJEE**  
**PANEL VALUER OF BANK OF INDIA**  
**KOLKATA.**

**ARUP CHATTERJEE**  
**A.M.I.E., F.I.C.I., F.I.I.V.**  
**C.B.D.Y. Licensed Govt. Valuer,**  
**(PS. 34 of 1957 Act, 1957)**

### DECLARATION FROM VALUERS

I hereby declare that-

- a. The information furnished in my valuation report dated on 07.07.2021 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property;
- b. I have no direct or indirect interest in the property valued;
- c. I have personally inspected the property on 24.07.2021 The work is not sub-contracted to any other valuer and carried out by myself;
- d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I have not been found guilty of misconduct in my professional capacity.
- f. I have read the Handbook on Policy, Standards and Procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.  
am registered under Section 34 AB of the Wealth Tax Act, 1957.
- i. I am registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. Further, I hereby provide the following information.




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Sl No.	Particulars	Valuer comment
1	background information of the asset being valued;	Local enquiry.
2.	purpose of valuation and appointing authority identity of the valuer and any other experts involved in the valuation;	Bank of India Large Corporate Branch. For revaluation purpose.
3.	identity of the valuer and any other experts involved in the valuation;	Arup Chatterjee (Valuer)
4.	disclosure of valuer interest or conflict, if any;	NO.
5.	date of appointment, valuation date and date of report:	Date of appoint date – 22.06.2021 Date of inspection date – 24.06.2021 Valuation date – 07.07.2021
6.	inspections and/or investigations undertaken;	Yes.
7.	nature and sources of the information used or relied upon;	Local market quarry.
8.	procedures adopted in carrying out the valuation and valuation standards followed;	Market value adopted.
9.	restrictions on use of the report, if any;	N.A.
10	major factors that were taken into account during the valuation;	N.A.
11.	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	N.A.

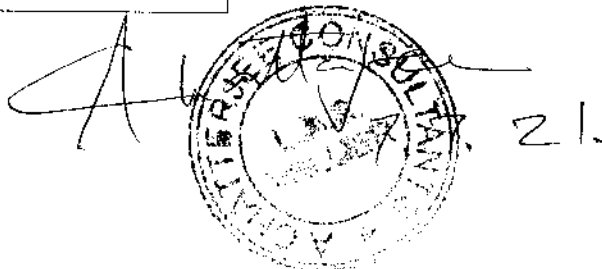
Date : 07.07.2021

Place: Kolkata

  
**Signature**  
**ARUP CHATTERJEE**  
**PANEL VALUER OF BANK OF INDIA**  
**KOLKATA.**  
**ARUP CHATTERJEE**  
**A.M.A.S., M.S.E.I., F.I.I.V.**  
**C.R.D.T. Appointed Govt. Valuer,**  
**U.S. 34 ab 11.1.1957**

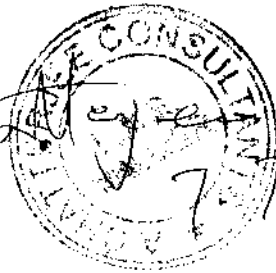
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23	6582/2010	3153	15
24	3482/2008	3176	90
25	1033/2009	3153	13
26	1633/2008	3153	104
27	300/2008	3153	40
28	379/2008	3153	13
29	3480/2008	3153,	92
		3197	84
30	380/2008	3153	13
31	2843/2008	3165	13
		3197	11.5
32	3818/2009	3165	13
		3179	14.5
		3197	11.5
33	305/2008	3180	52
		3163	56
		3166	56
		3173	88
34	301/2008	3180	21
35	1592/2009	3167	89
36	82/2008	3168	153
37	1639/2008	3162	45
		3116 : 15 Decimal	N.A.
		3175	66
		3169/3607	13
		3169	82
38	2674/2009	3162	45
		3116 : 14 Decimal	N.A.
		3175	66
		3169/3607	14
39	3703/2009	3169	82
		3142	71



40	1032/2009	3134	45.5
41	298/2008	3134	39
42	1352/2009	3143	25
		3144	26
		3152	22
43	6027/2009	3156	41
44	1632/2008	3164	42
		2848 : 90 Decimal	N.A.
		2856 : 47 Decimal	N.A.
		2812 : 53 Decimal	N.A.
45	294/2008	3153	13
46	1643/2009	3134	18
47	2844/2008	3177	33
48	1433/2008	3170 & 3171	47
<b>Total area :</b>		<b>3366.5 Decimal = 2036.73 Cottah</b>	
<b>Actual Land Area for Valuation Purpose (As per bank panel advocate confirm the above Land).</b>		<b>2891 Decimal = 28.91 Acres = 1749 Cottah</b>	

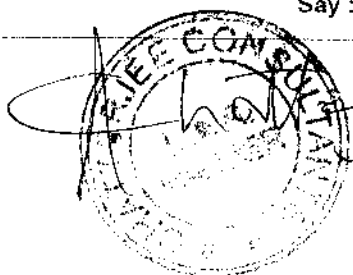
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**Annexure - II****M/s.Til Ltd.**

