

UNITED SURVEYORS AND VALUERS

Chartered Engineer; Fellow of the Institute of Valuers; Govt. Registered Valuer (Income Tax); Valuer of Calcutta High Court & Debts Recovery Tribunal. Cost Accountant. BANK EMPANELLED VALUER & STOCK AUDITOR; IRDA categorized Surveyor & Loss Assessor. Valuation of Movable & Immovable Properties, Land; Building; Tea Garden; Plant & Machineries; Business Valuation; Corporate Restructuring; Project Report, TEV Consultant and All types of Management consultancy

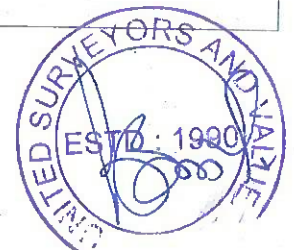
Pratiksha Apartment
32D, Barikpara Road
Kolkata – 700 034
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Ref. No.: USV/ 3302(C)

Dated: 16.06.2020

VALUATION REPORT (More than 5 crore format)

Name & Address of Branch	:	State Bank of India Commercial Branch , Kolkata, AMT – V , 3 rd Floor, 24, Park Street, Kolkata– 700 017.
Name of Customer (s)/ Borrower unit (for which valuation report is sought)	:	M/s. BTL EPC LIMITED
1. <u>Introduction</u>		
a. Name of the Property Owner (With address & phone nos.)	:	M/s. BTL EPC LIMITED <u>Address :</u> 9, K.B.Sarani (Mall Road), P.S- Dumdum, Dist.:- North 24 Pgs Dum Dum Municipality Ward No: 21, Kolkata- 700-080
b. Purpose of Valuation	:	To access te market value of the property as per letter no.CBK/AMT/-5-2020 – 21/43 dt. 4.6.2020
c. Date of Inspection of Property	:	15.06.2020
d. Date of Valuation Report	:	16.06.2020
e. Name of the Developer of Property (in case of developer built properties)	:	Not Applicable



2.	<u>Physical Characteristics of the Property</u>	
a. Location of the Property		
i. Nearby landmark	:	The Factory is situated in Mall Road near Mrinalini Cinema. Nager Bazar is 700 mt away from the factory, Dumdum Airport is 3 Km away from the factory.
ii. Postal Address of the Property	:	9, K.B.Sarani (Mall Road), P.S- Dumdum, Dist.:- North 24 Pgs Dum Dum Municipality Ward No: 21, Kolkata- 700-080
iii. Area of the plot/land (supported by a plan)	:	Total area of land 1 Bigha 9 Cottah 10 Chittack i.e. 29.625 Kottaha.
iv. Type of Land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked land	:	Solid, Industrial area, No water locked, No land locked.
v. Independent access / approach to the property etc.	:	Independent access to land.
vi. Google Map Location of the Property with a neighborhood layout map	:	Google map enclosed.
vii. Details of roads abutting the property	:	The Factory is situated in Mall Road near Mrinalini Cinema. Nager Bazar is 700 mt away from the factory, Dumdum Airport is 3 Km away from the factory.
viii. Description of adjoining property	:	Nearby properties are mostly Residential Complexes / Showrooms / factories / and offices.
ix. Plot No. Survey No.	:	9
x. Ward/Village/Taluka	:	Ward No. 21 of Dumdum Municipality.
xi. Sub-Registry/Block	:	A.D.S.R Cossipore Dumdum
xii. District	:	District North 24 Prgs.
xiii. Latitude & Longitude	:	22.625729459877, 88.42176785622



