

**TO,
THE DEPUTY GENERAL MANAGER,
PUNJAB NATIONAL BANK,
ZO-KOLKATA, SASTRA,
UNITED TOWER (3RD FLOOR),
11, HEMANTA BASU SARANI,
KOLKATA-700001.**

VALUATION REPORT

(IN RESPECT OF COMMERCIAL SPACE)

A/C: M/S CONCAST AMBHA ROAD PROJECTS PVT. LTD.

Report Ref: PNB/ZO-KOLKATA/PG/230322-27 ; date: 23.03.2022

ASSET: A 5TH FLOOR COMMERCIAL SPACE "UNIT NO.-B" AND FOUR NOS. OF CAR PARKING SPACE AT BASEMENT AT "AXIS MALL", BLOCK-B, RAJARHAT MAJOR ARTERIAL ROAD, RAJARHAT, NEW TOWN, CF-BLOCK (NEW TOWN), ACTION AREA-I, NEW TOWN, KOLKATA-700156.

East West Associates

**Chartered Engineers, Registered Valuers, Surveyors & Lead Auditors
Valuation of Real Estate and Plant & Machinery, Technical & Financial Project Report & Vetting,
Electro-Mechanical Automation, Civil Engg. & Structural Work and Geotechnical Survey.
317A/10, B. B. Chatterjee Road, Kolkata-700042
Ph.: 9433560056, 9831940119, E-mail: ewakolkata@gmail.com**

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Ph.: (033) 2441-5550, 9433560056, 9831940119, E-mail: ewakolkata@gmail.com

Ref no. PNB/ZO-KOL/PG/230322-27

Date: 23.03.2022

To,
The Deputy General Manager,
Punjab National Bank,
ZO-Kolkata, Sastra, United Tower (3rd Floor),
11, Hemanta Basu Sarani,
Kolkata-700001.

BANK FORMAT OF VALUATION REPORT FOR ALL IMMOVABLE PROPERTIES**VALUATION REPORT (IN RESPECT OF COMMERCIAL SPACE)**

A/C: M/S CONCAST AMBHA ROAD PROJECTS PVT. LTD.

Sl. No.	Particulars	Content
I.	Introduction	
1.	Name of Valuer	M/s. East West Associates, 317A/10, B. B. Chatterjee Road, Kolkata-700042
2.	a. Date of Inspection	15.03.2022
	b. Date of Valuation	15.03.2022
3.	Purpose of Valuation	To ascertain the Estimated Market Value of the subject property as inspected as on 15.03.2022 for the purpose of recovery of the bank dues.
4.	Name of Property Developer/Builder (Details of share of each owner in case of joint & Co-ownership)	Bengal Peerless Housing Development Company Limited, having its office at 6/1A, Moira Street, Kolkata-700017.
5.	Name of Bank/FI as applicable	Punjab National Bank-ZO-Kolkata, Sastra
6.	Name of Vendors/Owners of the Property	M/s. Dreamlight Properties Private Limited., having its office at 25, Ganesh Chandra Avenue, 4 th Floor, P. S.-Bowbazar, Kolkata-700013, West Bengal.
7.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	The unit is under possession of the Secured Creditor as observed during inspection.
II.	Physical Characteristics of the Asset	It is an RCC founded and RCC framed structure multi storied building comprises of 125/150 mm. thick RCC floor/roof slab rested over RCC columns and beams. External walls are 200 mm. and inside partition walls are 125/75 mm. thick brick walls as necessary & plastered inside and outside and painted. The building is facilitated with RCC staircases, lifts cases, overhead water tank, underground reservoir etc.



