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Master of Valuation in Plant & Machinery (Gold Medalist)

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Visiting Lecturer

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Valuation Expert Consultant of

The Kolkata Municipal Corporation &

Kolkata Metropolitan Development Authority

Ref. No.

Date

To

Bank of India, SME, Branch,
Kolkata,

Dear Sir/Madam,

With reference to our Valuation Report, Ref No. BOI/SME/SEP2212, dated 23.09.2022.

It is to be noted that the captioned case Rising Tide Ventures Pvt Ltd, the owner of the property was Mr. Ashok Jana.

He was the owner of the entire land 95.21 Decimal with converted land 85 Decimal. And the structures like factory building, the Servant Quarter etc was entirely under the ownership of Mr. Ashok Jana.

The Valuation Method adopted was **Land and Building Method** where the separate value of Land and building value is done by **cost of construction Method**.

And now with reference to our Present Valuation Report, Ref No. BOI/SME/SEP2212, dated 01.12.2022.

It is to be noted that the captioned case Rising Tide Ventures Pvt Ltd, the property has been sold to Rising Tide Ventures Pvt Ltd except ground and first floor of a servant qtr. [Details mentioned in the deed].

Here the land & structures details have been given in three schedules A, B & C.

In Schedule A the land area of 76.094 Decimal with factory building and structures is mentioned.

The Valuation Method adopted for this case was also Land and Building Method where the separate value of Land is done and building value is done by cost of construction Method.

In Schedules B and Schedules C, the remaining land area of 9.5 Decimal has been mentioned having (G+V) Storied building measuring 9556 Sq.ft structures out of which only 4778 Sq.ft (2nd & 3rd Floor) has been sold to Rising Tide Ventures Pvt Ltd. Hence in the same building i.e Servant Qtr there are two owners- Rising Tide Ventures Pvt Ltd. And Mr. Ashok Jana. Hence for this situation **Composite Method of Valuation** is applied for which we have calculated proportionate share of land for Rising Tide Ventures Pvt Ltd. and added the cost of the two floors (2nd & 3rd). This method can be compared to Valuation of Flat in an Apartment Building where the land share is proportionately divided between owners of each flat according to area of the flat.

Place: Kolkata

Date: 05.12.2022

Signature

(Name and Official seal of the Approved Valuer)

Basudev Dey