	b. Plinth Area , Carpet Area and Saleable area are to be mentioned separately and clarified	:	Details given in Annexure - B
	c. Boundaries of the Plot		
	East	:	K.B.Sarani and Canal
	West	:	India Paper Machineries (IPM Factory)
	North	:	9, K.B.Sarani
	South	:	Other Residential Building
3.	<u>Town Planning parameters</u>		
a.	i. Master Plan provisions related to property in terms of land use	:	This is under Dumdum Municipality Area.
	ii. FAR- Floor Area Rise/FSI- Floor Space Index permitted & consumed	:	As per Sanctioned Plan
	iii. Ground coverage	:	As per Sanctioned Plan
	iv. Comment on whether OC- Occupancy Certificate has been issued or not	:	Yes
	v. Comment on unauthorized constructions if any	:	Constructed as per sanctioned plan
	vi. Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.	:	Not Applicable
	vii. Planning area/zone	:	Industrial cum Residential area.
	viii. Developmental controls	:	Dumdum Municipality Area limits
	ix. Zoning regulations	:	Dumdum Municipality Area Limits
	x. Comment on the surrounding land uses and adjoining properties in terms of uses	:	Surrounding properties are mostly Residential Complexes / Showrooms / factories / and offices.
	xi. Comment on demolition proceedings if any	:	NA
	xii. Comment on compounding / regularization proceedings	:	NA



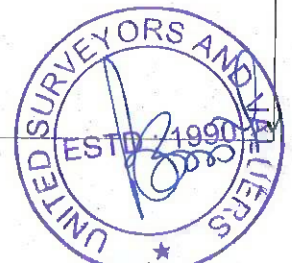
xiii. Any other Aspect	:	No.
4. <u>Document Details and Legal Aspects of Property</u>		
a. Ownership Documents i. Sale Deed, Gift Deed, Lease deed ii. TIR of the Property	:	Copy of Deeds Ref (TIR)
b. Name of the Owner/s	:	M/s. BTL EPC LIMITED
c. Ordinary status of freehold or leasehold including restrictions on transfer	:	Freehold Property
d. Agreement of easement if any	:	Not known
e. Notification of acquisition if any	:	Not known
f. Notification of road widening if any	:	Not known
g. Heritage restriction, if any	:	NA
h. Comment on transferability of the property ownership	:	Transferability of the Freehold property is not very difficult.
i. Comment on existing mortgages/ charges/ encumbrances on the property, if any	:	Mortgaged .
j. Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	:	NA
k. Building plan sanction Authority approving the plan i. Name of the office of the Authority ii. Any violation from the approved Building Plan	:	Sanctioned by South Dumdum Municipality, Lay out Plan Passed from Chief inspector of Factories, Govt. of West Bengal. Approval No. 35 dated 27/05/2008 No. as reported
l. Whether Property is Agricultural Land if yes, any conversion is contemplated	:	Industrial land
m. Whether the property is SARFAESI compliant	:	Yes (As per TIR)



	<p>n. i. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report.</p> <p>ii. Observation on Dispute or Dues if any in payment of bills/taxes to be reported</p>	:	<p>Available with the company.</p> <p>No, as reported</p>
	<p>o. Whether entire piece of land on which the unit is set up/ property is situated has been mortgaged or to be mortgaged.</p>	:	<p>Yes, mortgaged in bank.</p>
	<p>p. Qualification in TIR/mitigation suggested if any.</p>	:	<p>Not Applicable</p>
	<p>q. Any other aspect</p>	:	<p>Not as such.</p>
<p>5. <u>Economic Aspects of the Property</u></p>			
	<p>a. i. Reasonable letting value</p> <p>ii. If property is occupied by tenant</p> <ul style="list-style-type: none"> - Number of tenants - Since how long (tenant- wise) - Status of tenancy right - Rent received per month (tenant- wise) with a comparison of existing market rent <p>iii. Taxes and other outings</p> <p>iv. Property Insurance</p> <p>v. Monthly maintenance charges</p> <p>vi. Security charges</p> <p>vii. Any other aspect</p>	:	<p>Not Applicable</p>