	appended along with building plans and elevations	Year of construction: 2011-12 as informed.
15.	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	Carpet Area of the unit: 14746.00 sft. approx. as physically exists. Saleable Area/ Built up Area of the unit: 17890.00 sft. approx.
16.	Room Orientation	<u>Present Accommodation</u> <u>Fifth Floor:</u> Hall- 1 no.; Toilet- 2 nos.; Room-1 no. Carpet Area: 14746.00 sft. Approx <u>Basement:</u> Car Parking: 4 nos. (135.00 sft each) <u>Considered for the valuation purpose.</u> 5 th floor Salable Area/Built Up Area: 17890.00 sft. And 4 Nos. Car parking space at basement as per deed, which is considered for the valuation purpose.
III.	Town Planning Parameters	
1.	Master plan provisions related to the property in terms of landuse	Commercial Building
2.	Planning area/zone	Commercial
3.	Development controls	Controlled by New Town Kolkata Development Authority (NKDA)
4.	Zoning regulations	As per HUDCO/NKDA Rule.
5.	FAR/FSI permitted and consumed	Information not available during valuation process.
6.	Ground coverage	Information not available during valuation process.
7.	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz. setbacks, height restrictions, etc.	There is no such TDR provision here in WB.
8.	Comment on surrounding land uses and adjoining properties in terms of usage.	Mixed Area.
9.	Comment on unauthorized constructions if any	Sanction building plan is not available during valuation process.
10.	Comment on demolition proceedings if any	No such
11.	Comment on compounding/ regularization proceedings	No such compounding/ regularization proceedings is on process as of day as stated by the secured creditor.
12.	Comment on whether OC has been issued or not	Relevant document is not available.
13.	Any other aspect	No such
IV.	Legal Aspects	NA
1.	Ownership documents	Photocopies of documents as provided by the Bank. i) Deed of Conveyance I-14150/2012 registered at ADSR-Bidhannagar (Salt Lake),
2.	Names of Owner/s (In case of Joint or Co-ownership, whether the shares are undivided or not?)	M/s. Dreamlight Properties Private Limited., having its office at 25, Ganesh Chandra Avenue, 4 th Floor, P. S.-Bowbazar, Kolkata-700013, West Bengal. However for the right and ownership of the inspected property please refer to TIR.



3.	Comment on dispute / issues of landlord with tenant/ statutory body / any other agencies, if any in regard to immovable property.	The premises is under possession of the Secured Creditor as observed during inspection
4.	Comment on whether the IP is independently accessible?	The premises is accessible through public road. Whereas the unit is accessible through common corridor.
5.	Title verification,	Please refer to the TIR.
6.	Details of leases if any,	Freehold asset as per provided deed.
7.	Ordinary status of freehold or leasehold including restriction on transfer,	Freehold property as per documents provided.
8.	Agreements of easements if any,	No such agreement.
9.	Notification for acquisition if any,	No such notice issued till date as informed by the Secured Creditor.
10.	Notification for road widening if any,	No such notice issued till date as informed by the Secured Creditor.
11.	Possibility of frequent flooding/submerging	No such recent history.
12.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated	No such provision as per documents provided.
13.	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property tax and any other building taxes to be verified and copies as applicable to be enclosed with thereport.	No such provision as per documents received.
14.	Comment on transferability of the property ownership,	Transferable, as per documents provided. For details please refer to the TIR
15.	Comment on existing mortgages/ Charges/encumbrances on the property if any mortgages/charges/ encumbrances on the property if any	The property is mortgaged with the bank as information available.
16.	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	Not known to us.
17.	Building plan sanction, illegal constructions if any done without plan sanction/violations.	Building plan is not available during valuation process.
18.	Any other aspect	No Such.
V	Economic aspects:	
1.	Details of ground rent payable,	Not applicable here.
2.	Details of monthly rents being received if any,	Not applicable here.
3.	Taxes and other outgoings,	Documents are not available during valuation process.
4.	Property insurance,	Not available



5.	Monthly maintenance charges,	Not available
6.	Security charges, etc	Not available
7.	Any other aspect	No such
VI	Socio-cultural aspects	
	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums / squatter settlements nearby, etc. cultural aspects	The property is located in a predominantly commercial cum residential area at Rajarhat-Newtown Township. Almost all types of Socioeconomic, Infrastructural facilities & amenities like, School, college, Market, Bank, Hospital, surface transport facilities are available within close proximity.
VII	Functional and Utilitarian Aspects	
	Description of the functionality and utility of the assets in terms of: 1. Spaceallocation, 2. Storagespaces, 3. Utility of spaces provided within thebuilding, 4. Any otheraspect	1. Carpet area of the space: 14746.00 sft. approx 2. Not separately allocated. 3. Fair 4. No such
VIII	Infrastructure Availability	
	a) Description of aqua infrastructure availability in terms of 1. Watersupply 2. Sewerage/sanitation 3. Storm waterdrainage	1. NKDA 2. Public Sewerage 3. U G drain.
	b) Description of other physical infrastructure facilities viz. 1. Solid waste management 2. Electricity 3. Roads & Public transportation connectivity 4. Availability of other public utility near by	1. Septic Tank 2. WBSEDCL 3. Well & good 4. Fairly available
	5.Social infrastructure in terms of 1. Schools 2. Medical facilities 3. Recreation facilities in terms of parks andopen spaces.	1. Available 2. Available 3. Available.
IX	Marketability	
	Analysis of the market for the property in terms of 1. Location alattributes 2. Scarcity 3. Demand and supply of the kind of subject property. 4. Comparable sale prices in the locality.	1. Property is located at the predominantly commercial cum residential area of Rajahat-Newtown Township. 2. Normal demand, 3. Balanced. 4. Assessed Govt. value is annexed herewith.



