

BANK OF INDIA

Branch – Mid Corporate, Kolkata

VALUATION REPORT

(IN RESPECT OF LAND PROPERTY)

(To be filled in by the Approved Valuer)

Engineers & Valuers Collaborated

5/1A, Jogesh Mitra Road,

Kolkata-700025

(Name & Address of Valuer)

I. GENERAL

01. Purpose for which the valuation is made	Security
02. a) Date of inspection b) Date on which the valuation is made	07.07.2017 21.07.2017
03. List of documents produced for perusal i) ii)	Deed No.-I-797, Year 1997 Conversion Certificate - Parcha (Memo No.Conv-S-28/(Sank)/1439/1 (6) /LR / 08 - Date – 18.03.2009 – L.R. Plot No.518 – Ware House – 164 Decimal + L.R. Plot No. 519 – Ware House – 75 Decimal - L.R Khatian No.597 – Dhakalia Investments Ltd.)
04. Name of the owner(s) and his/their address(es) with phone No. (details of share of each owner in case of joint ownership)	M/S DHAKALIA INVESTMENTS LTD. At 11, Kashinath Mullick Lane, Kolkata-73
05. Brief description of the property	Vacant Land
06. Location of the property a) Plot No. / Survey No. b) Door No. c) T.S. No. / Village d) Ward / Taluka e) Mandal / District	Mouza – Jungalpur, J.L. No. – 28, R.S. Dag Nos. – 514 & 515, L.R. Dag Nos. – 518 & 519, R.S. Khatian No. – 321, L.R. Khatian No. – 597, Village – Jungalpur, Near NH-6 & Jalan Industrial Complex (Gate No.1), P.O. – Arghori, P.S. – Sankrail, Dist. – Howrah, Pin – 711302, Under Andul Gram Panchayet
07. Postal address of the property	Village – Jungalpur, Near NH-6 & Jalan Industrial Complex (Gate No.1), P.O. – Arghori, Dist. – Howrah, Pin – 711302

(3)

08. Coming under Corporation limit / Village Panchayat / Municipality	Under Andul Gram Panchayet
09. Boundaries of the property North South East West	Road & Owner's Other Property Others Property Others Ware House & Factory Others Vacant Land
10. Dimensions of the site North South East West	Irregular in Shape
11. Boundary Wall <input type="checkbox"/> Height <input type="checkbox"/> Length <input type="checkbox"/> Type of construction	Yes
12. Extent of the site considered for Valuation	<p>As Per Deed R.S. Dag No. – 515 – 37.50 Decimal R.S Dag No. – 515 – 82.00 Decimal Total - 119.50 Decimal = 72.30 Kottahs = 52056 Sft.</p> <p>As Per Parcha L.R. Plot No. – 518 – 164 Decimal L.R. Plot No. – 519 – 75 Decimal Total - 239 Decimal = 144.59 Kottahs = 104105 Sft. <u>(For valuation we have taken the area of Deed)</u></p>
13. Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	Occupied by Owner

II. CHARACTERISTICS OF THE SITE

01. Development of surrounding areas	Developing
02. Level of land with topographical conditions	Level Land
03. Corner plot or intermittent plot?	Intermittent Plot
04. Road facilities	Available
05. Type of road available at present	Asphaltic Road
06. Width of road-Is it below 20ft. or more than 20 ft.	20'
07. Is it a Land-locked Land?	No
08. Power supply is available in the site	Available
09. Advantages of the site 1. 2.	The Property is situated very near of NH-34 (Jala Industrial Complex Gate No.-1).
10. General remarks, if any	--

III VALUATION OF THE LAND

01.	Total extent of the plot	72.30 Kottahs = 52056 Sft.
02.	Prevailing market rate	Rs. 3.00 to Rs. 5.00 Lakhs/ Kottah
03.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	Rs.2,20,83,632
04.	Assessed / adopted rate of valuation	Rs. 4.00 Lakhs / Kottah
05.	Estimated value of Land	The value of the Land is measuring 72.30 Kottahs @ Rs.4.00 Lakhs / Kottah = Rs.289.20 Lakhs. Further, we have discounted by 25% on total value for largeness. Therefore, the value of the land comes to Rs.289.20 Lakhs x (1-25/100) = Rs.216.90 Lakhs.

(VALUATION: Here the approved valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also such aspects as i) sale ability ii) likely rental values in future and iii) any likely income it may generate may be discussed).

As a result of our appraisal and analysis it may be a considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications is **Rs.216.90 Lakhs (Rupees Two crore sixteen lakhs ninety thousand only).**

DISTRESS SALE VALUE

Further, we have discounted by 15% for distress sale value i.e. Rs. 216.90 Lakhs (1-15/100) = **Rs.184.37 Lakhs.**

REMARKS

The Property has direct access from the road without any interference with other's Property.