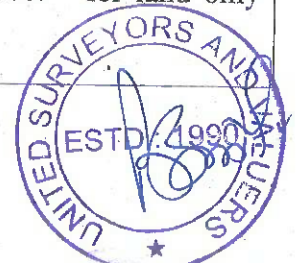
6.	<u>Socio-cultural Aspects of the Property</u>	
	a. Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	: The Factory is situated in Mall Road near Mrinalini Cinema. Nager Bazar is 700 mt away from the factory, Dumdum Airport is 3 Km away from the factory. Economic level – Middle class Slums – NA. There is no question of squatter settlement in h locality.
	b. Whether property belongs to social infrastructure like hospital, school, old age homes etc.	: No
7.	<u>Functional and Utilitarian Aspects of the Property</u>	
	a. Description of the functionality and utility of the property in terms of- i. Space allocation ii. Storage Spaces iii. Utility spaces provided within the building iv. Car Parking facility v. Balconies, etc.	: Used for industrial purposes : Yes : Yes : Yes : Yes : No
	b. Any other aspect	: NIL
8.	<u>Infrastructure Availability</u>	
	a. Description of aqua infrastructure availability in terms of i. Water supply ii. Sewerage/sanitation System Underground or Open iii. Storm water drainage	: Available at the site : Sanitation system is Underground : yes
	b. Description of other physical infrastructure facilities viz. i. Solid waste management ii. Electricity iii. Road and public transport connectivity iv. Availability of other public utilities nearby	: No : yes : yes : yes
	c. Social infrastructure in terms of i. School ii. Medical facilities iii. Recreational facility in terms of parks and open space	: Yes, within 5km radius : yes : Available within 1 km



9.	<u>Marketability of the Property</u>	
a.	Marketability of the property in terms of	
i.	Locational attributes	:
		Good. Commercial cum residential area
ii.	Scarcity	:
		Average
iii.	Demand and supply of the kind of subject property	:
		Average
iv.	Comparable sale prices in the locality	:
		Guide Line Rate of Registered Office Attached .
b.	Any other aspect which has relevance on the value or marketability of the property	:
		This is industrial area.
10.	<u>Engineering and Technology Aspects of the Property</u>	
a.	Type of construction	:
		RCC column structure along
b.	Material & technology used	:
		Cement, sand, stone, chips mixture in the batching plant. Brick Masonry Structure with Load bearing wall.
c.	Specifications	:
		RCC structure supported on RCC columns, lintel, beams , RCC slab, etc. Brick wall, Vitrified titles filled and partly marble finished floor.
d.	Maintenance issues	:
		NA
e.	Age of the building	:
		Constructed in the yr 1992
f.	Total life of the building	:
		Shed 50 Years old Building 80 years from the date of construction
g.	Extent of deterioration	:
		Negligible
h.	Structural safety	:
		Ok.. structure is safe upto 50 yrs.
i.	Protection against natural disaster viz. earthquakes	:
		Not known .
j.	Visible damage in the building	:
		Not found.
k.	System of air-conditioning	:
		Yes
l.	Provision of firefighting	:
		yes



	m. Copies of the plan and elevation of the building to be included	:	To be submitted by the company
11.	<u>Environmental Factors</u>		
	a. Use of environment friendly building materials, Green Building techniques if any	:	yes.
	b. Provision of rain water harvesting	:	yes
	c. Use of solar heating and lightening systems, etc.	:	No
	d. Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	:	This is Industrial cum residential area, but pollution is not alarming
12.	<u>Architectural and aesthetic quality of the Property</u>		
	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	:	Plain looking
13.	<u>Valuation</u>		
	a. Methodology of valuation Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at	:	By Sales Comparison Market Approach Method for Land & cost Approach method for Building & Plant and Machinery.
	b. Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz. makaan.com, magickbricks.com, 99acres.com, etc. if available	:	Not Available
	c. Guideline Rate obtained from Registrar's office/State Govt. Gazette/ Income Tax Notification	:	Govt. Value Rs. 12,02,61,355/- for land only attached.