X	Engineering and Technology Aspects	
1.	Type of construction,	RCC Framed Structure
2.	Materials and technology used,	Locally available and conventional technology
3.	Specifications,	Normal Finish
4.	Maintenance issues	Under control of Society
5.	Age of the building	8 years
6.	Total life of the building,	52 Years, subject to regular & proper maintenance
7.	Extent of deterioration,	Maintenance required.
8.	Structural safety	Stable as visually observed.
9.	Protection against natural disasters viz. earthquakes,	Not clear to us as the sanction plan is not available.
10.	Visible damage in the building if any,	Ceiling and roof are required to be treated.
11.	Common facilities viz. lift, water pump, lights, security systems, etc.	Available
12.	System of air-conditioning,	Pending within the unit.
13.	Provision for fire fighting, Copies of plans and elevations of the building to be included.	Fire fighting installations is seen, finishing is pending.
XI	Environmental Factors	
1.	Use of environment friendly building materials, Green building techniques if any,	Conventional Materials used.
2.	Provision for rain water harvesting,	No such
3.	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	No such No such
XII	Architectural and aesthetic quality	Special
1.	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.	Building is with modern look with landscape.
XIII	Valuation	
1.	Here, the procedure adopted for arriving at the valuation has to be highlighted. The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular approach and the basis on which the final valuation judgment is arrived at. A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.	



As the property is a unit within urban locality, the most suitable method of valuation is "Market Approach" i.e. "Comparable sales Method" adopting "Composite Rate" per sft of unit to assess the Fair Market value of the Property. The Prevailing Market Rate Rs. 5,500/- to Rs. 6,500/- per sft. of built up area / saleable area of the commercial spaces of similar specification within the concerned locality.

Govt. Guideline Rate of Rs. 9,885/- per sft.

In this case the unit is large in area and bare hall (bare plate only) without any interior decoration. So considering all aspect we adopt @ Rs. 5,500/- per sft., of built up area.

Where Cost of Land Share: Rs. 3,500/- per sft.

Cost of Construction: Rs. 2,000/- per sft.

The depreciation on cost of construction is taken as 30%

Therefore, Fair Market Value of the Property
For Commercial space: 17890/- X 5,500.00 sft. = Rs. 9,83,95,000.00

Less depreciation 30% on cost of construction

i.e. 17890 x 2000/- x 0.30 = (-) Rs. 1,07,34,000.00

Total Rs. 8,76,61,000.00

For 4 Nos. of Parking 4 X 6,00,000/- = Rs. 24,00,000.00

Total Rs. 9,00,61,000.00

* Less 20% discount to get an estimated realistic market value/liquidation/auction sale price= Rs. 1,80,12,200.00

So estimated market / liquidation value Rs. 7,20,48,800.00

Say Rs. 7,20,49,000.00

*** NOTE**

1. In the prevailing condition of the market the demand of the commercial/office space within a commercial/office complex is very low and also the demand of high valued property in urban/semi-urban area in West Bengal is on the lower side. Hence
 - i. A discount of 10% is necessary on lower demand asset aspect and
 - ii. Another discount of 10% is necessary on purchaser's investment point of view
 So a total 20 % discount is necessary to arrive at an estimated realistic market value (for Auction sale purpose).
2. However it is to be noted and also kept in mind that to realize the better price, a property/asset may be sold through an open auction/e-auction sell process after proper marketing.

VALUATION SUMMARY

Estimated Market Value of the said asset :	=Rs. 7,20,49,000.00
Realizable Value (90% of Fair Market Value) :	= Rs. 6,48,44,100.00, Say Rs. 6,48,44,000.00
Distress Sale Value (75% of Present Market Value) :	= Rs. 5,40,36,750.00, Say Rs. 5,40,37,000.00



As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is Rs.7,20,49,000.00 (Rupees Seven Crores Twenty Lakhs Forty-nine Thousand) only. (Prevailing market rate along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots of similar size/area and same use as the land being valued).