PLACE : Kolkata

DATE : 21.07.2017

APPROVED VALUER

For ENGINEERS & VALUERS COLLABORATED


RAJAT MITRA
B.Sc. (Hons.) Glasgow; M.I.E.; C.Eng.
Chartered Engineer & Valuer
Regd. No. M 29949

(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 in the presence of Sri Prasanta Sail (Supervisor).
- B) That we have physically inspected the property on **07-07- 2017;**
- C) That we have valued the right property.
- D) That we have taken photographs of the property valued along with photographs of the adjoining buildings / 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 **21-07-2017** 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 as applicable.
- G) That we furnish basis – specific valuation of the property separately, as per Bank's laid down norms hereunder under;

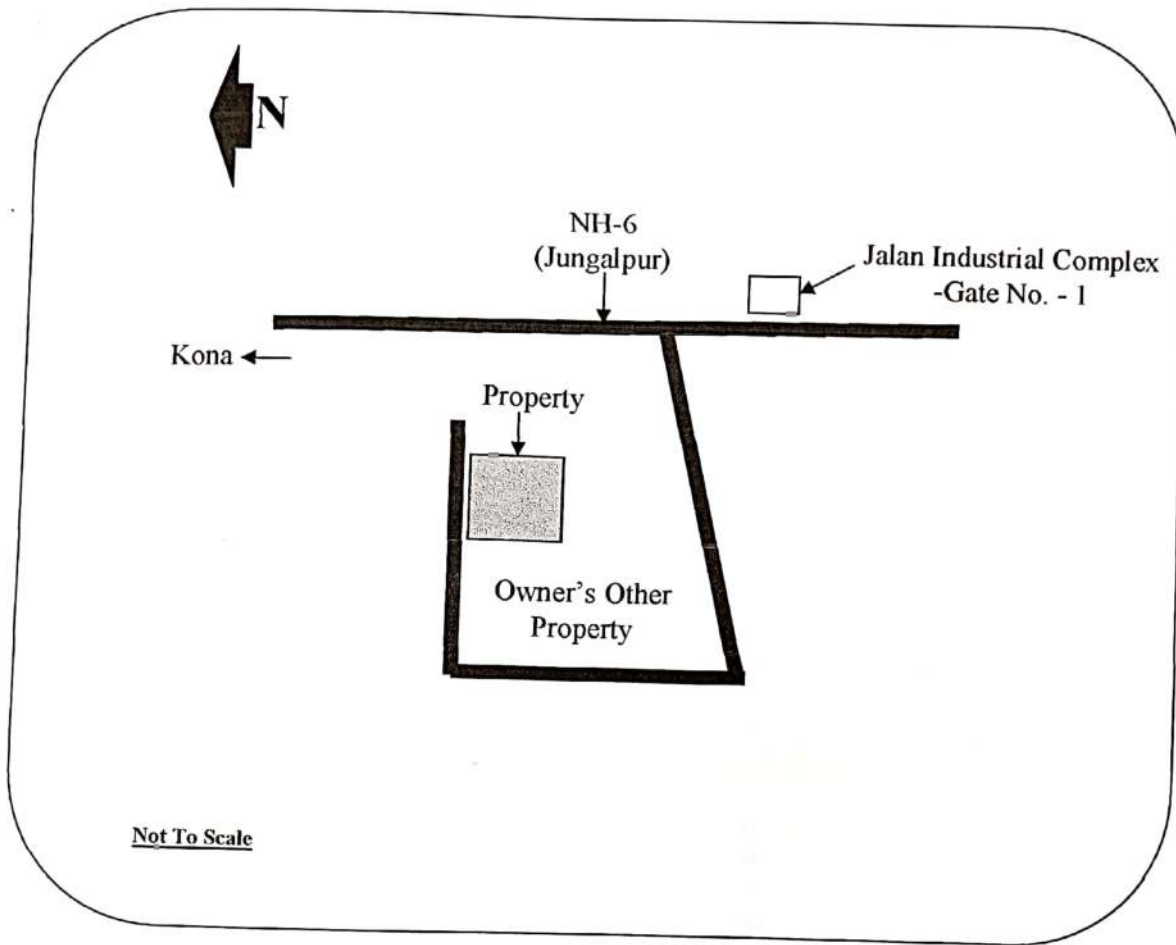
(Rs in Lac)	
BASIS	VALUE
a) Cost price of the property	3.62 (Year 1997)
b) Total Market Value of the property	216.90
c) Distress sale value	184.37
d) Registration value for similar properties with Sub – registrar Office	220.84