<p>d. Summary of Valuation</p> <p>i. Land</p> <p>ii. Building</p> <p>iii. Plant & Machinery</p> <p>iv. Fair Market Value</p> <p>v. Realizable Value</p> <p>vi. Distress Sale value</p>	<p>: Rs. 10, 01, 92, 000/- (Refer Annexure-A)</p> <p>: Rs. 1, 34, 85, 000/- (Refer Annexure-B)</p> <p>: Rs. 3, 57, 000/- (Refer Annexure-C)</p> <p>: Rs. 11, 40, 34, 000/-</p> <p>: 85% of Market Value = Rs. 9, 69, 29, 000/-</p> <p>: 75% of Market Value = Rs. 8, 55, 25, 000/-</p>
<p>e.</p> <p>i. In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given</p> <p>ii. Details of last two transactions in the locality/area to be provided, if available.</p>	<p>: Not Applicable</p> <p>: NIL</p>



14. Declaration

I hereby declare that:

- i. The information provided is true and correct to the best of my knowledge and belief.
- ii. The analysis and conclusions are limited by the reported assumptions and conditions.
- iii. I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- iv. I have no direct or indirect interest in the above property valued.
- v. Our Authorized person have inspected the subject property on 15.06.2020
- vi. I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957 for valuing property
- vii. I am an approved Valuer under SARFAESI ACT-2002 and am approved by the Bank.
- viii. I have not been de-paneled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- ix. This report is based on the data provided, our inspection, to the best of my knowledge and issued without any prejudice.
- x. We have submitted the Valuation Report (s) directly to the Bank.

Name and address of the Valuer:-

B.D. Gupta, Chief Valuer of United Surveyors and Valuer

Name of Valuer association of which I am a bonafide member in good standing

Fellow of the Institute of Valuer

Wealth Tax Registration No.

1. WB/CCIT, Kol VII/CC-X/1/Registration of Valuer/Plant & Machinery/2005-06

2. WB/CCIT-4/Kol/86/2016-17/Registration of Valuer/Baman Deb Gupta(Immovable Property)



Signature of the Valuer.....

Date : 16.06.2020

Mobile No: 94333 76942

Email: bdgupta.valuer@gmail.com

15.	<u>Enclosures</u>		
	a. Layout plan sketch of the area in which the property is located with latitude and longitude	:	Latitude: - 22.625729459877 Longitude :- 88.42176785622
	b. Building Plan	:	Available with the Company
	c. Floor Plan	:	Not Applicable
	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	:	Attached
	e. Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	:	N.A.
	f. Google Map location of the property	:	Attached
	g. Price trend of the Property in the locality/city from property search sites viz. Magickbricks.com, 99Acres.com, Makan.com etc.	:	Not Applicable
	h. Any other relevant documents/ extracts	:	NIL



We assess the Fair market value of the property of M/s. BTL EPC Ltd. 9, K.B. Sarani (Mall Road), P.S- Dumdum, Dist.:- North 24 Pgs, Dum Dum Municipality, Ward No: 21, Kolkata- 700-080 to be Rs.11, 40, 34, 000 (Rupees Eleven corer, Forty Lakhs, Thirty Four Thousand) only.

Declaration & Disclaimer,

We hereby declare / disclaim that,

- a) The information furnished to us considered true and correct to the best of our knowledge and belief; and the assessed valuation report is based on the copies of documents furnished to us and the authentication of the site / premises done by Mr. Mr. Sourav Kumar Jha (Representative of the company)
- b) Competent legal opinion may be obtained regarding the genuineness & legal status of the title of the property and its marketability. Our report is to be accepted/ rejected based on the above conditions only.
- c) The report is submitted as an expert opinion based on the documents & information provided to us and has been identified by the person whose photograph is reflected in some of photographs attached with the report.'
- d) The current market rate may undergo changes in future due to the changes in the demand supply factor; market forces; other factors; conditions & rights and interest of the owner.
- e) We have no direct and indirect interest in the property valued; and the valuation report dt. 16.06.2020 shall be accepted / rejected based on the terms and conditions after verification of the credential & creditworthiness of the Owner. Legal status & identification of the site / premises is not within the scope of the report.
- f) The valuation is time bound and purpose bound. The valuation report dt. 16.06.2020 is issued without prejudices and to be used only for whom the report has been prepared.
- g) We have inspected the property on 15.06.2020

For United Surveyors and Valuers



B. D. Gupta
Empanelled Valuer of State Bank of India

ANNEXURE- A

VALUATION OF LAND:-

Considering the location; available amenities; demand of the immovable properties in the area; & after-market enquiry the valuation of the land is as follows:-

Total Area of Land = 1 Bigha 9 cottaha 10 chittack
i.e 29.625 kottaha.