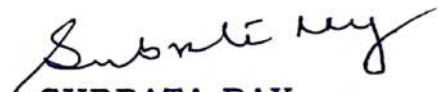
The other details are asunder: -

i	Date of purchase of immovable property	: 19.11.2012 by virtue of deed I-14150 of 2012/ADSR-Bidhannagar.
ii	Purchase Price of immovable property	: Purchase Price: Rs. 7,23,10,000/-
iii	Book value of immovable property	FMV: 7,20,49,000.00
iv	Realizable Value of immovable property:	Rs. 6,48,44,000.00
v	Distress Sale Value of immovable property:	Rs. 5,40,34,000.00
vi	Guideline Value (value as per Circle Rates), if applicable, in the area where Immovable property is situated.	For Commercial Space Total Rs. 15,90,98,006/- i.e. @ Rs. 8,893/- per sft. of Super Built up Area (Approx) from the official website of Director of Revenue, West Bengal

Date: 23.03.2022

Place: Kolkata.

Arvin Dey, Engineer & Surveyor.



SUBRATA RAY

BSc., BTech., LLB, MTech, MIS, AMIE
Chartered Engg. & Regd. Valuer

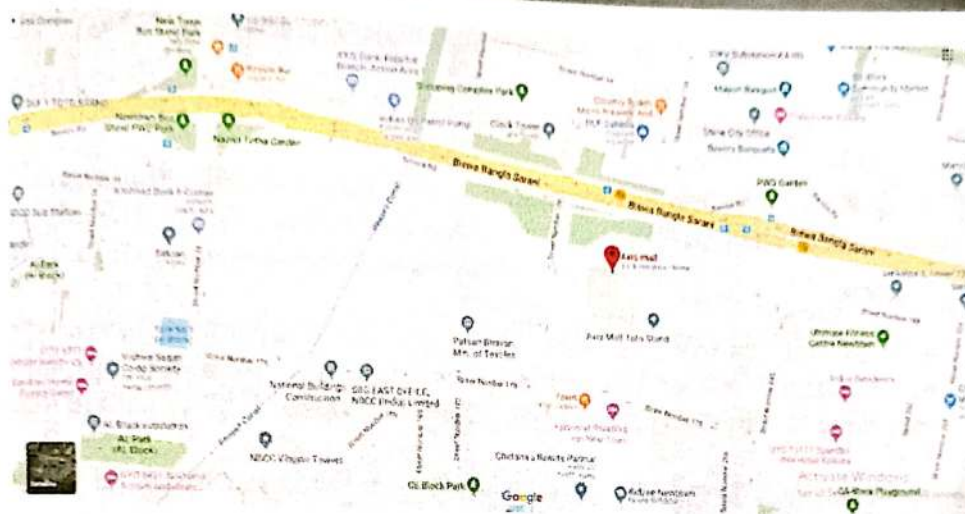
Signature

SUBRATA RAY

BSc, BTech (Civil), LLB, MTech (Str), AMIE,
FIS (Real Est. Val), MSc (P & M Val), MBA (Fin).
IBBI Regd. Valuer, W. T. Regd. Valuer & Chartered Engg.
(Name and Official seal of the Approved Valuer)

Enclo:

1. Photograph of the property & Screen shot of Internet sites (eg. Googleearth)/etc
2. Declaration from the valuer – Appendix-IV
3. Model code of conduct for valuer–Appendix-V
4. Floor Plan
5. Govt. Guideline Value for Property Registration Purpose.



I/We hereby declare that-

DECLARATION FROM VALUERS

APENDIX-IV

- a. The information furnished in my/our valuation report dated 23.03.2022 is true and correct to the best of my/our knowledge and belief and I/We have made an impartial and true valuation of the property.
- b. I/We have no direct or indirect interest in the property valued;
- c. I/We have inspected the property on 15.03.2022. The work is not sub-contracted to any other valuer and carried out by my/our self.
- d. I/We have not been convicted of any offence and sentenced to a term of Imprisonment;
- e. I/We have not been found guilty of misconduct in my/our professional capacity.
- f. I/We have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- g. I/We have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
- h. I/We abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
- i. I/We am/are registered under Section 34 AB of the Wealth Tax Act, 1957.
- j. I/We am/are the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- k. Further, I/We hereby provide the following information.

