

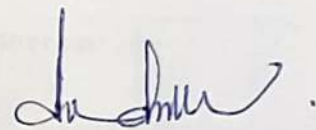
Aloke Kumar Dutta
Chartered Engineer & Empanelled Valuer

Member: Institute of Engineers (India)
American Society of Civil Engineers
Fellow: Institution of Valuers (India)
Govt. Regd. Valuer of Banks & LIC
Regd. No : W.B./CCIT, kol-XI/CIT-XX
107/Regn.of Valuer /CAT-I / 2011-12

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)
(To be filled in by the Approved Valuer)

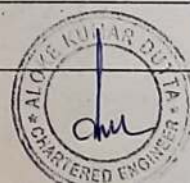
I.GENERAL

1	Purpose for which the valuation is made	Financial Assistance From Bank
2	a) Date of Inspection	18.05.2022
	b) Date on which the valuation is made	22.05.2022
	c) Reference no.	VR/AKD/SBI/82-2021-2022
3	List of documents produced for perusal	
	a) Lease Deed No	Lease Deed: I-957 Date 26.04.2018 (60 Yrs Lease
	b) Sanction Plan approved	Sanctioned Plan is not available during inspection
	c) Approval Authority	Asansol Municipal Corporation
	d) Mutation Certificate	NOC From ADDA- ADDA/ASL/1562/V/334/TIPL
	e) Conversion Certificate	Dt. 21.08.2017, ADDA/ASL/2605/P/II/39/TIPL Dt. 05.12.1
4	f) Pollution Certificate	Not available during inspection
	Name of the owner(s) and his/their address(es) with (details of share of each owner in case of joint ownership)	GAINWELL COMMOSALES PRIVATE LIMITED 705, Godrej Waterside Tower-II, 7 th Floor Block-DP, Sector-V Salt lake, Kolkata-700091



ALOKE KUMAR DUTTA
M.I.E.(I), E.I.V.(I), Chartered Engineer
Govt. Regd & Empanelled Valuer of Bank
Regd. No.:WB/CCIT/107/CAT-I/2011-12

5	Brief description of the property (including leasehold /freehold etc)	<i>Lease Hold Property (60 Yrs Lease) Land Area-480 Decimals with Boundary Wall R.C.C. Frame Brick Built Security Room-90 sq ft Engineering Room-240 sq ft Office-460 sq ft, Toilet-155 sq ft Sanctioned Plan is not available</i>
6	Location of property	Near Asansol R.K.Mission Ganrui-Under ADDA
	a)Plot No /Survey No/Khatian.no./J.L.No./Mouza	<i>Under Asansol Municipal Corporation Mouza- Ganrui, J.L.No-12 Layout Plot-INS/3, R S. Plot No.-1318,1310(P),1315(P), 1316(P),1317(P),1646(P),1654(P),1655,1656(P),1657(P), 1658,1659,1660(P),1661(P),1662(P),1678(P),1679(P), 1680(P),1681(P),1682(P),1683(P),1684(P),1696(P), 1655/1962(P),1655/1963(P), 1655/1964(P)</i>
	b)Door No	Holding No-221
	c)T.S. No/Village	Ganrui
	d) Ward/ Taluka / Mandal	31
	e)Mandal /District.	Paschim Burdwan
7	Postal address of the property	Ganrui, Manbhum, ADDA Industrial Estate, Kanyapur P.S.:Asansol (North), Dist:Paschim Burdwan-713304
8	City/Town/Village	Ganrui
	Residential Area	No
	Commercial Area	Yes
	Industrial area	Yes
9	Classification of the area	Commercial & Industrial
	i) High/Middle/Poor	Middle
	ii) Urban/Semi Urban/Rural	Urban
10	Coming under Corporation limit/Village Panchayet/Municipality	Coming under Asansol Municipal Corporation, ADDA
11	Whether covered under any State/ Central Govt. enactments(e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/cantonment area	No
12	In Case it is an agricultural and, any conversion to house site plots is Contemplated	At Present Commercial Use
13	Boundaries of the property:-	
	North	60 ft R/W Road
	South	Payel Food
	East	4.5 metre wide Drain & Land of R.K.Mission
	West	60 ft R/W Road



