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REPORT FORMAT: V-L2 (Medium - SBI) | Version: 12.0 Nov. 2022

CASE NO. VIS(2022-23)-PL495-398-690

Dated: 11.01.2023

# FIXED ASSETS VALUATION REPORT

OF

NATURE OF ASSETS	LAND & BUILDING
CATEGORY OF ASSETS	RESIDENTIAL
TYPE OF ASSETS	RESIDENTIAL HOUSING COMPLEX

SITUATED AT

MCPI PVT. LTD. HOUSING COMPLEX, SHATAKU-2, J.L. NO. 127, MOUZA  
PURBA RAGHUNATHCHAK, P.S. DURGACHAK, DIST. MIDNAPORE, W.B.

OWNER/(S)

M/S. MCPI PRIVATE LIMITED

REPORT PREPARED FOR

STATE BANK OF INDIA, CCG BRANCH, KOLKATA, WEST BENGAL

- Corporate Valuers
- Business/ Enterprise/ Equity Valuations
- Lender's Independent Engineers (LIE)
- Techno Economic Viability Consultants (TEV)
- Agency for Specialized Account Monitoring (ASM)
- Project Techno-Financial Advisors
- Chartered Engineers
- Industry/ Trade Rehabilitation Consultants
- NPA Management
- Panel Valuer & Techno Economic Consultants for PSU Banks

Important - In case of any query/ issue or escalation you may please contact Incident Manager  
at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We will appreciate your feedback in order to improve our services.

NOTE: As per IBA & Bank's Guidelines please provide your feedback on the report within 15 days of its submission  
after which report will be considered to be correct.

Valuation Terms of Services & Valuer's Important Information are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.

**CORPORATE OFFICE:**

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FILE NO.: VIS (2022-23)-PL241-Q050-190-352

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**PART A**

**SNAPSHOT OF THE ASSET/ PROPERTY UNDER VALUATION**





**PART B**
**REPORT AS PER SBI FORMAT**

<b>Name &amp; Address of Branch</b>	State Bank of India, CCG Branch, Kolkata, West Bengal
<b>Name of Customer (s)/ Borrower Unit</b>	M/s. MCPI Private Limited
<b>Work Order No. &amp; Date</b>	Work order no. CCGK/AMT-II/2022-23/271 dated 06-10-2022

S.NO.	CONTENTS	DESCRIPTION						
<b>1.</b>	<b>INTRODUCTION</b>							
a.	Name of Property Owner	M/s. MCPI Private Limited (formerly MCC PTA India Corp. Pvt. Ltd. as per name plate attached on the property, copy of electricity bill & Information shared during site survey)						
	Address & Phone Number of the Owner	Bengal Eco Intelligent Park , Tower-1, Block-EM, Plot No-3, Salt lake City Sector-V, 3 <sup>rd</sup> Floor, Kolkata, W.B.-700091						
b.	Purpose of the Valuation	For Periodic Re-valuation of the mortgaged property						
c.	Date of Inspection of the Property	29-12-2022						
	Property Shown By	<table> <tr> <th>Name</th><th>Relationship with Owner</th><th>Contact Number</th></tr> <tr> <td>Mr. Sunil Pradhan</td><td>Representative</td><td>+91 98317 80790</td></tr> </table>	Name	Relationship with Owner	Contact Number	Mr. Sunil Pradhan	Representative	+91 98317 80790
Name	Relationship with Owner	Contact Number						
Mr. Sunil Pradhan	Representative	+91 98317 80790						
d.	Date of Valuation Report	11 January 2023						
e.	Name of the Developer of the Property	Owners themselves						
	Type of Developer	Property built by owner's themselves						

**2. PHYSICAL CHARACTERISTICS OF THE PROPERTY**
**BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION**

This value estimation is opined for the township of M/s MCPI Private Limited situated at the aforesaid address. As per the copy of lease deeds the subject property is purchased via 2 lease deeds dated 16<sup>th</sup> November 1999 and 23<sup>rd</sup> March 2010 and spread over various plot no. details of which can be referred in Annexures attached. Brief details of the lease deeds has been tabulated below :-

Lessor	Lessee	Deed Date	Land Area (In Acre)	Lease Period (In Years)	Premium (In Rs.)	Rent (per Acre per Annum)
The Government of State of West Bengal	MCC PTA India Corporation Private Limited	16-11-1999	3.34	90	70,14,000	1,000
		23-03-2010	3.02		1,51,00,000	100
		<b>Total</b>	<b>6.36</b>		<b>2,21,14,000</b>	

As per the lease deeds, the subject land parcel was allotted for the construction of Residential Housing Complex (Operators' Colony) for the use of its employees.

As per the clause no. 22 of Lease deed dated 16<sup>th</sup> November 1999, "Lessee may, in order to secure any loan or financial facility obtained mortgage, or otherwise create any third party rights in or to its lease interest in the demised land in favour of any financial institution(s) and/or bank(s), established by or in accordance with law, and person(s) other than financial institutions or banks, provided that for certain of third party rights in the leasehold interest in favour of any person(s) other than bank(s) and /or financial institution(s) the lessee have to obtain prior permission of the lessor which permission shall be withheld or delayed unreasonably."



As per information provided, the plant was acquired by The Chatterjee Group (TCG) in year 2016. Later the name changed to M/s MCPI Private Limited.

As per the information shared with us and physical measurement done during the site visit, the subject property comprises of the following structures:

S. No.	Building Name	Building Type	Floor Area (in sq. mtr.)	Total Floor Area (in sq. mtr.)	Height (mtr.)	No. of Floors
1	A	A Type Flat 08 Flats in the Block	294	588	6.6	2
2	B	A Type Flat 08 Flats in the Block	294	588	6.6	2
3	C	A Type Flat 08 Flats in the Block	294	588	6.6	2
4	D	A Type Flat 08 Flats in the Block	294	588	6.6	2
5	E	B Type Flat 12 Flats in the Block	250	750	9.6	3
6	F	B Type Flat 12 Flats in the Block	250	750	9.6	3
7	G	B Type Flat 12 Flats in the Block	250	750	9.6	3
8	H	B Type Flat 12 Flats in the Block	250	750	9.6	3
9	I	SA Type Flat 12 Flats in the Block	336	948	9.6	3
10	J	SA Type Flat 12 Flats in the Block	336	948	9.6	3
11	Dormitory	Dormitory Block 72 Rooms	1,225	2,490	6.6	2
12	Sub-station	Electrical Sub-station	24	24	5.1	1
13	DEG Room	Generator Room	61	61	5.1	1
14	Switch Gear Room	Switch Gear Room	20	20	3.5	1
15	Control Room	Control Room	20	20	3.5	1
<b>Total</b>				<b>9,863</b>		

As per the observations made during the site visit, the subject property is not a contiguous land parcel, it is divided into two parcels through a MCPI bypass road. On the north side of the road lies the dormitory and on the south lies family accommodation. As per the satellite measurement tools, the dormitory is spread over a land parcel of area measuring approx. 3,100 sq. mtr./ 0.77 acres. Whereas, the land parcel underneath the family accommodation admeasures approx. 22,600 sq. mtr./ 5.59 acres

Haldia is a town and a municipality in Purba Medinipur district in the Indian state of West Bengal. It is located around 120 km south-west of the state capital, Kolkata. Haldia is well connected through both rail and road; it lies on the railway line connecting Kharagpur to Howrah. This Integrated Petrochemicals Plant is located at Post Box No. 12, Durgachak, Haldia, Purba Medinipur, West Bengal - 721602, India. The location of the Plant is around 3 Km from the subject township and can be easily reached via good road network.

Valuation is conducted of the property as shown on the site by the customer of which photographs is also attached with the report and same is to be considered in this report irrespective of any details taken from any documents which might have been updated, changed or incorrect.



<b>a.</b>	<b>Location attribute of the property</b>		
i.	Nearby Landmark	Bhuniaraychak Post Office	
ii.	Postal Address of the Property	MCPI Pvt. Ltd. Housing Complex, Shataku-2, J.L. No. 127, Mouza Purba Raghunathchak, P.S. Durgachak, Dist. Midnapore, W.B.	
iii.	Type of Land	Solid Land/ on road level	
iv.	Independent access/ approach to the property	Clear independent access is available	
v.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates or URL: 22°05'11.6"N 88°09'08.9"E	
vi.	Details of the roads abutting the property		
	(a) Main Road Name & Width	MCPI/ HAD Road	Approx. 30 ft. wide
	(b) Front Road Name & width	Approach road	Approx. 25 ft. wide
	(c) Type of Approach Road	Bituminous Road	
	(d) Distance from the Main Road	Approx. 20 m	
vii.	Description of adjoining property	All adjacent properties are used for residential purpose	
viii.	Plot No. / Survey No.	Various Plot No. (Refer Annexures)	
ix.	Zone/ Block	---	---
x.	Sub registrar	Purba Raghunathchak	
xi.	District	Midnapore	
xii.	Any other aspect	Valuation is done for the property found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site.  Getting cizra map or coordination with revenue officers for site identification is a separate activity and is not covered in this Valuation services.	
	(a) List of documents produced for perusal (Documents has been referred only for reference purpose as provided. Authenticity to be ascertained by legal practitioner)	<b>Documents Requested</b>	<b>Documents Provided</b>
		Total <b>05</b> documents requested.	Total <b>02</b> documents provided
		Property Title document	Copy of Lease deed
		Last paid Electricity Bill	Last paid Electricity Bill
		Cizra Map	Cizra Map
		Last paid Municipal Tax Receipt	None
		Possession Letter	Possession Letter
	(b) Documents provided by	<b>Documents Reference No.</b>	
		Total <b>02</b> documents provided	
		Dated: 16/11/1999 and 23/03/2010	
		Dated: 02/12/2022	
		Attached with the Lease Deeds	
	<b>Bank through owner</b>		
	<b>Name</b>	<b>Relationship with Owner</b>	<b>Contact Number</b>
	Saurabh Anand	Banker	+91-8250411311
	<input checked="" type="checkbox"/>	Identified by owner's representative	
	<input checked="" type="checkbox"/>	Done from the name plate displayed on the property	
	(c) Type of Survey	Full survey (inside-out with approximate measurements & photographs).	



	(d) Is property clearly demarcated by permanent/ temporary boundary on site	Yes demarcated properly			
	(e) Is the property merged or colluded with any other property	Yes There is a road named as 'MCPI bypass road' passing by the subject land parcel (Refer Annexure for Building Map)			
	(f) City Categorization	Tehsil		Semi Urban	
	(g) Characteristics of the locality	Ordinary		Within urban developing zone	
	(h) Property location classification	Road Facing		None	
	(i) Property Facing	North Facing and South Facing (a road passing through the property)			
<b>b.</b>	<b>Area description of the Property</b> <i>Also please refer to Part-B Area description of the property. Area measurements considered in the Valuation Report is adopted from relevant approved documents or actual site measurement whichever is less, unless otherwise mentioned. Verification of the area measurement of the property is done only based on sample random checking.</i>	<b>Land</b>		<b>Construction</b>	
				<b>Built-up Area</b>	
		6.36 acres		9,863 Sq. mtr./ 1,06,165 sq. ft.	
<b>c.</b>	<b>Boundaries schedule of the Property</b>				
i.	Are Boundaries matched		Yes from the available documents		
ii.	<b>Directions</b>	<b>As per Sale Deed/TIR</b>		<b>Actual found at Site</b>	
		<b>Deed No. 3869</b>	<b>Deed No. 1923</b>	<b>Dormitory</b>	<b>Family Accommodation</b>
	North	Rehabilitation Colony	MCC PTA Housing	Other's properties	HAD Road
	South	Land of Housing Board	HDA Road	HAD Road	Other's properties/ HAD Road
	East	HAD Road	HDA Road	Park	Other's properties/ HAD Road
	West	Water Body (Tank)	HDA Water Tank	Other's properties	Pond
<b>3.</b>	<b>TOWN PLANNING/ ZONING PARAMETERS</b>				
a.	Master Plan provisions related to property in terms of Land use		Residential		
	i.	Any conversion of land use done		Not Applicable	
	ii.	Current activity done in the property		Used for Residential purpose	
	iii.	Is property usage as per applicable zoning		Yes, used as residential as per zoning	
	iv.	Any notification on change of zoning regulation		No information available	
	v.	Street Notification		Residential	
b.	Provision of Building by-laws as applicable		<b>PERMITTED</b>	<b>CONSUMED</b>	
	i.	FAR/FSI	No information available	Refer Area sheet	
	ii.	Ground coverage	No information available		
	iii.	Number of floors	No information available		