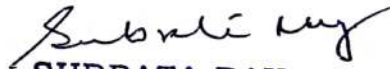
Sl No.	Particulars	Valuer comment
1	background information of the asset being valued;	Detailed already given in the report
2	purpose of valuation and appointing authority	To ascertain the Estimated Market Value of the subject property as inspected as on 15.03.2022 for the purpose of recovery of the bank dues.
3	Identity of the valuer and any other experts involved in the valuation.	Approved Valuer: Subrata Ray, Engineer & Surveyor: Arvin Dey
4	disclosure of valuer interest or conflict, if any;	No Interest & no conflict
5	i. Date of Appointment ii. Date of Valuation iii. Date of Report	i. 11.03.2022 (Over phone) ii. 15.03.2022 iii. 23.03.2022



6	inspections and/or investigations undertaken;	
7	nature and sources of the information used or relied upon;	On 15.03.2022 inspection has been done by our Engineer & Surveyor Arvin Dey.
8	procedures adopted in carrying out the valuation and valuation standards followed;	List of documents mentioned earlier & physical inspection.
9	restrictions on use of the report, if any;	Market approach & sale comparison methods of Valuation adopting "Composite Rate" per sft. of the unit.
10	major factors that were taken into account during the valuation;	No such as informed.
11	major factors that were taken into account during the valuation;	Marketability, Transferability etc.
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.	Detailed are mentioned in the valuation format. We have assessed the value of the said property on utmost good faith based on the documents and information as available from the secured creditor and on "as is where is" basis as per physical inspection in presence of bank official as on 15.03.2022 assuming that the property described in the above deed and the inspected property is the same and free from all encumbrances and is subject to clear, valid and marketable title of the same. However, title investigation/ verification of the right and ownership of the property is not the scope of this report. The photograph of the property as inspected in presence of bank official has been taken and pasted earlier.

Date: 23.03.2022

Place: Kolkata



SUBRATA RAY

BSc., BTech., LLB, MTech, MIS, AMIE
Chartered Engg. & Regd. Valuer

Signature

SUBRATA RAY

BSc, BTech (Civil), LLB, MTech (Str), AMIE,
FIS (Real Est. Val), MSc (P & M Val), MBA (Fin).
IBBI Regd. Valuer, W. T. Regd. Valuer & Chartered Engg.
(Name and Official seal of the Approved Valuer)

MODEL CODE OF CONDUCT FOR VALUERS

APPENDIX-V

{Adopted in line with Companies (Registered Valuers and Valuation Rules, 2017)}
All valuers empanelled with bank shall strictly adhere to the following code of conduct:

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 endeavour 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 due diligence, 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 insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. 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 (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).
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 authorized 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.

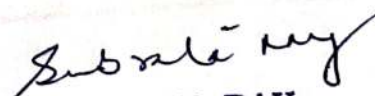
Occupation, employability and restrictions:

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 organization discredits the profession.