14	Dimensions of the site(Total-480 Decimals)	A	B
		As per Sketch Map	As per Actual
	North	59.096 m	59.096 m
	South	76.200 m	76.200 m
	East	295.560 m	295.560 m
	West	290.500 m	290.500 m
14	Latitude, Longitude and Coordinates of the site	Latitude-23.711418 & Longitude-86.946614	
15	Extent of the site	Land area-480 Decimals	
16	Extent of the site considered for valuation (least of 14A & 14B)	Land area-480 Decimals	
17	Whether occupied by the owner/tenant? If occupied by tenant, since how long ?Rent received per month	Owner Occupied	
II CHARACTERISTICS OF THE SITE			
1	Classification of locality	Agricultural	
2	Development of surrounding areas	Developed land	
3	Possibility of frequent flooding /sub-erging	No	
4	Feasibility to the Civic amenities like school, hospital, bus stop, market etc	All civic amenities are available within 1 Km	
5	Level of land with topographical conditions	Level	
6	Shape of land	Rectangle(As per Site Visit)	
7	Type of use to which it can be put	Commercial & Industrial	
8	Any usage restriction	No	
9	Is plot in town planning approved layout?	No	
10	Corner plot or intermittent plot?	Intermittent Plot.	
11	Road facilities	Pacca Road	
12	Type of road available at present	60' Feet wide Road	
13	Width of road-is it below 20ft or more Than 20ft	Above 20'-0"wide Road	
14	Is it a land- locked land?	No	
15	Water potentiality	Yes	
16	Underground sewerage system	Yes	
17	Is power supply available at the site?	Yes, W.B.S.E.B. Power Supply	



18	Advantages of the site	
	a)Bus Stand	BusStand-2.0 Km From the site.
	b)Railway Station	Railway Station-4.0 Km From the site.
19	Special remarks , if any, like threat of acquisition of land for public service purposes. road widening or applicability of CRZ provisions etc.(Distance from sea-coast/tidal level must be incorporated)	Does Not arise

PART-A (VALUATION OF LAND)

1	Size of Plot	
	North & South	<i>North-59.096 m &South-76.200 m</i>
	East & West	<i>East- 295.560 m &West- 290.500 m</i>
	Latitude & Longitude Point	<i>Latitude-23.711418 & Longitude-86.946614</i>
2	Total extent of the plot	<i>Land area-480 Decimals</i>
3	Prevailing market rate(Along withdetails/referenceof atleastwolatestdeals/tran sactionswithrespecttoadjacentproperties In the areas)	<i>As per Local Market survey Rs 4,50,000.00/-to Rs 5,00,000.00/- per Decimals (Unit Rate of Land) Hence , in this valuation we shall consider Unit Rs 4,75,000.00 per decimals</i>
4	Guide line rate obtained from the Registrar's Office(an evidence there of to been closed)	<i>Rs 24,19,20,000.00 (Internet copy govt. rate enclosed)</i>
5	Assessed/adopted rate of valuation	<i>As per Market Survey Rs 4,75,000.00 per decimal</i>
6	Estimated value of land	
	480 Decimals @ Rs.	<i>4,75,000.00 = Rs. 22,80,00,000.00</i>

PART-B (VALUATION OF BUILDING)

1	Technical details of the building:-	
	a)Type of Building(Residential /Commercial /Industrial)	Commercial & Industrial
	b)Type of construction (Load bearing/RCC/ Steel framed)	R.C.C. Framed Brick Built
	c) Year Construction(Age)	2022 -Under Construction
	c.i. Residual Life	70 Yrs (Total Life-70 Yrs)
	d)Number of floors and height of each floor including basement, if any	Floor height-10'0"-12'0"
	e)Plinth area floor wise	<i>Plinth Area-945 sq ft (No Sanctioned Plan)</i>
	f)Condition of the building	



i)Exterior-Excellent, Good, Normal, Poor	Good
ii)Interior-Excellent, Good, Normal, Poor	Good
g)Date of issue and validity of layout of Approved map/plan	Layout Plan Available
h)Approved map/plan issuing authority	Asansol Municipal Corporation
i)Whether genuineness or authenticity of approved map/plan is verified	Yes
j)Any other comments by our empanelled valuers on authentic of approved plan	No Comment