	iv. Height restrictions	No information available	
	v. Front/ Back/Side Setback	No information available	
	vi. Status of Completion/ Occupational certificate	Obtained	Obtained
c.	Comment on unauthorized construction if any	No.	
d.	Comment on Transferability of developmental rights	Lease hold, have to take NOC in order to transfer	
e.	i. Planning Area/ Zone	Haldia Development Authority	
	ii. Master Plan Currently in Force	Haldia Planning Area	
	iii. Municipal Limits	Haldia Development Authority	
f.	Developmental controls/ Authority	Haldia Development Authority	
g.	Zoning regulations	Residential	
h.	Comment on the surrounding land uses & adjoining properties in terms of uses	All adjacent properties are used for residential purpose	
i.	Comment of Demolition proceedings if any	Not in our knowledge	
i.	Comment on Compounding/ Regularization proceedings	Not in our knowledge	
j.	Any other aspect	---	
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	
<b>4.</b>	<b>DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY</b>		
a.	Ownership documents provided	Lease Deeds	None
b.	Names of the Legal Owner/s	M/s. MCPI Private Limited	None
c.	Constitution of the Property	Lease hold, have to take NOC in order to transfer	
d.	Agreement of easement if any	Not required	
e.	Notice of acquisition if any and area under acquisition	No such information came in front of us and could be found on public domain	
f.	Notification of road widening if any and area under acquisition	No such information came in front of us and could be found on public domain, however, a land passes through the subject land parcel	
g.	Heritage restrictions, if any	No	
h.	Comment on Transferability of the property ownership	Lease hold, have to take NOC in order to transfer	
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	Yes	State Bank of India CAP Trustee Private Limited on behalf of Lenders
j.	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Not Known to us	NA
k.	Building plan sanction:		
	i. Is Building Plan sanctioned	Cannot comment since no approved map provided to us on our request	
	ii. Authority approving the plan		
	iii. Any violation from the approved Building Plan	Cannot comment since no approved map provided to us on our request	
	iv. Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	<input type="checkbox"/> Permissible Alterations <input type="checkbox"/> Not permitted alteration	Can't comment due to unavailability of sanction plan



l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	No not an agricultural property	
m.	Whether the property SARFAESI complaint	Yes	
n.	i. Information regarding municipal taxes (property tax, water tax, electricity bill)	Property Tax	As per information shared by the company property tax is not applicable on this property.
		Water Tax	Yes, last bill attached
		Electricity Bill	Yes, last bill attached
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	No such information came to knowledge on site	
	iii. Is property tax been paid for this property	As per information shared by the company property tax is not applicable on this property.	
	iv. Property or Tax Id No.	NA	
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Yes, as per copy of TIR available.	
p.	Qualification in TIR/Mitigation suggested if any	Signed 23 pages of TIR dated 14-11-2022 shared	
q.	Any other aspect	Appears to be fine as per copy of TIR shared. This is just an estimation on Valuation based on the copy of the documents/ information provided to us by the client. However due care has been taken as much as practically possible to adopt the information but the information supplied to us has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site.	
	i. Property presently occupied/ possessed by	Lessee	

\*NOTE: Please see point 6 of Enclosure: VIII – Valuer's Important Remarks

<b>5. ECONOMIC ASPECTS OF THE PROPERTY</b>		
a.	Reasonable letting value/ Expected market monthly rental	NA
b.	Is property presently on rent	No
	i. Number of tenants	NA
	ii. Since how long lease is in place	NA
	iii. Status of tenancy right	NA
	iv. Amount of monthly rent received	NA
c.	Taxes and other outgoing	NA
d.	Property Insurance details	NA
e.	Monthly maintenance charges payable	NA
f.	Security charges, etc.	NA
g.	Any other aspect	NA
<b>6. SOCIO - CULTURAL ASPECTS OF THE PROPERTY</b>		
a.	Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	Medium Income Group





b.	Whether property belongs to social infrastructure like hospital, school, old age homes etc.		No				
<b>7.</b>	<b>FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES &amp; AMENITIES</b>						
a.	Description of the functionality & utility of the property in terms of:						
	i. Space allocation		Yes				
	ii. Storage spaces		Yes				
	iii. Utility of spaces provided within the building		Yes				
	iv. Car parking facilities		Yes				
	v. Balconies		Yes				
b.	Any other aspect						
	i. Drainage arrangements		Yes				
	ii. Water Treatment Plant		No				
	iii. Power Supply arrangements	Permanent	Yes				
		Auxiliary	Yes, D.G sets				
	iv. HVAC system		No				
	v. Security provisions		Yes/ Private security guards				
	vi. Lift/ Elevators		No				
	vii. Compound wall/ Main Gate		Yes				
	viii. Whether gated society		Yes				
	Internal development						
	Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements	Boundary Wall		
	Yes	Yes	Yes	Yes	Yes		
<b>8.</b>	<b>INFRASTRUCTURE AVAILABILITY</b>						
a.	Description of Aqua Infrastructure availability in terms of:						
	i. Water Supply		Yes from water connection as well as borewell/ submersible				
	ii. Sewerage/ sanitation system		Underground				
	iii. Storm water drainage		Yes				
b.	Description of other Physical Infrastructure facilities in terms of:						
	i. Solid waste management		Yes, by the local Authority				
	ii. Electricity		Yes				
	iii. Road and Public Transport connectivity		Yes				
	iv. Availability of other public utilities nearby		Transport, Market, Hospital etc. available in close vicinity				
c.	Proximity & availability of civic amenities & social infrastructure						
	School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport
	~ 2 Km	~ 2.5 km	~ 0.50 km	~ 2.0 km	~ 2.0 km	---	135 Km
	Availability of recreation facilities (parks, open spaces etc.)			No, It is a developing area and recreational facilities are planned to be developed nearby			



<b>9. MARKETABILITY ASPECTS OF THE PROPERTY</b>			
<b>a. Marketability of the property in terms of</b>			
i.	Location attribute of the subject property	Normal	
ii.	Scarcity	Ample vacant land available nearby. There is no issue of land availability in this area.	
iii.	Demand and supply of the kind of the subject property in the locality	Demand of the subject property is in accordance with the current use/ activity perspective only which is currently carried out in the property.	
iv.	Comparable Sale Prices in the locality	Please refer to Part D: Procedure of Valuation Assessment	
b.	Any other aspect which has relevance on the value or marketability of the property	Good developing area	
i.	Any New Development in surrounding area	No	NA
ii.	Any negativity/ defect/ disadvantages in the property/ location	Demand is related to the current use of the property only and only limited to the selected type of buyers.	NA
<b>10. ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY</b>			
a.	Type of construction	<b>Structure</b> RCC Framed structure	<b>Slab</b> Reinforced Cement Concrete
			<b>Walls</b> Brick walls
b.	Material & Technology used	<b>Material Used</b> Grade B Material	<b>Technology used</b> RCC Framed structure
c.	Specifications		
i.	Roof	<b>Floors/ Blocks</b> Please refer to the building sheet attached	<b>Type of Roof</b> Please refer to the building sheet attached
ii.	Floor height	Please refer to the building sheet attached	
iii.	Type of flooring	Simple marble, Mosaic/ Terrazo, Ceramic Tiles	
iv.	Doors/ Windows	Wooden frame with glass panel windows	
v.	Class of construction/ Appearance/ Condition of structures	Internal - Class B construction (Good) External - Class B construction (Good)	
vi.	Interior Finishing & Design	Simple/ Average finishing, Simple Plastered Walls	
vii.	Exterior Finishing & Design	Simple/ Average finishing, Simple Plastered Walls	
viii.	Interior decoration/ Special architectural or decorative feature	Simple plain looking structure.	
ix.	Class of electrical fittings	Internal / Normal quality fittings used	
x.	Class of sanitary & water supply fittings	Internal / Normal quality fittings used	
d.	Maintenance issues	No maintenance issue, structure is maintained properly	
e.	Age of building/ Year of construction	Approx. 23 years	Around year-2000
f.	Total life of the structure/ Remaining life expected	Approx. 60 years	Approx. 57 years subject to proper and timely maintenance
g.	Extent of deterioration in the structure	No deterioration came into notice through visual observation	
h.	Structural safety	Structure built on RCC technique so it can be assumed as structurally stable. However no structural stability certificate is available	



i.	Protection against natural disasters viz. earthquakes etc.	Since this is a RCC structure so should be able to withstand moderate intensity earthquakes. Comments are been made only based on visual observation and not any technical testing.
j.	Visible damage in the building if any	No visible damages in the structure
k.	System of air conditioning	Only rooms are covered with window AC
l.	Provision of firefighting	Fire Hydrant System
m.	Copies of the plan and elevation of the building to be included	Copy of building plan is not shared.
<b>11. ENVIRONMENTAL FACTORS</b>		
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	No, regular building techniques of RCC and burnt clay bricks are used
b.	Provision of rainwater harvesting	No
c.	Use of solar heating and lighting systems, etc.	No
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	Yes property is near to Industrial area and therefore pollution is present
<b>12. ARCHITECTURAL AND AESTHETIC QUALITY OF THE PROPERTY</b>		
a.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Plain looking simple structure
<b>13. VALUATION</b>		
a.	Methodology of Valuation – Procedures adopted for arriving at the Valuation	Please refer to <b>Part D: Procedure of Valuation Assessment</b> of the report.
b.	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites	Please refer to <b>Part D: Procedure of Valuation Assessment</b> of the report and the screenshot annexure in the report, if available.
c.	Guideline Rate obtained from Registrar's office/ State Govt. gazette/ Income Tax Notification	Please refer to <b>Point 3 of Part D: Procedure of Valuation Assessment</b> of the report and the screenshot annexure in the report, if available.
d.	<b>Summary of Valuation</b>	For detailed Valuation calculation please refer to <b>Part D: Procedure of Valuation Assessment</b> of the report.
	<b>i. Guideline Value</b>	<b>Rs.13,42,15,425/-</b>
	<b>1. Land</b>	<b>Rs.6,09,18,471/-</b>
	<b>2. Building</b>	<b>Rs.7,32,96,954/-</b>
	<b>ii. Indicative Prospective Estimated Fair Market Value</b>	<b>Rs.17,85,00,000/-</b>
	<b>iii. Expected Estimated Realizable Value</b>	<b>Rs.16,07,00,000/-</b>
	<b>iv. Expected Forced/ Distress Sale Value</b>	<b>Rs.14,28,00,000/-</b>
	<b>v. Valuation of structure for Insurance purpose</b>	---
e.	i. Justification for more than 20% difference in Market & Circle Rate	Circle rates are determined by the District administration as per their own theoretical internal policy for fixing the minimum valuation of the property for property registration tax collection purpose and Market rates are adopted based on



		prevailing market dynamics found as per the discrete market enquiries which is explained clearly in Valuation assessment factors.
	ii. Details of last two transactions in the locality/ area to be provided, if available	No authentic last two transactions details could be known. However prospective transaction details as per information available on public domain and gathered during site survey is mentioned in <b>Part D: Procedure of Valuation Assessment</b> of the report and the screenshots of the references are annexed in the report for reference.
<b>14. Declaration</b>	<ul style="list-style-type: none"> <li>a. The information provided by us is true and correct to the best of our knowledge and belief.</li> <li>b. The analysis and conclusions are limited by the reported assumptions, limiting conditions, remarks.</li> <li>c. Firm have read the Handbook on Policy, Standards and Procedures for Real Estate Valuation by Banks and HFIs in India, 2009 issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of our ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook as much as practically possible in the limited time available.</li> <li>d. Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just &amp; fair valuation.</li> <li>e. No employee or member of R.K Associates has any direct/ indirect interest in the property.</li> <li>f. Our authorized surveyor <b>Anirban Roy</b> and <b>Rajat Choudhary</b> has visited the subject property on <b>29/12/2022</b> in the presence of the owner's representative with the permission of owner.</li> <li>g. Firm is an approved Valuer of the Bank.</li> <li>h. We have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.</li> <li>i. We have submitted the Valuation Report directly to the Bank.</li> </ul>	
<b>15. ENCLOSED DOCUMENTS</b>		
a.	Layout plan sketch of the area in which the property is located with latitude and longitude	Google Map enclosed with coordinates
b.	Building Plan	Not provided by the owner/ client
c.	Floor Plan	Not provided by the owner/ client
d.	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	Enclosed with the report along with other property photographs
e.	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Not in scope of the report
f.	Google Map location of the property	Enclosed with the Report
g.	Price trend of the property in the locality/city from property search sites viz Magickbricks.com, 99Acres.com, Makan.com etc.	No specific price trends available for this location on property search sites or public domain.
h.	Any other relevant documents/extracts (All enclosures & annexures to remain integral part & parcel of the main report)	<ul style="list-style-type: none"> <li>i. Part C: Area Description of the Property</li> <li>ii. Part D: Procedure of Valuation Assessment</li> <li>iii. Google Map</li> <li>iv. References on price trend of the similar related properties available on public domain, if available</li> <li>v. Photographs of the property</li> </ul>



		<p>vi. Copy of Circle Rate</p> <p>vii. Important property documents exhibit</p> <p>viii. Annexure: VI - Declaration-Cum-Undertaking</p> <p>ix. Annexure: VII - Model Code of Conduct for Valuers</p>
i.	<b>Total Number of Pages in the Report with enclosures</b>	<b>51</b>





**ENCLOSURE: I**

**PART C**

**AREA DESCRIPTION OF THE PROPERTY**

1.	Land Area considered for Valuation	6.36 acres	
	Area adopted on the basis of	Property documents & site survey both	
	Remarks & observations, if any	NA	
2.	Constructed Area considered for Valuation (As per IS 3861-1966)	<b>Covered Area</b>	9,863 sq. mtr./ 1,06,165 sq. ft.
	Area adopted on the basis of	Sample site measurement and building area details shared by the client	
	Remarks & observations, if any	Sanctioned plan has not been shared with us. Thus, we have relied upon building area sheet shared by the client and sample site measurement.	