Valuation:-

1. 29.625 cottah
@ Rs. 33,82,000/- per cottah = Rs. 10, 01, 91, 750/-
Say = Rs. 10, 01, 92, 000/-



ANNEXURE- B

VALUATION OF BUILDING:-

Sl.	Description of Building / Structures	Year of Construction	Covered Area (sq ft)	Depreciated Rate Per Sqft (Rs)	Depreciation value (Rs.)
1	Factory Shed R.C.C. Structure with Brick Wall & C.G.I. Sheet shed	1992	28026	435	12180800
2	Two Storied Office Building R.C.C. Slab with Brick Wall	1992	800	639	510815
3	Boundary Wall with gate Brick wall RCC column	1992	L.S.		154375
4	Machine Foundation and Other RCC construction RCC	1992	L.S.		638519
				Total	13484509
				Say	13485000



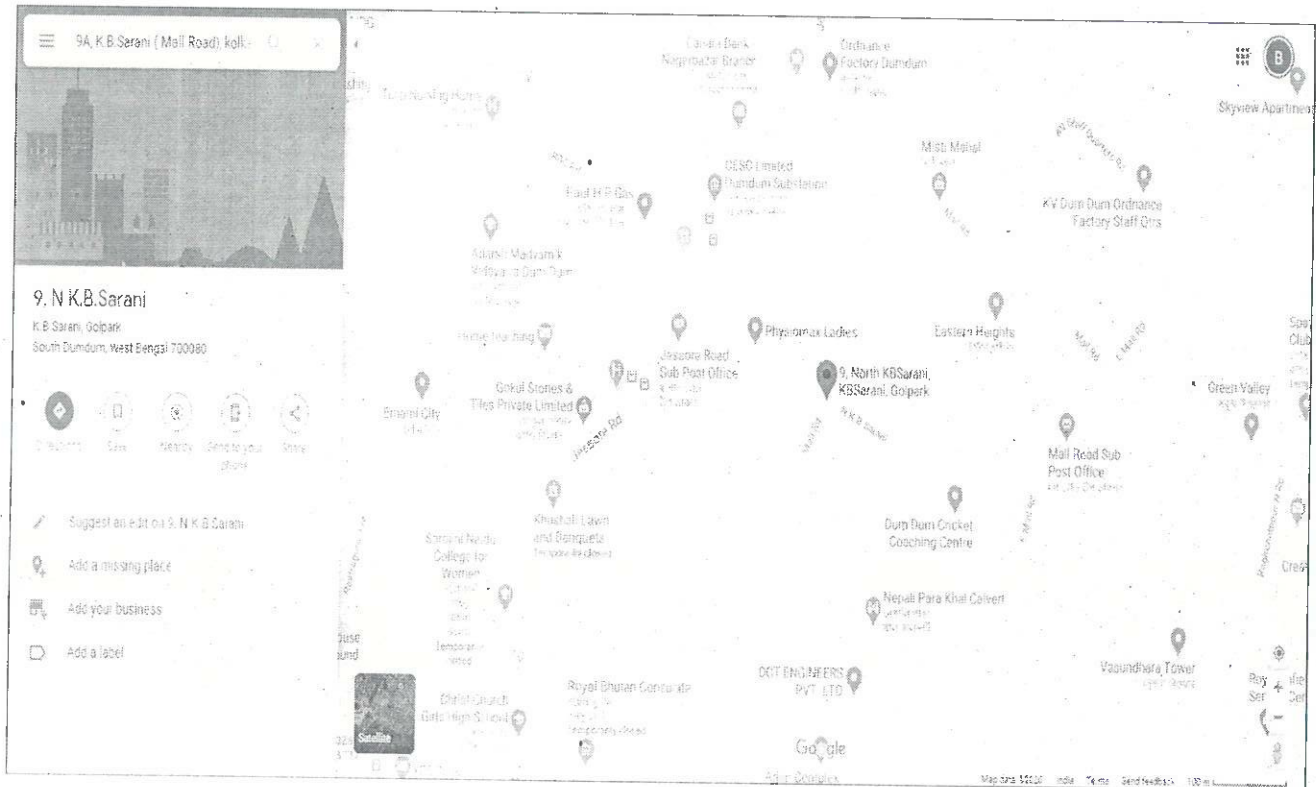
ANNEXURE- C

VALUATION OF PLANT & MACHINERY:-

SL. NO.	Description of Machine	Date of Purchase	Replacement Cost (A)	Total Depreciation	Net Depreciated value
			(Rs)	(Rs)	(Rs)
1	Surface Grinding Machine (50 HP, 2 HP (Hydraulic), 3x0.50 HP (Pump))	2007	48600	46300	2300
2	Surface Grinding Machine (15 HP, 5 HP (Hydraulic), 0.50 HP (Pump))	2007	37800	36000	1800
3	Cold forming Line Rolling Machine	2007	189000	180200	8800
4	Pillar Drill Machine	2007	57888	55188	2700
5	Pillar Drill Machine	2007	48978	46678	2300
6	Pillar Drilling Machine	2007	52920	50420	2500
7	Center Lathe Machine - 6 ft., 3 HP	2007	113400	107900	5500
8	Center Lathe Machine - 8.5 ft/ 2550 mm approx	2007	140400	133900	6500
9	Surface Grinding Machine (30HP, 2HP (Hydraulic), 3X0.50HP (PUMP))	2008			2500
10	Welding Machine 400 amp	2009	140408	133808	6600
11	Welding Machine 400 amp	2009	140568	133968	6600
12	Welding Machine 400 amp	2009	137412	130912	6500
13	Welding Rectifier 400 amp	2009	101051	96251	4800
14	Welding Rectifier 400 amp	2010	150817	143617	7200
