



Our Ref: DPM/10/395  
Your Ref: Verbal

**SAMRANGI SHAH**

Date: 25.07.2006

The Branch Manager  
Bank of India  
D.C. Dey Rd. Branch

**Sub :** Valuation of Property (S-W Facing Residential Flat) at 3rd Fl. of 'Banalata' of  
Premises No : E1/1, Ramgarh (Old No. 87/12/296 E, Raja S.C. Mullick Rd.)  
Ward # 100, Kolkata - 700 017.  
A/c. Smt Samrangi Shah

Dear Sir,

Please be informed that we have inspected above-mentioned property on 21<sup>st</sup> July, 2006 and have carried out valuation thereof. 6 nos colour photos of the property taken during the visit are enclosed for reference and record. The valuation report is furnished below :

#### PART-I : GENERAL

- Purpose for which valuation is made : Assessment of fair market value for financial assistance from Bank.
- List of Documents Provided :
  1. Photocopy of S.Plan No. 422 by A.E.K.M., Brough X on 28.03.2003
- Means & proximity to surface communication: The property is situated near Kalyan Sangha 5<sup>th</sup> Pally.
- Brief Description of the property :

3rd Fl. Flat (South West side) of partly G+3, partly 3 storied building premises at flat in 32<sup>nd</sup> Fl. Flat of Partly G+3 & Partly 3 storied building Premises name : 'Banalata' at E1/1 Ramgarh (Old No. 87/12/296 E, Raja S.C. Mullick Rd), Ward# 100, Kolkata-700 017 together with common areas and common facilities in the existing building with undivided proportionate share of land.

Said 3rd Fl. Flat is comprised of 4 Bed rooms, 1 each Living/Dining, Kitchen, Balcony & 4 Toilets. The Bldg. has a Staircase leading from Gr. Fl. to roof over 3rd Fl.
- Marketability : Size of the flat & it's superior finish & price is in demand amongst upper middle class families, which constitute a large share of real estate market. In view of these factors, marketability of the flat constructed complete as per specification & finish schedule is considered satisfactory.
- Any Negative factors observed which affects the Market Value? Generally nil.

#### PART-II : VALUATION

##### APPROACH TO VALUATION :

**Building/structure :** The building and in particular the flat is brand new, being only 6 months old. As per verification of class of construction, finishing works, Door/Window details, etc. of the flat, is deemed to be of better class of construction and finish.

**RATE :** Present market value of such finished properties is worked out on basis of class of construction and Finish Schedule, local enquiry re. prevailing market price, etc. On this basis market value of similar properties, completed & ready for occupation, is considered to be between Rs.1300-1500/Sq.ft. In our opinion Rs.1400/Sq.ft. of super built-up area as market value for valuation of flat completed & finished, as per the specification and Finish Schedule is considered to be fair and justified.

**Depreciation :** As the property is only 6 months old, hence depreciation is not applicable.

#### PART-III : VALUATION REPORT OF PROPERTY

- |    |  |   |
|----|--|---|
| 10 | Valuation of the property                      | D. P. Mullick & Co., B.E., F.I.E., F.I.V. Chartered Engrs |
| 20 | Value of the property as per valuation report  | Value certified by Hon. High Court, Kolkata               |
| 30 | Amount of the property as per valuation report | Date of inspection : 21.7.2006                            |
|    |  | Date of Valuation : 25.07.2006                            |
|    |  | Valuer : Smt Samrangi Shah                                |
|    |  | In presence of Dated : Facts could not be verified and    |