**Note:**

1. Area measurements considered in the Valuation Report pertaining to Land & Building is adopted from relevant approved documents or actual site measurement whichever is less. All area measurements are on approximate basis only.
2. Verification of the area measurement of the property is done based on sample random checking only.
3. Area of the large land parcels of more than 2500 sq.mtr or of uneven shape, is taken as per property documents verified with digital survey through google which has been relied upon.
4. Drawing Map, design & detailed estimation of the property/ building is out of scope of the Valuation services.





ENCLOSURE: II

**PART D**

**PROCEDURE OF VALUATION ASSESSMENT**

1.		GENERAL INFORMATION			
i.	Important Dates	<b>Date of Appointment</b>	<b>Date of Inspection of the Property</b>	<b>Date of Valuation Assessment</b>	<b>Date of Valuation Report</b>
		10 October 2022	29 December 2022	11 January 2023	11 January 2023
ii.	Client	State Bank of India, CCG Branch, Kolkata, West Bengal			
iii.	Intended User	State Bank of India, CCG Branch, Kolkata, West Bengal			
iv.	Intended Use	To know the general idea on the market valuation trend of the property as per free market transaction. This report is not intended to cover any other internal mechanism, criteria, considerations of any organization as per their own need, use & purpose.			
v.	Purpose of Valuation	For Periodic Re-valuation of the mortgaged property			
vi.	Scope of the Assessment	To assess Plain Physical Asset Valuation of the property identified to us by the owner or through his representative or the documents/details provided to us.			
vii.	Restrictions	This report should not be referred for any other purpose, by any other user and for any other date other than as specified above. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.			
viii.		<input type="checkbox"/> Identified by owner's representative <input type="checkbox"/> Done from the name plate displayed on the property			
ix.	Is property number/ survey number displayed on the property for proper identification?	No.			
x.	Type of Survey conducted	Full survey (inside-out with approximate measurements & photographs).			

2.		ASSESSMENT FACTORS		
i.	Valuation Standards considered	Mix of standards such as IVS and others issued by Indian authorities & institutions and improvised by the RKA internal research team as and where it is felt necessary to derive at a reasonable, logical & scientific approach. In this regard proper basis, approach, working, definitions considered is defined below which may have certain departures to IVS.		
ii.	Nature of the Valuation	Fixed Assets Valuation		
iii.	Nature/ Category/ Type/ Classification of Asset under Valuation	Nature	Category	Type
		LAND & BUILDING	RESIDENTIAL	RESIDENTIAL HOUSING COMPLEX
		Classification	Only business use asset	
iv.	Type of Valuation ( <i>Basis of Valuation as per IVS</i> )	Primary Basis	Market Value & Govt. Guideline Value	
		Secondary Basis	Not Applicable	
v.	Present market state of the Asset assumed ( <i>Premise of Value as per IVS</i> )	Under Normal Marketable State		
		Reason: Asset under free market transaction state		
vi.	Property Use factor	Current/ Existing Use	Highest & Best Use (in consonance to surrounding use, zoning and statutory norms)	Considered for Valuation purpose
		Residential	Residential	Residential
vii.	Legality Aspect Factor	Assumed to be fine as per copy of the documents & information produced to us.		



		For further information of Legal Aspect and Ownership please refer to TIR report of advocates.			
viii.	Class/ Category of the locality	Upper Middle Class (Good)			
ix.	Property Physical Factors	Shape	Size	Layout	
		Rectangle	Large	Normal Layout -	
x.	Property Location Category Factor	City Categorization	Locality Characteristics	Property location characteristics	Floor Level
		Scale-B City	Good	On Wide Road	Ground + 2
		Urban	Normal	Not Applicable	
		developing	Within urban developing zone	Not Applicable	
		Property Facing			
		Dormitory: South Facing Family Accommodation: North Facing			
xi.	Physical Infrastructure availability factors of the locality	Water Supply	Sewerage/ sanitation system	Electricity	Road and Public Transport connectivity
		Yes from water connection as well as borewell/ submersible	Underground	Yes	Easily available
		Availability of other public utilities nearby		Availability of communication facilities	
		Transport, Market, Hospital etc. are available in close vicinity		Major Telecommunication Service Provider & ISP connections are available	
xii.	Social structure of the area (in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/ squatter settlements nearby, etc.)	Medium Income Group			
xiii.	Neighbourhood amenities	Good			
xiv.	Any New Development in surrounding area	None	---		
xv.	Any specific advantage in the property	None			
xvi.	Any specific drawback in the property	None			
xvii.	Property overall usability/ utility Factor	Good			
xviii.	Do property has any alternate use?	No			
xix.	Is property clearly demarcated by permanent/ temporary boundary on site	Demarcated with permanent boundary			
xx.	Is the property merged or colluded with any other property	No			
		Comments: ---			
xxi.	Is independent access available to the property	Clear independent access is available			



xxii.	Is property clearly possessable upon sale	Yes																																																															
xxiii.	Best Sale procedure to realize maximum Value (in respect to Present market state or premise of the Asset as per point (iv) above)	<b>Fair Market Value</b> Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.																																																															
xxiv.	Hypothetical Sale transaction method assumed for the computation of valuation	<b>Fair Market Value</b> Free market transaction at arm's length wherein the parties, after full market survey each acted knowledgeably, prudently and without any compulsion.																																																															
xxv.	Approach & Method of Valuation Used	<table> <tr> <th rowspan="2">Land</th><th>Approach of Valuation</th><th>Method of Valuation</th></tr> <tr> <th>Market Approach</th><th>Market Comparable Sales Method</th></tr> <tr> <th>Building</th><th>Cost Approach</th><th>Depreciated Reproduction Cost Method</th></tr> </table>	Land	Approach of Valuation	Method of Valuation	Market Approach	Market Comparable Sales Method	Building	Cost Approach	Depreciated Reproduction Cost Method																																																							
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xxvi.	Type of Source of Information	Level 3 Input (Tertiary)																																																															
xxvii.	<b>Market Comparable</b> References on prevailing market Rate/ Price trend of the property and Details of the sources from where the information is gathered (from property search sites & local information)	<table> <tr> <td>1.</td><td>Name:</td><td>M/s. Shubhojit Mondol</td></tr> <tr> <td></td><td>Contact No.:</td><td>+91-6295483403</td></tr> <tr> <td></td><td>Nature of reference:</td><td>Property Consultant</td></tr> <tr> <td></td><td>Size of the Property:</td><td>Not Specified</td></tr> <tr> <td></td><td>Location:</td><td>Same Locality</td></tr> <tr> <td></td><td>Rates/ Price informed:</td><td>Around Rs.1.5 to Rs.2.00 per Decimal.</td></tr> <tr> <td></td><td>Any other details/ Discussion held:</td><td>As per the discussion with the property consultant, the subject locality majorly deals in the residential properties of smaller size and the prevailing rates are in the range of Rs. 1.5 to Rs.2.00 Lakhs per Decimal. Therefore, the land parcel of such huge area can be sold at around Rs.1.00 Lakhs per Decimal.</td></tr> <tr> <td>2.</td><td>Name:</td><td>M/s. Sourabh Chakraborty</td></tr> <tr> <td></td><td>Contact No.:</td><td>+91-7076995842</td></tr> <tr> <td></td><td>Nature of reference:</td><td>Property Consultant</td></tr> <tr> <td></td><td>Size of the Property:</td><td>Not Specified</td></tr> <tr> <td></td><td>Location:</td><td>Same Locality</td></tr> <tr> <td></td><td>Rates/ Price informed:</td><td>Around Rs.2.0 Lakhs per Decimal</td></tr> <tr> <td></td><td>Any other details/ Discussion held:</td><td>As per the discussion with the property consultant, the subject locality majorly deals in the residential properties of smaller size and the prevailing rates are around Rs.2.0 Lakhs per Decimal. Therefore, the land parcel of such huge area can be sold at around Rs.1.5 Lakhs per Decimal.</td></tr> <tr> <td>3.</td><td>Name:</td><td>M/s. Snehamoy Bera</td></tr> <tr> <td></td><td>Contact No.:</td><td>+91-8167593888</td></tr> <tr> <td></td><td>Nature of reference:</td><td>Property Consultant</td></tr> <tr> <td></td><td>Size of the Property:</td><td>Not Specified</td></tr> <tr> <td></td><td>Location:</td><td>Same Locality</td></tr> <tr> <td></td><td>Rates/ Price informed:</td><td>Rs. 1.00 to Rs. 1.50 Lakhs per Decimal</td></tr> <tr> <td></td><td>Any other details/ Discussion held:</td><td>The abovementioned price are for smaller land parcels</td></tr> </table>	1.	Name:	M/s. Shubhojit Mondol		Contact No.:	+91-6295483403		Nature of reference:	Property Consultant		Size of the Property:	Not Specified		Location:	Same Locality		Rates/ Price informed:	Around Rs.1.5 to Rs.2.00 per Decimal.		Any other details/ Discussion held:	As per the discussion with the property consultant, the subject locality majorly deals in the residential properties of smaller size and the prevailing rates are in the range of Rs. 1.5 to Rs.2.00 Lakhs per Decimal. Therefore, the land parcel of such huge area can be sold at around Rs.1.00 Lakhs per Decimal.	2.	Name:	M/s. Sourabh Chakraborty		Contact No.:	+91-7076995842		Nature of reference:	Property Consultant		Size of the Property:	Not Specified		Location:	Same Locality		Rates/ Price informed:	Around Rs.2.0 Lakhs per Decimal		Any other details/ Discussion held:	As per the discussion with the property consultant, the subject locality majorly deals in the residential properties of smaller size and the prevailing rates are around Rs.2.0 Lakhs per Decimal. Therefore, the land parcel of such huge area can be sold at around Rs.1.5 Lakhs per Decimal.	3.	Name:	M/s. Snehamoy Bera		Contact No.:	+91-8167593888		Nature of reference:	Property Consultant		Size of the Property:	Not Specified		Location:	Same Locality		Rates/ Price informed:	Rs. 1.00 to Rs. 1.50 Lakhs per Decimal		Any other details/ Discussion held:	The abovementioned price are for smaller land parcels
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		<b>NOTE: The given information above can be independently verified to know its authenticity.</b>	
xxviii.	Adopted Rates Justification	As per our discussion with the property dealers and habitants of the subject location we have gathered the following information:- 1. There is very less availability of larger plots (having similar size as our subject property). 2. Rates for smaller plots are around Rs.1 Lakh to 2 Lakhs per decimal depending upon various physical, location and other economic factors. 3. As per the discussions with various property dealers rate of Rs. 1.00 Lakh per Decimal (Rs.1.00 Cr. per Acre) for the land parcel having Family Accommodation and Rs. 1.5 Lakhs per Decimal (Rs.1.50 Cr. per Acre) for the land parcel having Dormitory is assumed to be fair and reasonable for the purpose of this valuation assessment.	
	<b>NOTE:</b> We have taken due care to take the information from reliable sources. The given information above can be independently verified from the provided numbers to know its authenticity. However due to the nature of the information most of the market information came to knowledge is only through verbal discussion with market participants which we have to rely upon where generally there is no written record. Related postings for similar properties on sale are also annexed with the Report wherever available.		
xxix.	<b>Other Market Factors</b>		
	Current Market condition	Normal	
		Remarks: ---	
		Adjustments (-/+): 0%	
	Comment on Property Salability Outlook	Due to large size of the property, it will have limited buyers	
		Adjustments (-/+): 0%	
	Comment on Demand & Supply in the Market	<b>Demand</b> Moderate	<b>Supply</b> Low
		Remarks: Less demand for such kind of properties	
		Adjustments (-/+): 0%	
xxx.	Any other special consideration	Reason: ----	
		Adjustments (-/+): 0%	
xxxi.	Any other aspect which has relevance on the value or marketability of the property	NA  Valuation of the same asset/ property can fetch different values under different circumstances & situations. For eg. Valuation of a running/ operational shop/ hotel/ factory will fetch better value and in case of closed shop/ hotel/ factory it will fetch considerably lower value. Similarly, an asset sold directly by an owner in the open market through free market arm's length transaction then it will fetch better value and if the same asset/ property is sold by any financier or court decree or Govt. enforcement agency due to any kind of encumbrance on it then it will fetch lower value. Hence before financing, Lender/ FI should take into consideration all such future risks while financing.  This Valuation report is prepared based on the facts of the property & market situation on the date of the survey. It is a well-known fact that the market value of any asset varies with time & socio-economic conditions prevailing in the region/ country. In future property market may go down, property conditions may change or may go worse, property reputation may differ, property vicinity conditions may go down or become worse, property market may change due to impact of Govt. policies or effect of domestic/ world economy, usability prospects of the property may change, etc. Hence before financing, Banker/ FI should take into consideration all such future risk while financing.	
		Adjustments (-/+): 0%	
xxxii.	Final adjusted & weighted Rates considered for the subject property	Dormitory Land: Rs.1.50 Cr. per acre Family Accommodation Land: Rs.1.00 Cr. per acre	