15	Lathe Machine	2010	464400	442900	21500
16	MIG/MAG Welding Machine	2010	60495	57595	2900
17	Radial Drill Machine	2010	340880	325080	15800




GOOGLE MAP




GOVERNMENT VALUE

Home > About Us > Services > Revenue > e-Nathikaran > Market Value of Land

Search > Home > About Us > Services > Revenue > e-Nathikaran > Market Value of Land



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



e-নথিকরণ

Market value of land

District *	North 24 Parganas	Thana *	Bardhaman	(*) marked items are mandatory
LOUR 003	South 24 Parganas	Mouza	Dumuria	
Road	K. S. Road	Road Zone	Not available	
Premises No.	0	Ward no.	0	
Location of	UPPER / LOWER / MIDDLE	Municipality	0	
Project name	0			

PLOT no. :

RS :


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RS Khata No. :

021

To get more details of property please enter LR plot no. and LR Khata no.

Proposed Land Use	Farmers	Nature of Land (as recorded in ROR)	Farmers	
Area of land	Acres	Decimals	Bigha	Katha
Is Property on Road?	No	Yes	Approach Road Width (in feet)	25
Adjacent to Metal Road	No	Yes	Litigated Property	Yes * No
Encumbered by tenant	No	Yes	Tenant is Purchaser?	No
Bargadar	No	Yes	Bargadar is Purchaser?	Yes No

Type the characters shown  By new character

Market Value of Land: INR 12,02,617.00

Display Market Value

Service Count: 47,01,906

NB: To be verified from the appropriate Registration Office after filling up proper Registration Form

e-Nathikaran / CORD

What is e-Registration

e-Registration Benefits

Registration Process in CORD

Registration Process in e-Nathikaran

Frequently Asked Questions

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Mouza

Municipality

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