Specifications of construction(floor-wise)in respect of

Sl. No.	Description	Ground Floor	Other Floor
1	Foundation	R.C.C.	NA
2	Basement	Nil	NA
3	Superstructure	R.C.C.	NA
4	Joinery/Doors & Windows(Please furnish details About	NA	NA
5	RCC Works	Foundation.Column.Beam	NA
6	Plastering	NA	NA
7	Flooring, Skirting, dado	NA	NA
8	Special finish as marble, granite, wooden, paneling, grills, etc	NA	NA
9	Roofing including weather proof course	No	No
10	Drainage	No	No

Sl. No.	Description	
1	Compound Wall	Compound wall is there
	Height	
	Length	
	Type of Foundation	
2	Electrical Installation	
	Type of wiring	Conduit Type
	Class of fittings (superior/ordinary/poor)	Ordinary
2	Number of Light points	NA
	Fan points	NA
	Spare plug points	NA
3	Plumbing Installation	
	a)No of water closets and their type	Nil
	b)No of wash basins	Nil



c)No of urinals	Nil
d)No of bathtubs	Nil
e)Water meter, taps, etc	Nil
f)Any other fixtures	No
No Sanctioned Plan is available	
PART C-(Extra Items)	Amount in Rs
1)Portico	No
2)Ornamental front door	No
3)Sit out/Verandah with steel grills	No
4)Overhead water tank	No
5)Extra Steel/Collapsible gates	No
Total	
PART D-(Amenities)	Amount in Rs
1)Wardrobes	No
2) Glazed Tiles	No
3) Extra Sinks and bath tub	No
4)Marble/Ceramic tiles flooring	No
5)Interior decorations	No
6)Architectural elevation works	No
7)Paneling works	No
8)Aluminum works	No
9)Aluminum hand rails	No
10)False Ceiling	No
Total	
PART E-(Miscellaneous)	(Amount in Rs)
1)Separate toilet room	No
2)Separate lumber room	No



c)No of urinals	Nil
d)No of bathtubs	Nil
e)Water meter, taps, etc	Nil
f)Any other fixtures	No
No Sanctioned Plan is available So Valuation of Building is considered	
PART C-(Extra Items)	Amount in Rs
1)Portico	No
2)Ornamental front door	No
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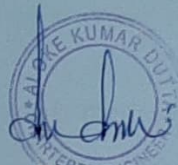
3)Separate water tank/sump	No		
4)Trees, gardening	No		
Total			
PART F-(Services)	(Amount in Rs)		
1)Water supply arrangements	No		
2)Drainage arrangements	No		
3)Compound wall	No		
4)C.B. deposits, fittings etc	No		
5)Pavement	No		
Total			
Total abstract of the entire property			
Part A	Land	RS.	22,80,00,000.00
Part B	Building	RS.	NA
Part C	Extra items	RS.	
	D		
Part D	Amenities	RS.	-
Part E	Miscellaneous	RS.	-
Part F	Services	RS.	-
	Depreciation:For 0-5 Yrs		Nil
	Total	RS.	22,80,00,000.00

(Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income Approach, Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Sale ability ii) Likely rental values in future in III) Any likely income it may generate , may be discussed) Photograph of owner/representative with property in background to be enclosed. Screenshot of longitude/latitude and co-ordinates of property using GPS/Various Apps/ Internet sites.



As a result of my appraisal and analysis, it is my considered opinion that the **Present fair market value** of the above property in the prevailing condition with aforesaid specifications is **Rs22,80,00,000.00**(Rupees twenty two crore eighteen lakh only). **The Realizable value** of the above property is **Rs20,52,00,000.00**(Rupees twenty crore fifty two lakh only) and **the distress value** **Rs 19,38,00,000.00**(Rupees nineteen crore thirty eight lakh only). Govt. Guide Line Value **Rs 24,19,20,000.00** (Rupees twenty four crore nineteen lakh twenty thousand only)

Place:Arambagh
Date:22.05.2022



Signature

(Name and Official seal of the Approved Valuer)

ALOKE KUMAR DUTTA
M.I.E.(I), F.I.V.O., Chartered Engineer
Govt. Regd & Empowered Valuer of Bank
Regd. No.:WB/ENR/107/CAT-1/2011-12

The undersigned has inspected the property detailed in the Valuation report dated-
_____ On We are satisfied that the fair and reasonable market
value of the property is Rs ----- (Rupees
_____ only)