xxxiii.	<b>Considered Rates Justification</b>	As per the thorough property & market factors analysis as described above, the considered estimated market rates appears to be reasonable in our opinion.
xxxiv.	<b>Basis of computation &amp; working</b>	
	<ul style="list-style-type: none"> <li>Analysis and conclusions adopted in the report are limited to the reported assumptions, conditions and information came to our knowledge during the course of the work and based on the Standard Operating Procedures, Best Practices, Caveats, Limitations, Conditions, Remarks, Important Notes, Valuation TOR and definition of different nature of values.</li> <li>For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.</li> <li>References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time &amp; resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.</li> <li>Market Rates are rationally adopted based on the facts of the property which came to our knowledge during the course of the assessment considering many factors like nature of the property, size, location, approach, market situation and trends and comparative analysis with the similar assets. During comparative analysis, valuation metrics is prepared and necessary adjustments are made on the subject asset.</li> <li>The indicative value has been suggested based on the prevailing market rates that came to our knowledge during secondary &amp; tertiary market research and is not split into formal &amp; informal payment arrangements. Most of the deals takes place which includes both formal &amp; informal payment components. Deals which takes place in complete formal payment component may realize relatively less actual transaction value due to inherent added tax, stamp registration liabilities on the buyer.</li> <li>Secondary/ Tertiary costs related to asset transaction like Stamp Duty, Registration charges, Brokerage, Commission, Bank interest, Selling cost, Marketing cost, etc. pertaining to the sale/ purchase of this property are not considered while assessing the indicative estimated Market Value.</li> <li>This report includes both, Govt. Guideline Value and Indicative Estimated Prospective Market Value as described above. As per the current market practice, in most of the cases, formal transaction takes place for an amount less than the actual transaction amount and rest of the payment is normally done informally.</li> <li>Area measurements considered in the Valuation Report pertaining to asset/ property is adopted from relevant approved documents or sample site measurement whichever is less unless otherwise mentioned. All area measurements are on approximate basis only.</li> <li>Verification of the area measurement of the property is done based on sample random checking only.</li> <li>Area of the large land parcels of more than 2500 sq.mtr or of uneven shape in which there can be practical difficulty in sample measurement, is taken as per property documents which has been relied upon unless otherwise stated.</li> <li>Drawing, Map, design &amp; detailed estimation of the property/ building is out of scope of the Valuation services.</li> <li>Construction rates are adopted based on the present market replacement cost of construction and calculating applicable depreciation &amp; deterioration factor as per its age, existing condition &amp; specifications based on visual observation only of the structure. No structural, physical tests have been carried out in respect of it. No responsibility is assumed for latent defects of any nature whatsoever, which may affect value, or for any expertise required to disclose such conditions.</li> <li>Construction rates are adopted based on the plinth area rates prevailing in the market for the structure as a whole and not based on item wise estimation or Bills of Quantity method unless otherwise stated.</li> <li>The condition assessment and the estimation of the residual economic life of the structure are only based on the visual observations and appearance found during the site survey. We have not carried out any structural design or stability study; nor carried out any physical tests to assess structural integrity &amp; strength.</li> <li>Any kind of unpaid statutory, utilities, lease, interest or any other pecuniary dues on the asset or on its owners has not been factored in the Valuation.</li> </ul>	



- This Valuation is conducted based on the macro analysis of the asset/ property considering it in totality and not based on the micro, component or item wise analysis. Analysis done is a general assessment and is neither investigative in nature nor an audit activity.
- Valuation is done for the asset found on as-is-where basis which owner/ owner representative/ client/ bank has shown to us on site of which some reference has been taken from the information/ data given in the copy of documents provided to us which have been relied upon in good faith and we have assumed that it to be true and correct.

**xxxv. ASSUMPTIONS**

- Documents/ Information/ Data provided by the client/ property owner or his representative both written & verbally is true and correct without any fabrication and has been relied upon in good faith.
- Local verbal enquiries during micro market research came to our knowledge are assumed to be taken on record as true & factual.
- The assets and interests therein have been valued free and clear of any liens or encumbrances unless stated otherwise. No hidden or apparent conditions regarding the subject assets or their ownership are assumed to exist. Ownership details have been taken from the documents provided to us and the copy of TIR shared by the Bank, which has been relied upon.
- It is assumed that the concerned Lender/ Financial Institution has asked for the valuation of that property after satisfying the authenticity of the documents given to us and for which the legal verification has been already taken and cleared by the competent Advocate before requesting for the Valuation report. I/ We assume no responsibility for the legal matters including, but not limited to, legal.
- Payment condition during transaction in the Valuation has been considered on all cash bases which includes both formal & informal payment components as per market trend.
- Sale transaction method of the asset is assumed as Free market transaction without any compulsion unless otherwise mentioned while assessing Indicative & Estimated Fair Prospective Market Value of the asset unless otherwise stated.
- If this Valuation Report is prepared for the Flat/ dwelling unit situated in a Group Housing Society or Integrated Township then approvals, maps of the complete group housing society/ township is out of scope of this report. This valuation report is prepared for the specific unit based on the assumption that complete Group Housing Society/ Integrated Township is approved and complied with all relevant laws and the subject unit is also approved within the Group Housing Society/ Township.

**xxxvi. SPECIAL ASSUMPTIONS**

None

**xxxvii. LIMITATIONS**

None





3.	VALUATION OF LAND		
	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
a.	Prevailing Rate range	---	Rs.1.00 Cr. to Rs.1.5 Cr. per acre
b.	Rate adopted considering all characteristics of the property	---	Dormitory Land: Rs.1.50 Cr./acre Office Accommodation Land: Rs.1.00 Cr./acre
c.	Total Land Area considered (documents vs site survey whichever is less)	6.36 acres	Dormitory Land: 0.77 acre Family Accommodation Land: 5.59 acres
d.	Total Value of land (A)	Rs.6,09,18,471/-	0.77 acre x Rs.1.50 Cr. per acre 5.59 acre x Rs.1.00 Cr. per acre
		<b>Rs.6,09,18,471/-</b>	<b>Rs.6,75,00,000/-</b>

#### 4. VALUATION COMPUTATION OF BUILDING & CIVIL WORKS

S. No.	Building Name	Building Type	Total Floor Area (in sq. ft.)	Height (mtr.)	No. of Floors	Rate Adopted (in per sq. ft.)	GCRC (INR)	FMV (INR)
1	A	A Type Flat 08 Flats in the Block	6,329	6.6	2	1,500	94,93,848	60,36,505
2	B		6,329	6.6	2	1,500	94,93,848	60,36,505
3	C		6,329	6.6	2	1,500	94,93,848	60,36,505
4	D		6,329	6.6	2	1,500	94,93,848	60,36,505
5	E	B Type Flat 12 Flats in the Block	8,073	9.6	3	1,500	1,21,09,500	76,99,624
6	F		8,073	9.6	3	1,500	1,21,09,500	76,99,624
7	G		8,073	9.6	3	1,500	1,21,09,500	76,99,624
8	H		8,073	9.6	3	1,500	1,21,09,500	76,99,624
9	I	SA Type Flat 12 Flats in the Block	10,204	9.6	3	1,500	1,53,06,408	97,32,324
10	J		10,204	9.6	3	1,500	1,53,06,408	97,32,324
11	Dormitory	Dormitory Block 72 Rooms	26,802	6.6	2	1,500	4,02,03,540	2,55,62,751
12	Sub-station	Electrical Sub-station	258	5.1	1	1,300	3,35,837	2,13,536
13	DEG Room	Generator Room	657	5.1	1	1,300	8,53,585	5,42,738
14	Switch Gear Room		215	3.5	1	1,300	2,79,864	1,77,947
15	Control Room		215	3.5	1	1,300	2,79,864	1,77,947
<b>Total</b>			<b>1,06,165</b>				<b>15,89,78,898</b>	<b>10,10,84,083</b>





5.	VALUATION OF ADDITIONAL AESTHETIC/ INTERIOR WORKS IN THE PROPERTY		
S.No.	Particulars	Specifications	Depreciated Replacement Value
a.	Add extra for Architectural aesthetic developments, improvements (add lump sum cost)	----	----
b.	Add extra for fittings & fixtures (Doors, windows, wood work, cupboards, modular kitchen, electrical/ sanitary fittings)	----	----
c.	Add extra for services (Water, Electricity, Sewerage, Main gate, Boundary, Lift, Auxiliary power, AC, HVAC, Firefighting etc.)	----	----
d.	Add extra for internal & external development (Internal roads, Landscaping, Pavements, Street lights, Green area development, External area landscaping, Land development, Approach road, etc.)	----	Rs.1,00,00,000/- (for compound wall, road, leveling and drainage)
e.	<b>Depreciated Replacement Value (B)</b>	---	<b>Rs.1,00,00,000/-</b>
f.	<b>Note:</b> <ul style="list-style-type: none"> <li>Value for Additional Building &amp; Site Aesthetic Works is considered only if it is having exclusive/ super fine work specification above ordinary/ normal work. Ordinary/ normal work value is already covered under basic rates above.</li> </ul>		

6.	CONSOLIDATED VALUATION ASSESSMENT OF THE ASSET		
S.No.	Particulars	Govt. Circle/ Guideline Value	Indicative & Estimated Prospective Fair Market Value
1.	Land Value (A)	Rs.6,09,18,471/-	Rs.6,74,50,000/-
2.	Total <b>BUILDING &amp; CIVIL WORKS (B)</b>	Rs.7,32,96,954/-	Rs.10,10,84,083/-
3.	Additional Aesthetic Works Value (C)	---	Rs.1,00,00,000/-
4.	<b>Total Add (A+B+C)</b>	Rs.13,42,15,425/-	Rs.17,85,34,083/-
5.	Additional Premium if any	---	---
	Details/ Justification	---	---
6.	Deductions charged if any	---	---
	Details/ Justification	---	---
7.	<b>Total Indicative &amp; Estimated Prospective Fair Market Value</b>	Rs.13,42,15,425/-	Rs.17,85,34,083/-
8.	<b>Rounded Off</b>	Rs.13,42,15,425/-	Rs.17,85,00,000/-
9.	<b>Indicative &amp; Estimated Prospective Fair Market Value in words</b>	Rupees Thirteen Crore Forty Two Lakh Fifteen Thousand Four Hundred Twenty Five Only/-	Rupees Seventeen Crore Eighty Five Lakh Only/-



10.	Expected Realizable Value (@ ~10% less)	---	Rs.16,07,00,000/-
11.	Expected Distress Sale Value (@ ~20% less)	---	Rs.14,28,00,000/-
12.	Percentage difference between Circle Rate and Fair Market Value	More than 20%	
13.	Concluding Comments/ Disclosures if any		
	<p>a. We are independent of client/ company and do not have any direct/ indirect interest in the property.</p> <p>b. This valuation has been conducted by R.K Associates Valuers &amp; Techno Engineering Consultants (P) Ltd. and its team of experts.</p> <p>c. This Valuation is done for the property found on as-is-where basis as shown on the site by the customer/documents provided, of which photographs is also attached with the report.</p> <p>d. Ownership details have been taken from the documents provided to us and the copy of TIR shared by the Bank, which has been relied upon.in good faith. This should be construed as professional opinion in respect to title.</p> <p>e. The valuation of an asset is an estimate of the worth of that asset which is arrived at by the Valuer in his expert opinion after factoring in multiple parameters and externalities. This may not be the actual price of that asset and the market may discover a different price for that asset.</p> <p>f. This report only contains opinion based on technical &amp; market information which came to our knowledge during the course of the assignment. It doesn't contain any recommendations.</p> <p>g. This report is prepared following our Standard Operating Procedures &amp; Best Practices and will be subject to Limitations, Conditions, Valuer's Remarks, Important Notes, Valuation TOS and basis of computation &amp; working as described above.</p> <p>h. The use of this report will become valid only after payment of full fees as per the Payment Terms. Using this report or any part content created in this report without payment of charges will be seen as misuse and unauthorized use of the report.</p> <p>i. Due care has been taken while considering any document/ information as much as possible within limited time available. However its verification from originals or from any Govt. department, etc. has not been done at our end and considered to be good without fabrication.</p>		
14.	IMPORTANT KEY DEFINITIONS		
	<p><b>Fair Value</b> suggested by the competent Valuer is that prospective estimated amount in his expert &amp; prudent opinion of the subject asset/ property without any prejudice after he has carefully &amp; exhaustively evaluated the facts &amp; information came in front of him or which he could reasonably collect during the course of the assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages &amp; disadvantages and its potential possibilities which is just &amp; equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open &amp; unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation.</p> <p>Fair Value without using the term "Market" in it describes that the value suggested by the Valuer may not mandatorily follow or may not be in complete consonance to the established Market in his expert opinion. It may or may not follow market dynamics. But if the suggested value by the valuer is not within the prevailing Market range or is assessed for an asset is located in an un-established Market then the valuer will give reasonable justification &amp; reasoning that for what reasons the value suggested by him doesn't follow the prevailing market dynamics.</p>		





**Fair Market Value** suggested by the competent Valuer is that prospective estimated amount in his expert & prudent opinion of the subject asset/ property without any prejudice in consonance to the Market dynamics after he has carefully & exhaustively evaluated the facts & information came in front of him or which he could reasonably collect during the course of assessment related to the subject asset on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities which is just & equitable at which the subject asset/ property should be exchanged between a willing buyer and willing seller at an arm's length transaction in an open & unrestricted market, in an orderly transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently without any compulsion on the date of the Valuation. Here the words "in consonance to the established Market" means that the Valuer will give opinion within the realms & dynamics of the prevailing market rates after exhaustively doing the micro market research. However due to the element of "Fair" in it, valuer will always look for the factors if the value should be better than the market realms which is just & equitable backed by strong justification and reasoning.