<u>Sl. No.</u>	<u>Description of Structure/ Building</u>	<u>Nature of Construction</u>	<u>Area</u>	<u>Rate</u>	<u>Amount</u>
1	Main Shed	Good quality Steel Structure	2,38,584 sq. ft.	1325	316123800
2	Canopy Shed	Good quality Steel Structure	4,165 sq. ft.	600	2499000
3	Administrative Block (Three Storied) with lift. Partly incomplete.	R.C.C.	18,697 sq. ft.	1400	26175800
4	Facilitation Block (Two Storied)	R.C.C.	2,551 sq. ft.	1200	3061200
5	Guard Room	R.C.C.	882 sq. ft.	900	793800
6	Pump House	R.C.C.	990 sq. ft.	800	792000
7	HT/Meter Room	R.C.C.	758 sq. ft.	850	644300
8	Gas Station	R.C.C.	958 sq. ft.	850	814300
9	Canteen & Dining Hall	R.C.C.	7938 sq. ft.	950	7541100
10	Change Room & Toilet Block	R.C.C.	4564 sq. ft.	850	3879400
11	Driver Toilet & Rest Room	R.C.C.	599 sq. ft.	750	449250
12	Electrical & Sub- Station room	R.C.C.	3928 sq. ft.	850	3338800
13	Worker Training Centre	R.C.C.	10958 sq. ft.	950	10410100
14	Sky walk structure	Steel Structure & with Glazed & costly glass	1000 sq. ft.	900	900000
15	Fire water storage Tank			L.S.	1000000
16	Internal Roads (Pavement & land Development and compacted & concrete platform for stacking finished crane & Harvesting pond etc.,			L.S.	20000000
17	Partly Boundary wall with MS Steel Gate.	R.C.C. Column, lintel with brick wall		L.S.	1000000
<b>Total :</b>					<b>Rs.39,94,22,850.00</b>
<b>Depreciation 3%</b>					<b>Rs.1,19,82,685.50</b>
<b>Total :</b>					<b>Rs.38,74,40,164.50</b>
<b>Say :</b>					<b>Rs.38,74,40,000.00</b>



7.7.21



# Latitude and Longitude Finder

**Latitude and Longitude** are the units that represent the *coordinates at geographic coordinate system*. To make a search, use the name of a place, city, state, or address, or click the location on the map to **find lat long coordinates**.

Place Name

Paschim Medinipur, Mouza : Changuai

Find

Add the country code for better results. Ex: London, UK

Latitude

22.415280

Longitude

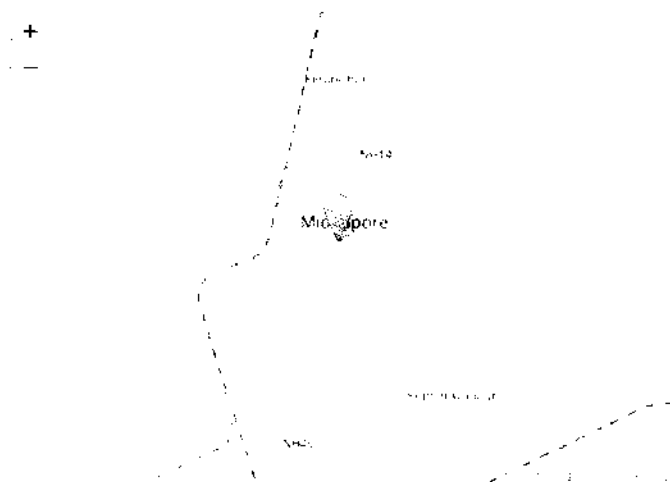
87.325320



You have 1 geocoding remaining.

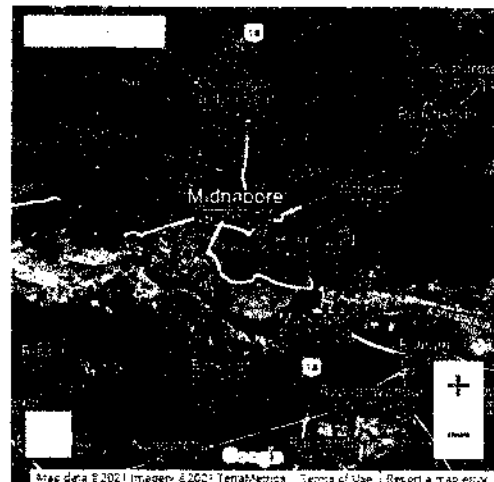
Please Register free to get more free geocoding quota.

For better accuracy please type Name Address City State Zipcode.



Lat Long

(22.415280, 87.325320)



GPS Coordinates

22° 24' 55.008" N

87° 19' 31.152" E

Changuai