Signature

(Name of the Branch Manager with Official seal)

Date:-

Annexure-V)
(For Additional Information &
Confirmation/Certificate of Valuer)(To form part
of the Valuer's Report)

We Certify-

- a. I have no direct or indirect interest in the property valued;
- b. I have personally inspected the property on **18.05.2022**
- c. That the Property is Identified by Shri Shuvmooy Bhattacharjee (**Sr.Executive Treasury**)
- d. That I have taken Photographs of the property Valued along with Photographs of adjoining buildings/Properties for easy identification of the property of the property in question
- e. That Such Photographs are signed on the back by me with stamp and from an integral part of the valuation report Dated-**22.05.2022** Submitted by me to bank
- f. The legal aspect is beyond the purview of my enquiry.
- g. That appropriate Weight age has been given by me for i)Location of property ii)Self Occupancy iii)Tenancy iv) Reliability and such factors which are vital for right valuation.
- h. That I furnish basic specific valuation of the property separately as per Bank's Laid.
- i.) **I am Registered under Section 34AB of the Wealth Tax Act. 1957.**
- h. Further, I hereby provide the following information.

Sl. No.	Particulars	Valuer comment
01.	Background information of asset being valued;	Land with Building
02.	Purpose of valuation and appointing authority	Loan Purpose
03.	Identity of the valuer and any other experts involved in the valuation	Aloke Kumar Dutta
04.	Disclosure of valuer interest of conflict, if any;	No
05.	Date of appointment, valuation date & date of report	Appointment Date-18.05.22 Report Date -22.05.2022
06.	Inspection and investigation undertaken	As per local market survey
07.	Nature and sources of the information used or relied upon	Local market survey
08.	Procedures adopted in carrying out the valuation and valuation standards followed;	Land with Building Method
09.	Depreciation Rate(For Building & structure/sheds)	For 0-5Yrs-Nil & 1.5%Per annum
10.	Major factors that were taken into account during the valuation;	Land with Building Method
12.	Market value of the Property	Valuation is an opinion& it varies depending on time frame as market condition is very volatile. Moreover Bank is requested to contact us in case of any error/omission and allow us to rectify the same

BASIC	VALUE
a)Market Value of the Property	Rs 22,80,00,000.00
b)Realizable Value of Property (90% Value)	Rs 20,52,00,000.00
c)Distress Sale Value (80% of Market Value)	Rs 19,38,00,000.00
d)Registration Value for Similar properties with Sub-Register Office	Rs 24,19,20,000.00



**Directorate of Registration and Stamp Revenue**

Finance (Revenue) Department, Government of West Bengal

Market Value of Land

(*) marked items are mandatory

District *

Paschim Bardhaman

Thana *

Asansol

Local Body

Municipality

Mouza

Garui

Road

Kanyapur Road

Road Zone

Not Available

*

Premises No.

Premises No

Ward No.

Ward No

Jurisdiction of

A.D.S.R. ASANSOL

Municipality

ASANSOL MC

Project Name

Not Available

Plot No

LR



01310

/

0

LR Khatian No.

157

/

Bata Khatian

To get owner details of property please enter LR plot no and LR khatian no.

Proposed Land Use

Semi Commercial Usages



Nature of Land (as recorded in ROR)

Semi Commercial Usages



Acre

Decimal

Bigha

Katha

Chatak

Sq. Feet

Total Area of Land(Decimal)

Area of Land

Acre

480

Bigha

Katha

Chatak

Sq. Feet

480

Adjacent to Metal Road

Yes



Approach Road Width (In feet)

60

Encumbered by Tenant

No

Tenant is Purchaser ?

No

Bargadar

No

Bargadar is Purchaser?

☐ Yes ☒ No

Litigated Property

☐ Yes ☒ No

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Market Value:- Rs:24,19,20,000/-

Details of Land Record

Sl No	Plot No (LR)	Khatian No	Recorded Owner Details			Classification of Plot	Share Area (Acre)	Mutation Status
			Name	Father's/Husband's Name	Address			
1	1310	157	আসানসোল দুর্গাপুর ডেভোলেপমেন্ট	অখোরিটি	নিজ	বাইদ	0.73000000	

Display Market Value

Service Count: 47,01,866

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