**Market Value** suggested by the competent Valuer is that prospective estimated amount which is average price of the similar comparable assets prevailing in an open & established market during the near period of the date of valuation at which the subject asset/ property should be exchanged between a willing buyer and willing seller on an as-is, where-is basis in its existing conditions, with all its existing advantages & disadvantages and its potential possibilities at an arm's length transaction in an open, established & unrestricted market, in an orderly transaction, wherein the parties, each acted without any compulsion on the date of the Valuation.

Using the term "Market Value" without "Fair" omits the elements of proper marketing, acting knowledgeably & prudently.

Market and market participants can be sentimental, inclined towards the transaction without the element of complete knowledge & prudence about facts or due diligence of the asset therefore "each acted knowledgeably, prudently" has been removed from the market Value definition.

**Realizable Value** is that minimum prospective estimated value of the asset/ property which it may be able to fetch at the time of actual property transaction factoring in the element of discount due to the prospects of deep negotiations between the buyer & seller when the parties in-principally find Fair Market Value reasonable and sits together to close the deal and the transaction across the table. Discount percentage on the Fair Market Value due to negotiation will depend on the nature, size, various salability prospects of the subject asset, the needs of the buyer & the seller and kind of payment terms. In some of the cases Realizable and Fair Market Value may also be equal.

**Distress Sale Value\*** is that value when the property is attached with any process such as mortgaged financing, financial or operational dues which is under any stress condition or situation and the stakeholders are under process of finding resolution towards it to save the property from being attached to a formal recovery process. In this type of sale, minimum fetch value assessed will always be less than the estimated Fair Market Value where the discount of percentage will depend upon various circumstances and factors such as nature, size, salability prospects of the property and kind of encumbrance on the property. In this type of sale, negotiation power of the buyer is always more than the seller and eagerness & pressure of selling the property will be more on the seller than the buyer.

**Liquidation Value** is the amount that would be realized when an asset or group of assets are sold due to any compulsion or constraints such as in a recovery process guided by statute, law or legal process, clearance sale or any such condition or situation thereof where the pressure of selling the asset/ property is very high to realize whatever maximum amount can be from the sale of the assets in a limited time for clearance of dues or due to closure of business. In other words, this kind of value is also called as forced sale value.

**Difference between Cost, Price & Value:** Generally, these words are used and understood synonymously. However, in reality each of these has a completely different meaning, premise and also having different definitions in professional & legal terms. Therefore, it is our professional responsibility to describe the definitions of these words to avoid ambiguity & confusion in the minds of the user of this report.

The **Cost** of an asset represents the actual amount spend in the construction/ actual creation of the asset.

The **Price** is the amount paid for the procurement of the same asset.

The **Value** is defined as the present worth of future rights in the property/ asset and is a hypothetical or notional price that buyers and sellers are most likely to conclude for a good or service. Value is not a fact, but an estimate of the likely price to be paid for a good or service at a given time in accordance with a particular definition of value.

Therefore, in actual for the same asset/ property, cost, price & value remain different since these terms have different usage & meaning.

#### 15. Enclosures with the Report:

- Enclosure: III- Google Map



- Enclosure: IV- References on price trend of the similar related properties available on public domain, if available
- Enclosure: V- Photographs of the property
- Enclosure: VI- Copy of Circle Rate
- Enclosure: VII- Important property documents exhibit
- Enclosure: VIII- SBI Annexure: VI - Declaration-Cum-Undertaking
- Enclosure: IX- SBI Annexure: VII - Model Code of Conduct for Valuers

### IMPORTANT NOTES

**DEFECT LIABILITY PERIOD** - In case of any query/ issue or escalation you may please contact Incident Manager by writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org). We try our level best to ensure maximum accuracy in the Calculations done, Rates adopted and various other data points & information mentioned in the report but still can't rule out typing, human errors, assessment or any other mistakes. In case you find any mistake, variation, discrepancy or inaccuracy in any data point mentioned in the report, please help us by bringing all such points into our notice in writing at [valuers@rkassociates.org](mailto:valuers@rkassociates.org) within 30 days of the report delivery, to get these rectified timely, failing which R.K Associates shouldn't be held responsible for any inaccuracy in any manner. Also, if we do not hear back anything from you within 30 days, we will assume that the report is correct in all respect and no further claim of any sort will be entertained thereafter. We would welcome and appreciate your feedback & suggestions in order to improve our services.



Our **DATA RETENTION POLICY** is of **ONE YEAR**. After this period we remove all the concerned records related to the assignment from our repository. No clarification or query can be answered after this period due to unavailability of the data.

**COPYRIGHT FORMAT** - This report is prepared on the copyright format of R.K Associates to serve our clients in the best possible way. Legally no one can copy or distribute this format without prior approval from R.K Associates. It is meant only for the organization as mentioned on the cover page of this report. Distribution or use of this format or any content of this report wholly or partially other than R.K Associates will be seen as unlawful act and necessary legal action can be taken against the defaulters.

### IF REPORT IS USED FOR BANK/ FIs

**NOTE:** As per IBA Guidelines in case the valuation report submitted by the valuer is not in order, the banks / FIs shall bring the same to the notice of the valuer within 15 days of submission for rectification and resubmission. In case no such communication is received, it shall be presumed that the valuation report has been accepted.

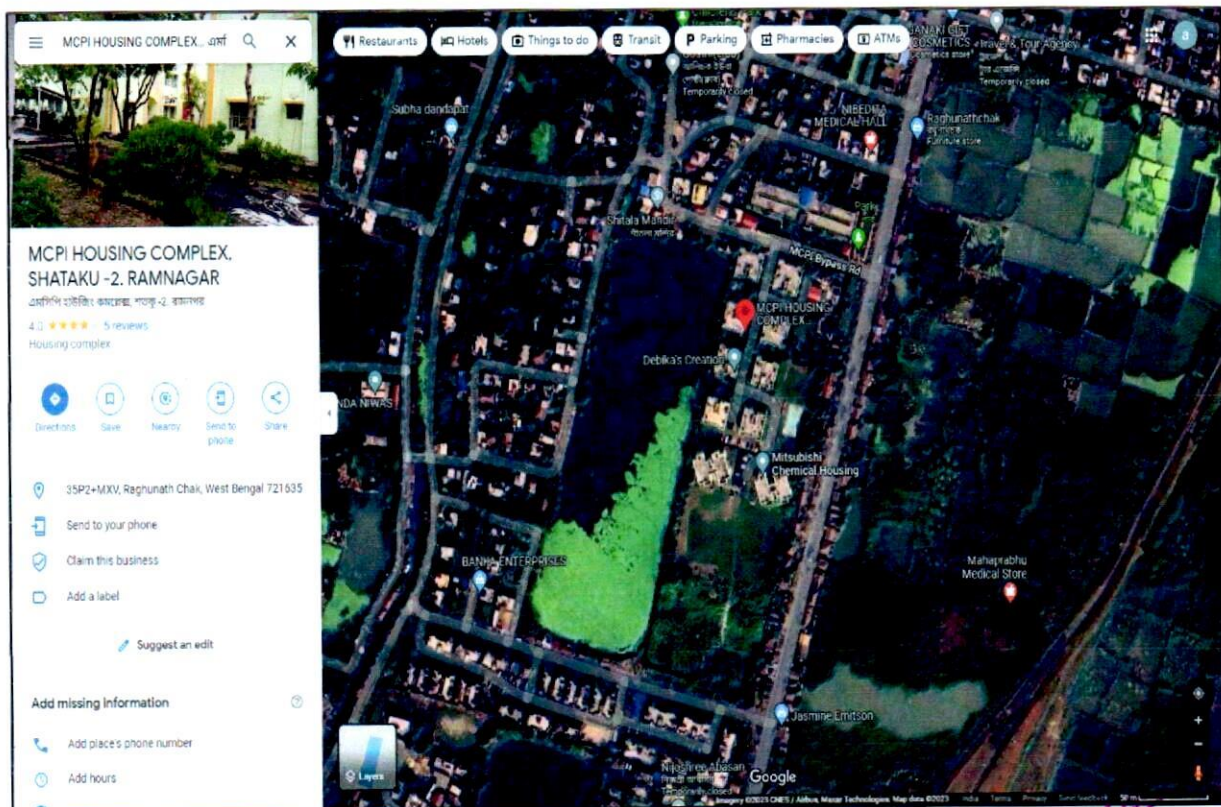
At our end we have not verified the authenticity of any documents provided to us. Bank is advised to verify the genuineness of the property documents before taking any credit decision.  
Valuation Terms of Services & Valuer's Important Remarks are available at [www.rkassociates.org](http://www.rkassociates.org) for reference.

SURVEY ANALYST	VALUATION ENGINEER	L1/ L2 REVIEWER
Anirban Roy and Rajat Kumar Choudhary	Adil Afaque	Ashish Sawe
		

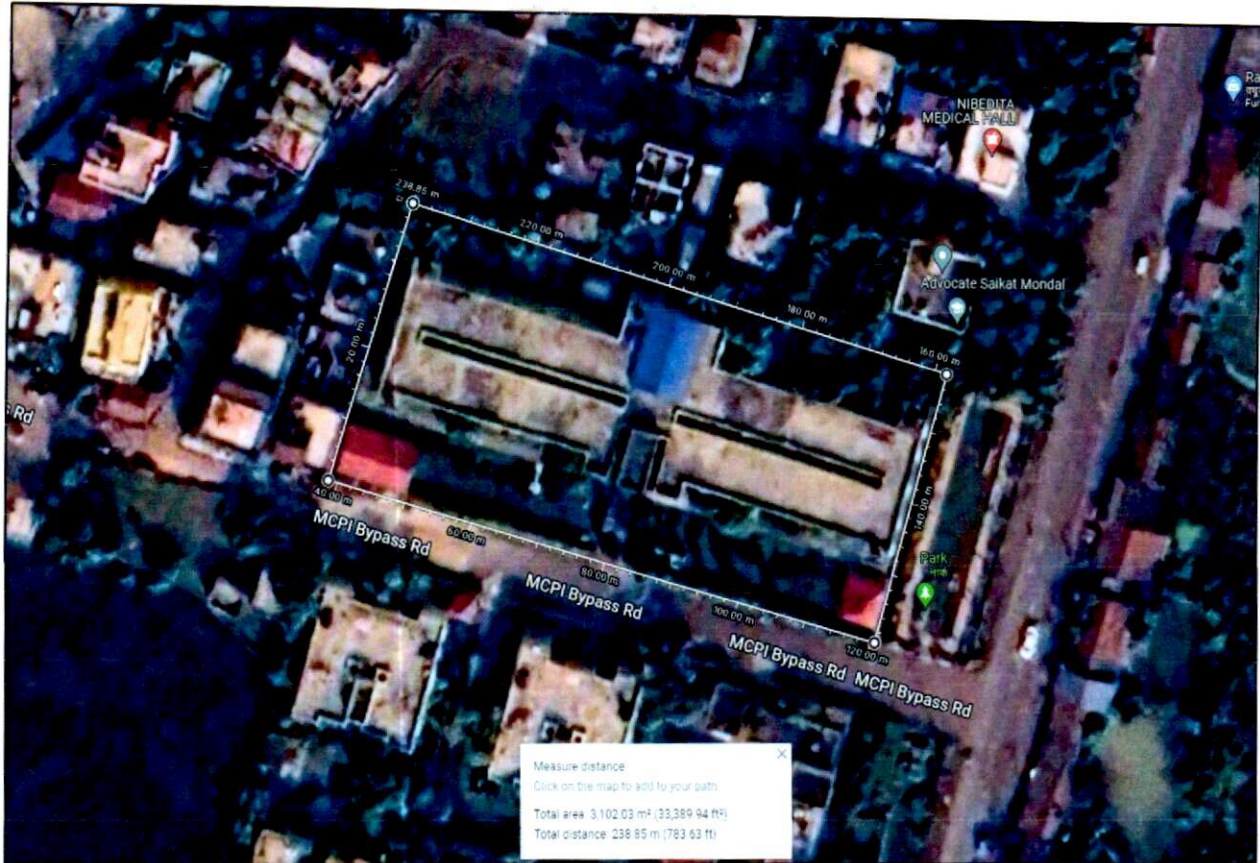




**ENCLOSURE: III – GOOGLE MAP LOCATION**









**ENCLOSURE: IV - REFERENCES ON PRICE TREND OF THE SIMILAR RELATED  
PROPERTIES AVAILABLE ON PUBLIC DOMAIN**

**NO PROPERTY REFERENCES OF SIMILAR PROPERTIES WERE FOUND ON PUBLIC DOMAIN**

99acres

Buy ▾ Durgachak X Add more

Post property

Home > Property in Haldia

0 results | Property in Durgachak Haldia for Sale

Hide already seen

Verified properties

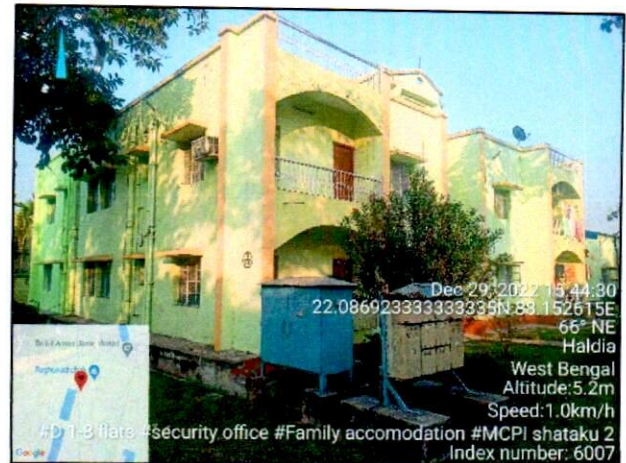
Budget

No results matching your search!