APPROVED

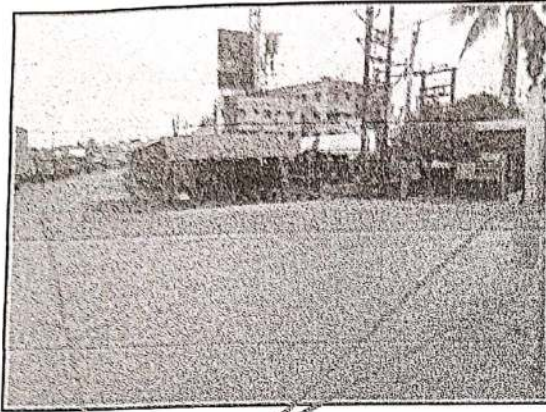
Branch Manager/ Sr. Branch Manager
Code No.
Date:21-07-2017



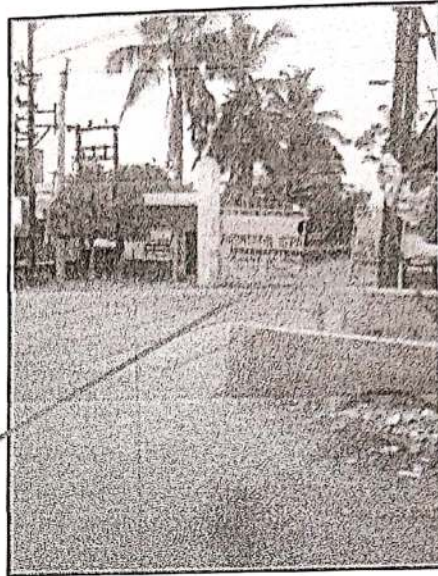
Key Map of the Property at Village – Jungalpur, Near NH-6 & Jalan Industrial Complex (Gate No.1), P.O. – Arghori, P.S. – Sankrail, Dist. – Howrah, Pin – 711302, Under Andul Gram Panchayet



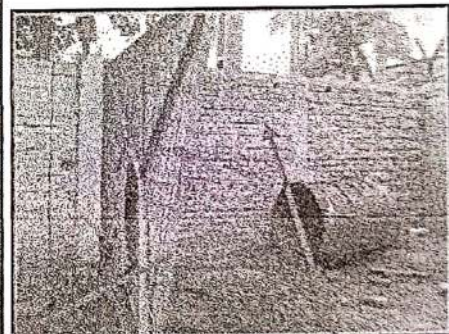
Photograph of the Property at Village – Jungalpur, Near NH-6 & Jalan Industrial Complex (Gate No.1), P.O. – Arghori, P.S. – Sankrail, Dist. – Howrah, Pin – 711302, Under Andul Gram Panchayet



NH-6

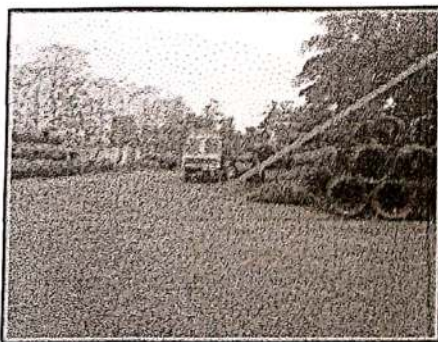


Roadside Entrance View of Internal Road of Rashtriya Ispat Limited



View of the Said Land

Road After Boundary Wall



Market Value of Land

(*) marked items are mandatory

District *

Howrah ▼

Thana *

Sankrail ▼

Local Body

Gram Panchayat ▼

Mouza

Jangalpur ▼

Road

Road Zone

Premises No.

Premises No

Ward No.

Ward No

Jurisdiction of

[http://www.wbregistration.gov.in/\(S\(dysx5w5ykhnbqgoy03hjtru\)\)/MV_Land.aspx](http://www.wbregistration.gov.in/(S(dysx5w5ykhnbqgoy03hjtru))/MV_Land.aspx)

A.D.S.R. RANIHATI ▼

Gram Panchayat

ANDUL ▼

Plot No

LR ▼

00518

00000

Proposed Land Use

Godown ▼

Nature of Land (as recorded in ROR)

Godown ▼

Acre
Decimal
Bigha
Katha
Chatak
Sq. Feet
Total Area of Land(Decimal)

Area of Land

Acre
Decimal
3
12
6
Sq. Feet

119.41875

Is Property on Road? *

Yes ▼

Approach Road Width

--

Adjacent to Metal
Road

No ▼



Litigated Property☐ Yes ☒ No

Land Details Page

**Encumbered by
Tenant****Tenant is Puchaser ?****Bargadar****Bargadar is Purchaser?**☐ Yes ☒ No**Type the characters shown**

42574

Try new characters

Display Market Value

Market Value of Land: Rs. 2,20,83,632/-**Service Count: 47,01,866****N.B.-To be verified from the appropriate Registration Office after filling up proper e-Requisition Form****e-Nathikaran/CORD**

What is e-Registration

e-Registration Benefit

Registration Process in CORD