		details could not be furnished.
4.0	Survey No. & Municipal No. of property	'Banalata' at E/1 Ramgarh (Old No. 87/12/296 E, Raja S.C. Mullick Rd); Ward# 100, Kolkata-700 017.
5.0	Situation of the property	The property is situated in an area developed with many multi storied residential buildings. It is butted & bounded as follows: On North By Ramgarh Rd. On South By Municipality Road On East By Municipality Road On West By Common Passage
6.0	Whether lease-hold or freehold	Not Known in absence of Agreement Copy.
7.0	Municipal Valuation for tax purpose	Not Known
8.0	Area of Land (as per Memorandum of Agreement for Sale)	Not Known in absence of Agreement Copy.
9.0	Value of Land	Not Applicable
10.0	Super Built up area of the building/flat/apartment (Sq.ft)	As per Site measurements, 1518 sq.ft.
11.0	Carpet Area (Sq.ft.)	1181. (as per Site Measurement)
12.0	Value of Super built up area	Rs. 21,25,200/-
13.0	Please state the nature of construction viz. whether it is built up with RCC or stones and bricks. Please also give some idea about the kind of fittings used in the building, whether flooring is of ordinary kind or whether there are any special or costly fittings. Also whether there is independent water supply, other amenities, etc.	RCC fr. str. with masonry wall plastered on both sides; fin with Colour Paint & Plaster of Paris over Plaster on interior surfaces & extrnl. wall fin with colour wash over plaster; RCC Fl. fin with cast in situ mozaic (except in Kitchen & 2 Toilets fin with glazed vitreous tiles; S.Leaf W. Doors with Door frames fin with Paints; fully Glazed D.Leaf M.S. framed Windows protected with M.S. Grills; Kitchen fin with Glazed Ceramic tiles 2'-0" H in Dado over L Shaped K slab; Stainless Steel Sink, Plumbing; Toilet fin with Glazed Ceramic tiles 6'-0" H in Dado, Sanitarywares, Hot & Cold Water line, Plumbing, Western type W.C. Tap, Mixer Shower; RCC Staircase (leading from Gr.FI to roof over 3 <sup>rd</sup> Fl) Landing/Rising fin. with cast in situ mosaic, walls fin with Colour Pain over Plaster of Paris & complete with 3'-0" H M.S Rails; Concealed Conduit wiring. RCC Water Tank 4' H parapet wall around constrd. at Roof; Gr. Fl. has Gen. Room, Pump room, Semi UG Reservoir, Paved area, Security room, Toilet & Soak Pit. Constt. of Septic Tank in progress. Water line connected to KMC Main line; CESC power connection is established
14.0	Year in which the property was constd.	1999 as reportedly informed by Customer
15.0	Total Value of the property	
15.1	Value of Land	Not Applicable.
15.2	Value of Super Built up area	Rs 21,25,200/-
16.0	From the above, please deduct depreciation (It should be arrived at after taking into account the age and life of the building)	Nil
	Fair Market Value of the Property.	Rs: 22,75,200/- (incl. 1 Cov Car Parking at Gr. Fl)
17.0	Please state if entire property is used by owners themselves or hired out to tenant	The entire 3rd floor flat is found being used by owner for own residential purposes.



### CALCULATION OF FAIR MARKET VALUE IN TABULAR FORMAT

Description	Quantity	Cost of constt. (Rs.)	Value (Rs.)	Deprec. (Rs.)	Deduction (Rs.)	Value (Rs.)
3rd Fl. Flat (South side)	Super Built-Up Area 1518 Sq.ft.	1400/sq.ft.	21,25,200/-	Nil	Nil	21,25,200/-
Cov- Garage for 4- Wheeler	1 no.		L.S 1,50,000/-	Nil	Nil	1,50,000/-
Total :						22,75,200/-

### VALUATION CERTIFICATE

As a result of our appraisal and analysis, it is our considered opinion that the present market value of the above-mentioned 3<sup>rd</sup> Fl.flat as per existing finishing items of work would be for : Rs. 22,75,200/- (Rupees Twenty two Lakh Seventy five Thousand Two Hundred only) .

This report is issued without prejudice.

for D. P. Mukherjee & Co.