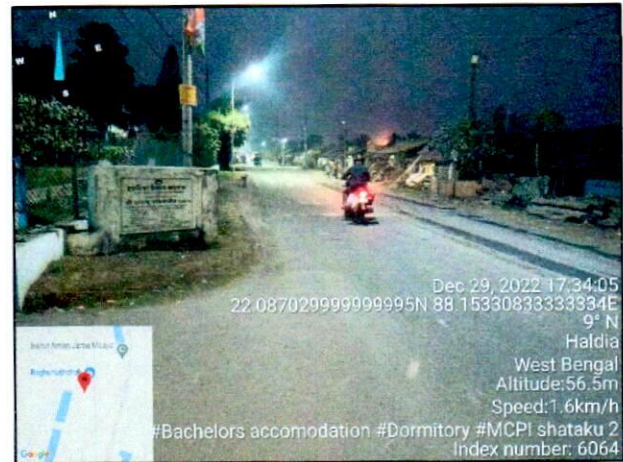
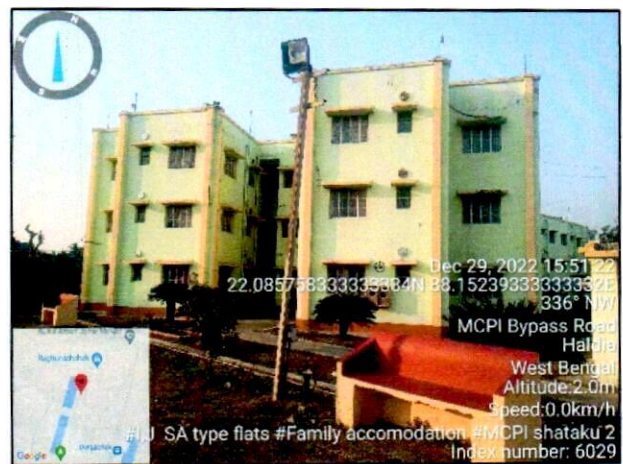
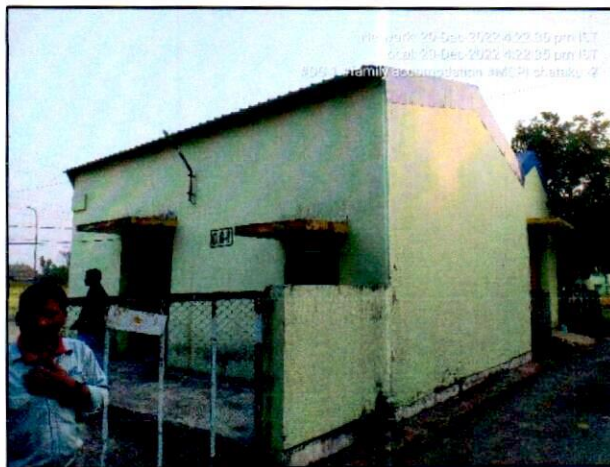
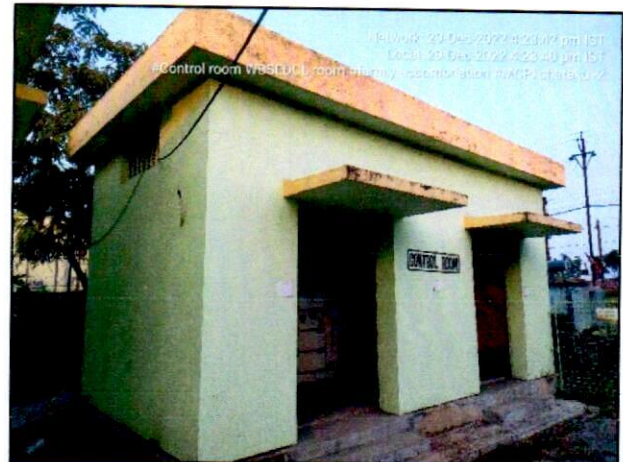
*[Handwritten signature and circular stamp of R.K. Associates]*



**ENCLOSURE: V – PHOTOGRAPHS OF THE PROPERTY**









**ENCLOSURE: VI – COPY OF CIRCLE RATE**

**Directorate of Registration and Stamp Revenue**  
Finance (Revenue) Department, Government of West Bengal

Home About Us Contacts Rules, Acts & Notification Stamp Duties & Fees Grievance Redressal

Search Within Website Go

Structure Details / Building Details

Select Structure Type \*

Structure: Covered Garage, Open Garage

Total Area of Floor (in Sq. Ft.): 105154

Encumbered by Tenant: No Whether Tenant is Purchaser? Yes No

Total No. of Floors: 3 Lift Facility: Yes No

No. of shops in building (if any): 0 Ligated Property: Yes No

Date of Completion of Structure: 2000 Is Audit Report? Yes No

Amount of Decorative charges (in Rupees): 0

Floor No.	Structure Type	Floor Type	Roof Type	Extent of Completion	Whether Tenanted	Floor Area (in Sq. Ft.)	Age of floor (in year)
1	Residential	Mosaic	Pucca	Complete	No	35388	23
2	Residential	Mosaic	Pucca	Complete	No	35388	23
3	Residential	Mosaic	Pucca	Complete	No	35388	23

Generate Market Value

Market Value:- Rs:13,42,15,425/-

**Directorate of Registration and Stamp Revenue**  
Finance (Revenue) Department, Government of West Bengal

Home About Us Contacts Rules, Acts & Notification Stamp Duties & Fees Grievance Redressal

Search Within Website Go

Market Value of Land

Structure: Residential, Commercial, Industrial, Agricultural, etc.

Location: Kolkata, Howrah, Durgam, etc.

Area of Land: 10000 Sq. Ft.

Age of Land: 2000

Whether Tenanted: No

Whether Ligated: No

Whether Audit Report: No

Market Value: Rs:6,05,18,471/-

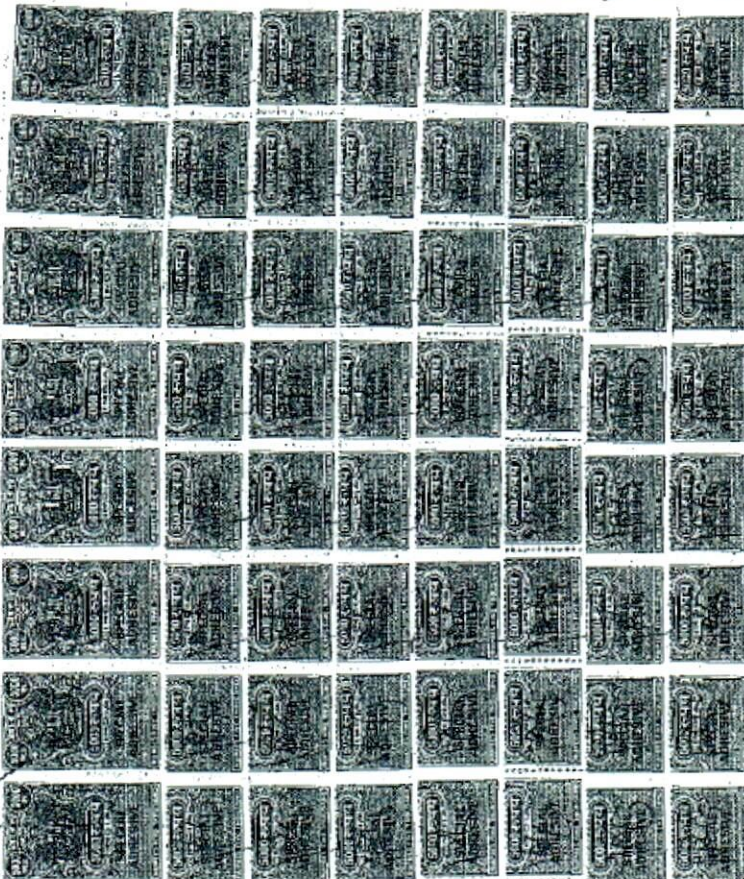


**ENCLOSURE VII: IMPORTANT PROPERTY DOCUMENTS EXHIBIT**

**Lease Deed No. 3869 for 1999**

3902

I 2898 3869



7014000.00  
12345.00  
7027350.00  
351495.00  
77297.00  
77304.00

**STAMP AFFIXED BY**  
10/11/99  
**STAMP SUPERINTENDENT**  
**CALCUTTA COLLECTORATE**

This INDENTURE OF LEASE made this 16<sup>th</sup> day of the month of November in the year One Thousand Nine Hundred Ninety Nine between the GOVERNOR OF THE STATE OF WEST BENGAL, represented by the Special Officer, Urban Development (T & CP) Department, Government of West Bengal & Chief Executive Officer, Halalia

Rs. 7,51,195.00

Rs. 77297.00  
Rs. 7.00  
Rs. 77304.00

161199

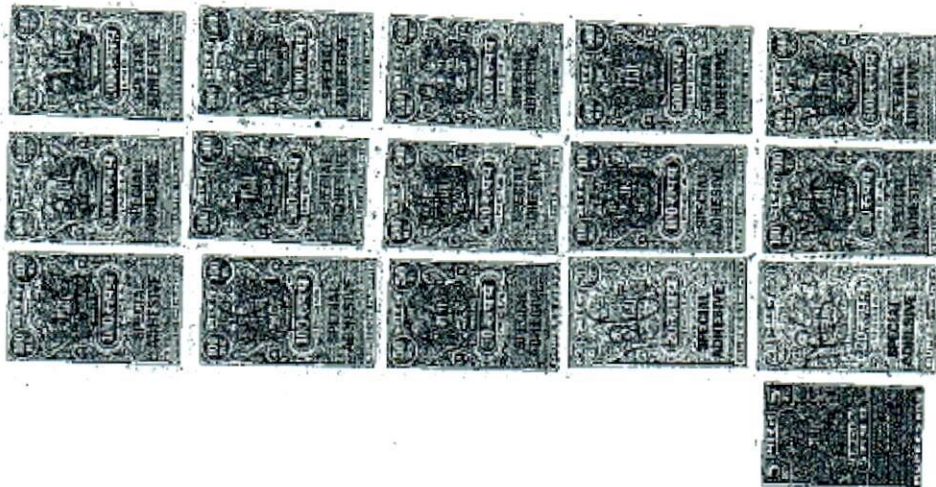
Chief Executive Officer  
Halalia Development Corporation

For MCCPTA India Corp Private Limited  
K. J. Jaiswal  
Director

12.11.99  
106  
12.11.99



2



STAMP AFFIXED BY

10/11/99  
SUDIP GUPTA, ENDENT  
CALCUTTA CORPORATION

Development Authority, a statutory body under the Government of West Bengal, having its office at Durgachak, Haldia, Dist. Midnapore, hereinafter referred to as the "LESSOR" (which expression shall unless excluded by or repugnant to the subject or context means and includes its successor or successors in interest) of the ONE PART and MCC PTA INDIA-CORP. PRIVATE LIMITED, a company registered under the Indian Companies Act, 1956 having its registered office at Siddha Point (fourth floor) 101, Park Street, Calcutta - 700016 hereinafter called the "LESSEE" (which expression shall, unless excluded by or repugnant to the context, be deemed to include its assignees / partners and their respective Executors, administrators, representatives and permitted assignees for the time being) of the OTHER PART.