Date: 23.03.2022

Place: Kolkata



SUBRATA RAY
BSc., BTech., LLB, MTech, MIS, AMIE
Chartered Engg. & Regd. Valuer

Signature

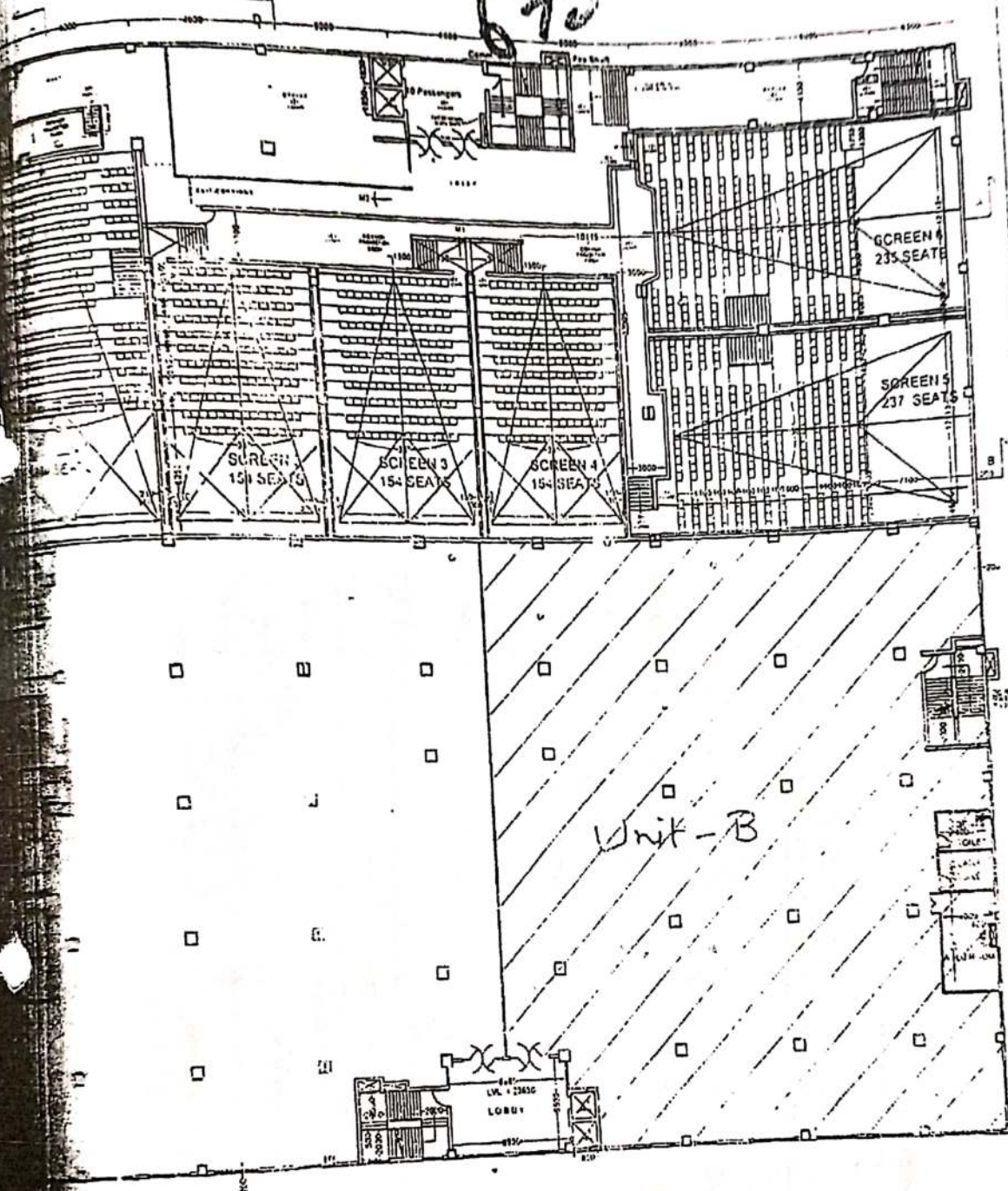
SUBRATA RAY

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IBBI Regd. Valuer, W. T. Regd. Valuer & Chartered Engg.
(Name and Official seal of the Approved Valuer)

Drawing Marked (A)

Concept Artist
Artist

173



On behalf of West Bengal Housing Board
Agent and Lawful Attorney.
D. Mukherjee
Dipankar
Assistant Engineer

For Bengal Pradesh Housing Development Co. Ltd.

E-BLOCK
FIFTH FLOOR

D No 10/09/2007
Scale 1:200/1/2, 1:10/24

Officer (Accounts)



AXIS MALL AT RAJARHAT





Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Market Value of Apartment

(*) marked items are mandatory

District	North 24-Parganas	Thana	Rajarhat
Local Body	Municipality	Mouza *	Thakdani
Road *	Biswa Bangla Sarani	Road Zone	Not Available
Premises No.	Premises No	Ward No.	Ward No
Jurisdiction of *	A.D.S.R. RAJARHAT	Municipality	BIDHANNAGAR MUNICIPALITY CORP.

Plot No*	LR	00101	Bata No	Project Name *	Not Specified
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Apartment Type	Flat/Apartment Mezzanine Floor Covered Garage Open Garage	Area in Sq. Feet	Covered Area	Super Built-up Area *	Covered Area
				17390	17390

Use of Flat *	Commercial	Floor Type	Tiles
Flat located in which floor	5	Flat No.	Flat No
Age of the Flat (in year)	10	Litigated Property?	No
Is property on Road	Yes	Width of Approach Road (In feet)	Width of Approach Road
Encumbered By Tenant ?	No	Is Tenant is a Purchaser?	No
Is building has more than two floors ?	Yes		

Other Amenities	<input checked="" type="checkbox"/> Lift Facility <input type="checkbox"/> Roof Garden <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Club Facility <input type="checkbox"/> Gymnasium <input checked="" type="checkbox"/> Shopping Complex
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Type the characters shown	7U43
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Market Value:- Rs:15,90,98,006/-	Display Market Value
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