(A. Mukherjee)  
Partner

Place : Kolkata  
Date : 25.07.2006

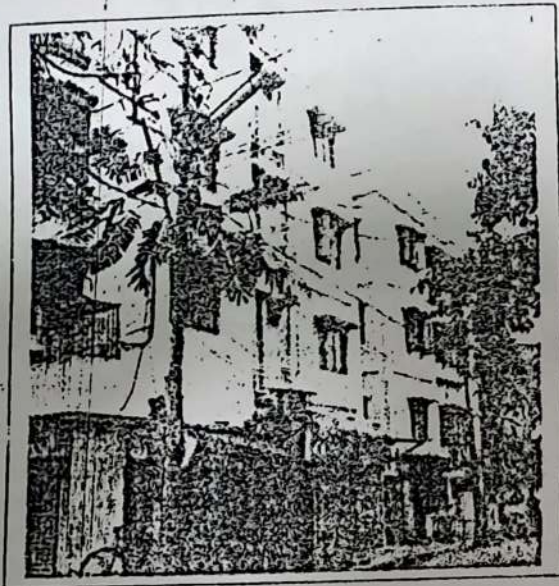




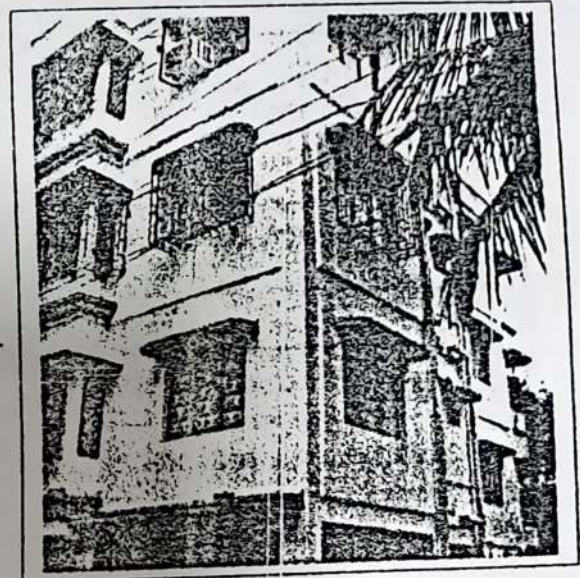
P. Mukherjee & Co.  
81, Rash Behari Avenue, Kolkata 700 019

Customer : Samragni Shah

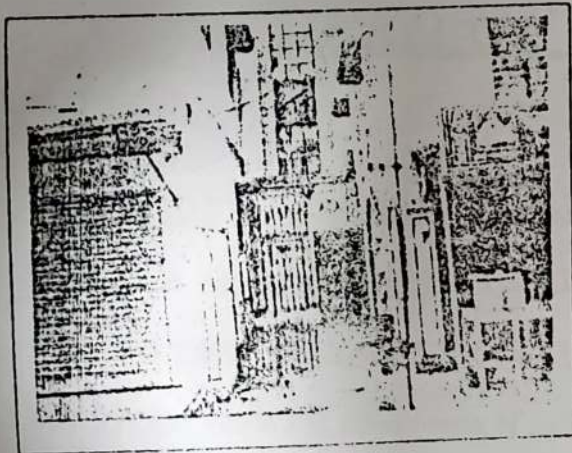
Property at : 3<sup>rd</sup> Fl, "Banalata Appt", E-1/1, Ramgarh, Ward 100,  
(Old No.) Premises # 87/12/296E, Raja S.C. Mullick Rd., Kol-17



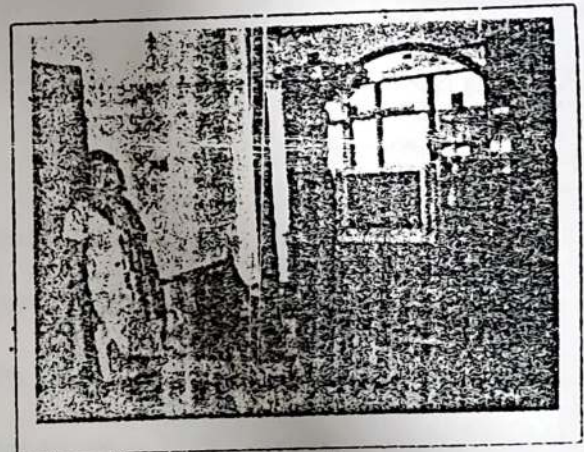
External view of the Premises



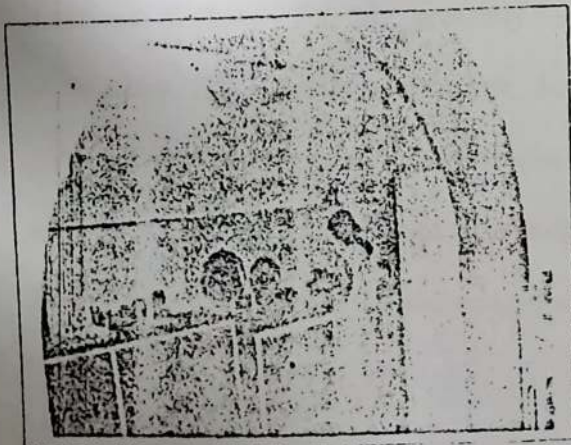
External view of the Premises



External view of the Premises



Interior view of Drawing Room



Interior View of the Premises



Picture of the Customer: Samragni Shah in the first