Chief Executive Officer  
Sudip Guptaraj, Endent

For MCC PTA India Corp. Private Limited

*[Signature]*



WHEREAS the Lessee contemplated to build a factory ( PTA project ) for manufacture of Purified Terephthalic Acid ( PTA ) at Haldia, Dist. Midnapore and approached the Haldia Development Authority hereinafter referred to as HDA for some land at Haldia as the site for the PTA project;

AND WHEREAS the Lessee obtained some land for the purpose of the factory above mentioned and is setting up the PTA project in the site at Haldia;

AND WHEREAS the Lessee applied to the Lessor for a lease of more or less 3.34 acres of land at Haldia hereinafter mentioned and described in PART I of the Schedule hereunder written for the purpose of construction of a residential complex to be used by its employees employed in the PTA project ,named "Operators' Colony";

AND WHEREAS the Lessor acquired the land above mentioned measuring more or less 3.34 acres and took over possession thereof under the provisions of the Land Acquisition Act ( Act I of 1984 ) and made some developmental work on the same;

AND WHEREAS the Lessor is willing to lease the said land to Lessee for establishment of a Residential Complex ( Operators' Colony ) for the use of its employees on the terms and conditions mentioned hereunder;

NOW THIS DEED WITNESSETH AS FOLLOWS :

In consideration of the total premium of Rs. 7,01,000.00 ( Rupees Seventy Lakh and Fourteen Thousand ) only at the rate of Rs. 2,100,000.00 ( Rupees Twentyone Lakh ) only per acre agreed to be paid by the Lessee to the Lessor on or before the execution of these presents, the rent hereby reserved and fully mentioned in PART-II of the Schedule hereunder written on the part of the Lessee to be observed and performed, the Lessor doth hereby grant and demise unto the Lessee

All that piece or parcel of land mentioned and described in PART-I of the Schedule hereunder written ( hereinafter referred to as "the demise land" ) TO HOLD the same unto the Lessee for a period of 90 ( ninety ) years from the date of the execution of the Lease subject to any earlier termination as set out hereinafter in clause 29 and paying therefor the rents at the time and in the manner mentioned in PART-II of the Schedule hereunder written.

  
Chief Executive Officer  
Haldia Development Authority

For MCC PTA India Corp. Private Limited

  
Director



84. P. 1025P  
(Annex - I)

SCHEDULE OF 3.34 ACRES OF LAND IN MOUZA PURBA-RAGHUNATHCHAK,  
J.L. NO. 127, P.S. SUTAHATA, MIDNAPORE, WHICH IS HANDED OVER TO  
MCC PTA INDIA CORP. PRIVATE LIMITED, FOR RESIDENTIAL PURPOSE.

(A)		(B)	
Plot No.	Area handed over in acres	Plot No.	Area handed over in acres
232P	0.48	110P	0.38
233P	0.725	111P	0.125
234P	0.005	112P	0.145
236P	0.145	119P	0.09
237	0.28	240P	0.005
238P	0.005	241P	0.005
240P	0.165	242P	0.01
241P	0.075	244P	0.005
242P	0.24	233/1025P	0.015
243	0.19	Total : 0.780 acres	
244P	0.105		
232/1024P	0.015		
233/1025P	0.13		
Total : 2.560 acres			

A = 2.56 acres  
B = 0.78 acres

Total area handed over ( A+B ) = 3.34 acres.

Planning Assistant  
Baldia Development Authority

For MCC PTA India Corp Private Limited

Kapil Jaiswal  
Director

Chief Executive Officer  
Baldia Development Authority



*Handwritten signature*

*181133 R*

*Purbaraghnath chok J.L. NO. 127*

*Purbaraghnath chok J.L. NO. 127*

*Area Handled over shown thus :-*

**OFFICE OF THE CHIEF EXECUTIVE OFFICER  
HALDIA DEVELOPMENT AUTHORITY.  
DURGACHAK, MIDNAPORE.**

*Hand plan of 3.34 acres site mouza - Purbaraghnathchok J.L. NO. 127, P.S. Sutanahat, Midnapore. Handed over in favour of Resident of M.C.C. PTA India corp. private ltd at Haldia.*

Traced by <i>S. Chatterjee</i> 6.7.99	ASSISTANT PLANNER <i>Mr. S. Chatterjee</i> 2.1.99	ADD/SAU/HDA <i>R. S. Chatterjee</i> 2.1.99	CHIEF EXECUTIVE OFFICER <i>S. Chatterjee</i> 2.1.99
Scale 1:3960		JOB NO. - 184	
Date 5.7.99		DRG. NO. HDA/L.I-33	



**Lease Deed No. 1923 for 2010**

1945 1-01923/2010

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.5000 पाँच हजार रुपये Rs.5000 FIVE THOUSAND RUPEES

पश्चिम बंगाल WEST BENGAL

30 MAR 2010

30 MAR 2010

28/28/10

Presented in the writer's room at main office building of MCC, 77 India Gate, Post Box, Haldia, Dist. Purba Medinipur at 11:15 pm on 20/3/10. The appearance of me then CE, H.D. in compliance with the memo 4677 dated 23.3.10 HOD/VI-E-51/98 dated 23.3.10

THIS INDENTURE of lease made this 28th day of MARCH two thousand Ten between the GOVERNOR OF THE STATE OF WEST BENGAL, represented by the Special Officer, Urban Development (I&CP) Department, Government of West Bengal & Chief Executive Officer, Haldia Development Authority, herein after referred as "The Authority" a statutory body under the Government of West Bengal, constituted under the West Bengal Town and Country (Planning and Development) Act, 1979 (West Bengal Act XXI of 1979) having its office at Haldia Udayan Bhawan, Ch. Centre,

MCPI Private Limited  
MCPI Private Limited  
MCPI Private Limited  
MCPI Private Limited  
MCPI Private Limited



2

P.O. Debag, P.S. Bhabampur (formerly Satahata) Haldia, Dist. Purba Medinipur, Pin- 721657  
hereinafter referred to as the "LESSOR" (which expression shall unless excluded by or repugnant  
to the subject or context means and includes its successor or successors in office) of the ONE  
PART

AND

**MCPIA INDIA CORP. PRIVATE LIMITED**, a company incorporated under the Companies  
Act, 1956, having incorporation no U24299WB1997PTC088796 and its registered office at 22  
Canna Street, Block 'C', 4<sup>th</sup> Floor, Kolkata - 700 016, hereinafter referred to as the "LESSEE"  
(which expression shall unless excluded by or repugnant to the subject or context means and  
includes its successor or successors in office) on the OTHER PART

WHEREAS the second party/Lessee has applied to the first party/Lessor for the grant to him/it  
of lease of the plot of land hereinafter more particularly mentioned and described in the  
Schedule hereunder written, being part of the area of land acquired and developed by the  
Government of West Bengal (hereinafter referred to as the "Government") for the period and on  
the terms and conditions and covenants hereinafter mentioned and the first party/Lessor has  
agreed to the proposal of the second party/Lessee.

**NOW THIS INDENTURE WITNESSETH AS FOLLOWS:**

1. In consideration of the purposes for which the land hereinafter referred to and mentioned  
in the Schedule as hereunder written is required by the Lessee and in consideration of the  
premium of the sum of Rs. 1,51,00,000 (Rupees One Crore fifty one laes) only, being at the  
rate of Rs. 50,00,000 (Rs. Fifty lakhs) only, per acre has been paid to the Authority by the  
second party/Lessee on or before the execution of these presents (the receipt whereof the  
Authority both hereby acknowledge) in the manner hereinafter appearing and of the rent and  
the Lessee's covenants hereinafter reserved and contained the first party/Lessor doth hereby  
demise unto the second party/ Lessee **ALL THAT** piece or parcel of land and premises more  
particularly described in the Schedule hereunder written (hereinafter referred to as the  
'demised land') **TO HOLD** the same **UNTO** the second party/Lessee as from  
the 23rd day of March 2010 for the term of 90 (ninety) years  
paying an annual rent at the rate of Rs. 10/- (Rupees ten) only per Decimal or part thereof




For and on behalf of the first party/Lessor  
M/S. MCPI PRIVATE LIMITED  
22 Canna Street, Block 'C', 4<sup>th</sup> Floor,  
Kolkata - 700 016  
Pin- 700 016






Answer - 2

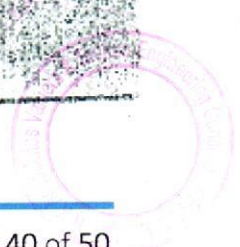
PLOT SCHEDULE OF 3.02 ACRES OF LAND IN MOUZA PURBA RAGHUNATHCHAK, J.L. NO. 127, P.S. DURGACHAK, DIST. PURBA MEDINIPUR FOR MGC PTA INDIA CORP. PRIVATE LIMITED.

Plot No.	Area within alignment (In acres)	Plot No.	Area within alignment (In acres)	Plot No.	Area within alignment (In acres)
207P	0.11 ✓	B/F	0.95 ✓	B/F	1.05 ✓
216P	0.07 ✓	225	0.07 ✓	233P	0.04 ✓
217	0.15 ✓	226	0.1 ✓	234P	0.16 ✓
218P	0.09 ✓	227	0.07 ✓	770P	0.52 ✓
219P	0.38 ✓	228	0.09 ✓	772P	0.3 ✓
220P	0.08 ✓	229P	0.03 ✓	773P	0.32 ✓
224P	0.06 ✓	232P	0.34 ✓	230/1023P	0.01 ✓
C/O	0.95	C/O	1.65	TOTAL	3.02

Prepared by  
D. A. [Signature]

  
 WILLIAM H. MILLER  
 President  
 MILLER & LEE, INCORPORATED  
 1000 N. W. 10th St.  
 MIAMI, FLORIDA  
 33136







## Electricity Bill



**West Bengal State Electricity Distribution Company Ltd.**  
(A Government of West Bengal Enterprise)

PURBA MEDINIPUR REGIONAL OFFICE

BIJULI BHABAN (1<sup>ST</sup> FLOOR), DAHARPUR, PURBA MEDINIPUR, TAMILUK, PIN- 721636

Phone: 03228263266, Fax: 03228263255, Email: m.purbamdnapur@wbasedcl.in, TAN:CALW05053G



Consumer ID:942207600 Installation No:2857495 MCPI PRIVATE LIMITED, VILL&PO-BHUNIARAICHAK, VIA-SUTAHATA, HALDIA, PURBA MEDINIPUR, WEST BENGAL, Pin - 721635 Country:India	Invoice No.:649000157790 Billing Date:02.12.2022 Billing Cycle:NOV, 2022 Present Reading Date:01.12.2022 Previous Reading Date:01.11.2022 Service At:BASUDEBPUR, BILL No:TDC/DB/316-196-C Account Reference No:3076766 Consumer No: D22076	Tariff Code:S (D) Supply Voltage(KV):11.00 Contract Demand(KVA):200.00 PF:0.9658 LF%:13.8358 Nature Of Industry:DOMESTIC Pan No:AAACM9169K
--	--	--

As your yearly electricity bill is more than Rs 50 lakhs and your turnover in the previous year has been more than Rs 10 crore as per declaration submitted by you, as per provision of Section 194Q of the Income Tax Act 1961, you are supposed to deduct tax at source (TDS) at appropriate rates at the time of payment of Electricity Bill and deposit the TDS against PAN of WBSEDCL i.e. AAACW6953H.

Please communicate Information of TDS through #Consumer Login# at our Web Portal ([www.wbasedcl.in](http://www.wbasedcl.in)) to avoid forfeiture of timely payment rebates, before making payment.

You are also requested to submit TDS certificate within stipulated time.





**Possession Certificate**

POSSESSION CERTIFICATE

Certified that I have this day, the 16th day of November, 1999 received possession of 3.34 acres of land, in peaceful condition, in Mouza Purbaraghunathchak, J.L.No. 127 P.S. Satahata. Midnapore on behalf of M/S MCC PTA INDIA CORP. PRIVATE LIMITED, SIDDHA POINT(4th floor), 101 PARK STREET, CALCUTTA -700016 from Chief Executive Officer, Haldia Development Authority for Residential Complex of M/S MCC PTA India Corp. Pvt. Ltd. at Haldia.

Schedule of land is enclosed.

SCHEDULE OF LAND

Mouza with J.L.No.	-	Purbaraghunathchak, J.L.No. 127.
R.S./C.S. Plot No. in full	-	Enclosed.
R.S./C.S. plot No. in part	-	Enclosed.
Scheme / Project / Block etc.	-	for Residential Complex to M/S MCC PTA India Corp. Pvt. Ltd. at Haldia.


Certified that possession of above 3.34 acres land at Mouza Purbaraghunathchak, J.L.No. 127 handed over to M/S MCC PTA INDIA CORP. PRIVATE LIMITED.





  
Chief Executive Officer,  
Haldia Development Authority.

Chief Executive Officer  
Haldia Development Authority

Possession Taken Over by  
For MCC PTA India Corp Private Limited

  
K. S. TAMURA Director  
Director, Administration  
MCC PTA INDIA CORP. PRIVATE  
LIMITED

(Signature of witness)

1. 
2. 





### Copy of Water Bill



## Bill of Supply

For the month of January , 2023

<b>To,</b> <b>THE DIRECTOR ( TECHNICAL ),</b> <b>MCCPTA INDIA CORPN. PVT. LTD., SATAKU-2 WORKERS</b> <b>COLONY, RAGHUNATCHAK, HALDIA -721607</b>	<b>Bill No.:</b> <b>Billing Date:</b> <b>Due Date:</b>	<b>HWSP/22-23/2305</b> <b>05-02-23</b> <b>20-02-23</b>
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Consumer ID:	HDA-D-026	Contractual Volume (KL) : 2000
Consumer Category:	Domestic	Maximum Sanctioned Volume (KL) : 2400.0
Present Reading (KL):	110 (as on : Current meter reading date)	
Previous Reading (KL):	110 (as on : Previous meter reading date)	
Total Unit Consumed (KL): 0		

HSN :	2201	Water [other than aerated, mineral, purified, distilled, medicinal, ionic, battery, de-mineralized and water sold in sealed container]
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Due's from Nov'2019 : Rs.6.00

Penalty: Rs. 0.00

Billing Period	Water Consumed (KL)	Dutiable unit (KL)	Rate per Unit KL (Rs.)	Water Charge (Rs.)	Meter Rent (Rs.)	Previous Dues (From Nov'19) (Rs.)	Adjusted Amount (Rs.)	Amount Payable (Rs.)
Jan-2023	0	1000	5.96	5960.00	6.0	6	6	5966.00

N.B.:

1. Payment shall be made on or before due date through **P.N.B., Durgachak in A/C No. 2314002100019342**, IFSC Code PUNB0231400, Durgachak Branch, Haldia, PIN 720602
  2. Any outstanding prior to 1st Nov 2019 will be paid to HDA directly as per their existing Bank Account number.
  3. Cheque payment shall be made 5 days before the due date and cheques to be drawn in favour of Haldia Development Authority, Revenue Collection Account.
  4. Please write Current Bill number when payment is made.
  5. Please mention **Consumer's Mobile / Land Line number and Consumer ID in PNB Bank Scroll.**
  6. While making payment, bill should be shown to the Bank Authority as an evidence to support that payment is made as per bill. Bank Authority may refuse to accept the payment if bill is not shown and payment is not made as per the bill.
  7. No outstation cheque will be received.
  8. If payment is made after the due date, penalty @ 5 paise per week per 1000 Liters shall be charged.
  9. All details of online payments of consumer through RTGS / NEFT, should be intimated to HWSPL (to the following **Email: 1) nandish.m@haldiawater.com 2) subhash.sarkar@haldiawater.com**) within 7 days positively for verification and correct maintenance of Consumer's Ledger Account.
10. E. & O.E.

For Haldia Water Services Private Limited

Authorised Signatory

**HALDIA WATER SERVICES PRIVATE LIMITED**


CIN: U41000WB2019PTC232887

PAN No - AAECI9776P    Udyog Aadhaar No (MSME) - WB10D0023131    GST No - 19AAECI9776P1ZG

Communication Address - Basudevpur Pumping Station, Basudevpur, P.O. - Khanjanchak, P.S. - Durgachak, Haldia-721602, Purba Medinipur, WB




## Copy of Insurance



General Insurance Company Ltd.

**MAGMA HOUSE, 24 Park Street, Kolkata - 700016**  
(www.magmahdi.com)  
**IRDA REG NO. 149 DATED 22nd MAY, 2012**  
**CIN: U66000WB2009PLC136327**  
**In case of any query, assistance or claims, please contact us at 1800 266 3202**  
**UIN: IRDAN149RP0024V01202021**  
**5TH FLOOR, BLOCK 4A, UNIT NO. 501, ECOSPACE BUSINESS PARK, AMBUJA REALITY CAMPUS, ACTION AREA II, NORTH 24 PARGANAS - 700156, WEST BENGAL, PH: (9133) 40069638**



200750116022500121847114222

**MAGMA HDI BHARAT GRIHA RAKSHA POLICY**  
**(MATERIAL DAMAGE)**

SCHEDULE / TAX INVOICE			
Policy No.	P0023400023/1111/100007	Agency / Broker Code No.:	BRC0000308
Insured Name	MCPI PRIVATE LIMITED	Agent / Broker Name :	AON INDIA INSURANCE BROKER PRIVATE LIMITED
Hypothecation Details / Financier Details		Telephone :	
Address	4TH FLOOR, BENGAL ECO, INTELLIGENT PARK TOWER 1, BLOCK EM, PLOT NO. 3, SALT LAKE SECTOR V NORTH 24 PARGANAS WEST BENGAL 700091 Mobile: 9830204082	Email Address :	
GST Number	19AAACM9169K1ZU	Period of Insurance:	From 00:01 hrs of 01/04/2022 to Midnight of 31/03/2023
Occupancy	As Per Annexure		
	<b>Gross Sum Insured</b> (In Rs.) (Location wise sum insured as per annexure attached)		<b>Premium</b> (In Rs.)
Building	697510750	Premium (Including Terrorism Premium)	144,608.00
Content	54331690	Terrorism Premium	60,147.00
Others	0	CGST @ 9%	13,014.72
Total Sum Insured	751842440	SGST @ 9%	13,014.72
		Total Premium	170,637.00
Total Sum Insured in words (In Rs.): Seventy Five Crores Eighteen Lakhs Forty Two Thousand Four Hundred Forty Only			
The property insured is situated at :			
Location 1: SHATAKUL 3C I, MCPI HOUSING COMPLEX, AZAD HIND NAGAR, HALDIA TOWNSHIP, PURBA MIDNAPORE, PIN - 721635, WEST MEDINIPUR, WEST BENGAL- 721101			
Location 2: SHATAKUL II, MCPI HOUSING COMPLEX, P.O. 3C BHUNJARACHAK, VIA. SUTAHATA, HALDIA, PURBA MIDNAPORE, EAST MEDINIPUR, WEST BENGAL- 721635			
Location 3: 7/1A RALENCLAVE, 3RD FLOOR, FLAT NO 303A, SUNNY PARK, KOLKATA, WEST BENGAL 700019			
Co-insurance Details :		<b>Insurer</b>	<b>Share (%)</b>
		Magma HDI General Insurance Co. Ltd.	100
In-built Cover Limits:			
Coverage	Sum Insured (In Rs.)		
Earthquake	751842440		
Terrorism Cover	751842440		



## Land Demarcation





**ENCLOSURE VIII: ANNEXURE: VI - DECLARATION-CUM-UNDERTAKING**

- a Persons worked on this report are citizen of India.
- b No employee or member of R.K Associates has any direct/ indirect interest in the property or become so interested at any time during a period of three years prior to our appointment as valuer or three years after the valuation of assets was conducted by us.
- c The information furnished in our valuation report dated 11/1/2023 is true and correct to the best of our knowledge and belief and we have made an impartial and true valuation of the property.
- d Our authorized Engineer/ surveyor **Anirban Roy and Rajat Choudhary** have personally inspected the property on 29/12/2022 the work is not subcontracted to any other valuation firm and is carried out by us.
- e We have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, we will inform you within 3 days of such depanelment.
- f We have not been removed/ dismissed from service/employment earlier.
- g We have not been convicted of any offence and sentenced to a term of imprisonment.
- h Company is not found guilty of misconduct in professional capacity.
- i Persons worked on this report are not declared to be unsound mind.
- j Company is not undischarged bankrupt or has not applied to be adjudicated as a bankrupt.
- k Company is not an undischarged insolvent.
- l No penalty is levied under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty.
- m Company is not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- n Our PAN Card number/ GST number as applicable is **AAHCR0845G/ 09AAHCR0845G1ZP**.
- o We undertake to keep you informed of any events or happenings which would make us ineligible for empanelment as a valuer.
- p We have not concealed or suppressed any material information, facts and records and we have made a complete and full disclosure.
- q We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2009 of the IBA and has tried to apply the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of our ability as much as practically possible in the limited time available.
- r We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class and has tried to apply the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable to the best of our ability as much as practically possible in the limited time available.
- s Procedures and standards adopted in carrying out the valuation and is mentioned in Part-D of the report which may have certain departures to the said IBA and IVS standards in order to provide better, just & fair valuation.
- t We abide by the Model Code of Conduct for empanelment of valuer in the Bank.
- u The authorized Engineers of the company who has worked on the assignment has signed this valuation report.
- v The work is taken on the instructions of the Bank.
- w Further, we hereby provide the following information.

S. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	This report on valuation is prepared for the property situated at the aforesaid address. As per the copy of lease deeds the subject property is purchased via 2 lease deeds dated 16 <sup>th</sup> November 1999 and 23 <sup>rd</sup> March 2010 and spread over various plot no. having total land area admeasuring 6.36 acres. As per the lease deeds, the subject land parcel was allotted for the construction of Residential Housing Complex (Operators' Colony) for the use of its employees.



		As per the observations made during the site visit, the subject property is not a contiguous land parcel, it is divided into two parcels through a MCPI bypass road. On the north side of the road lies the dormitory and on the south lies family accommodation. As per the satellite measurement tools, the dormitory is spread over a land parcel of area measuring approx. 3,100 sq. mtr./ 0.77 acres. Whereas, the land parcel underneath the family accommodation admeasures approx. 22,600 sq. mtr./ 5.59 acres as found on as-is-where basis which owner representative has shown/ identified to us on the site physically unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally or in writing.	
2.	Purpose of valuation and appointing authority	Please refer to Part-D of the Report.	
3.	Identity of the experts involved in the valuation	<b>Survey Analyst:</b> Anirban Roy and Rajat Choudhary <b>Valuation Engineer:</b> Er. Adil Afaq <b>L1/ L2 Reviewer:</b> Er. <<to be updated>>	
4.	Disclosure of valuer interest or conflict, if any	No relationship with the borrower and no conflict of interest.	
5.	Date of appointment, valuation date and date of report	<b>Date of Appointment:</b>	<b>10/10/2022</b>
		<b>Date of Survey:</b>	<b>29/12/2022</b>
		<b>Valuation Date:</b>	<b>11/1/2023</b>
		<b>Date of Report:</b>	<b>11/1/2023</b>
6.	Inspections and/ or investigations undertaken	Yes, by our authorized Survey Engineers <b>Anirban Roy</b> and <b>Rajat Choudhary</b> on 29/12/2022. Property was shown and identified by <b>Mr. Sunil Pradhan</b> (☎-9831780790)	
7.	Nature and sources of the information used or relied upon	Please refer to Part-D of the Report. Level 3 Input (Tertiary) has been relied upon.	
8.	Procedures adopted in carrying out the valuation and valuation standards followed	Please refer to Part-D of the Report.	
9.	Restrictions on use of the report, if any	<p>Value varies with the Purpose/ Date/ Market &amp; Asset Condition &amp; Situation prevailing in the market. We recommend not to refer the indicative &amp; estimated prospective Value of the asset given in this report if any of these points are different from the one mentioned aforesaid in the Report.</p> <p>This report has been prepared for the purposes stated in the report and should not be relied upon for any other purpose. Our client is the only authorized user of this report and is restricted for the purpose indicated in this report. I/we do not take any responsibility for the unauthorized use of this report. During the course of the assignment, we have relied upon various information, data, documents in good faith provided by Bank/ client both verbally and in writing. If at any point of time in future it comes to knowledge that the information given to us is untrue, fabricated, misrepresented then the use of this report at very moment will become null &amp; void.</p> <p>This report only contains general assessment &amp; opinion on the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation for the asset as found on as-is-where basis which owner/ owner representative/ client/ bank has shown/ identified to us on the site unless otherwise mentioned in the report of which some reference has been taken from the information/ data given in the copy of documents provided to us and informed verbally</p>	



		or in writing which has been relied upon in good faith. It doesn't contain any other recommendations of any sort including but not limited to express of any opinion on the suitability or otherwise of entering into any transaction with the borrower. This report is not a certification of ownership or survey number/ property number/ Khasra number which are merely referred from the copy of the documents provided to us.
10.	Major factors that were taken into account during the valuation	Please refer to Part A, B & C of the Report.
11.	Major factors that were not taken into account during the valuation	Please refer to Part A, B & C of the Report.
12.	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.	Please refer to Part C of the Report. Also, standard caveats, limitations, and disclaimers as per IBBI guidelines which can be referred on: <a href="https://www.ibbi.gov.in/uploads/legalframework/e5e1300db2dd6a8bebe289ba579a7c14.pdf">https://www.ibbi.gov.in/uploads/legalframework/e5e1300db2dd6a8bebe289ba579a7c14.pdf</a> are also applicable on this.

**Date: 11/1/2023**

**Place: Noida**

**Signature**

**(Authorized Person of R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.)**



**ENCLOSURE IX: ANNEXURE: VII - MODEL CODE OF CONDUCT FOR VALUERS****Integrity and Fairness**

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavor to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

**Professional Competence and Due Care**

6. A valuer shall render at all times high standards of service, exercise, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client in so far as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

**Independence and Disclosure of Interest**

12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching or offering" convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

**Confidentiality**

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.



### Information Management

21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

### Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.  
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

### Remuneration and Costs.

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

### Occupation, employability and restrictions.

29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

### Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Signature of the Authorized Person: \_\_\_\_\_

Name of the Valuation company: R.K Associates Valuers & Techno Engg. Consultants (P) Ltd.

Address of the Valuer: D-39, Sector-2, Noida-201301

Date: 11/1/2023

Place: Noida

