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H M. TRADER

Approved Valuers &  
Consultant of Bank of India

138, BIPLABI RASH BEHARI BOSE ROAD, KOLKATA-700 001

Ref.No. :

Dated : 18.11.05.

To  
The Manager,  
BANK OF INDIA,  
Garden Reach Branch,  
Paharpur Road,  
Kolkata-700 024.

RE: VALUATION REPORT OF THE IMMOVABLE PROPERTY BY LAND  
WITH INCOMPLETE (GROUND FLOOR) STRUCTURE OWNED BY  
**MD. SALIM & BROTHERS** SITUATED NEAR MOULANA AZAD GIRL'S  
SCHOOL AT PREMISES NO.H-85/C/1, PAHARPUR ROAD, KOLKATA-  
700 024, P.S. GARDEN REACH.

With reference by the branch letter dated 14th November, 2005,  
we have inspected and noted the present condition of the structure  
location etc and also verified the submitted relevant document of  
the above. Our report of the above as under :-

Date of Inspection : 14th November, 2005

Property Identified by me : Md. Ekhlauque

Plot/Survey/Holding  
number etc. : Mouza Garden Reach, J.L.No.  
Dag No.241,242 & 244, Khatian No.149,  
P.S.Garden Reach, Dist.24-Pgs. (S)  
under K.M.C. (G.R.Unit), Premises No.  
H-85/C/1, Paharpur Road, Kolkata-24,  
Ward No.135.

O w n e r : As per Record,  
1. Md. Salim  
2. Md. Kalim  
3. Md. Ekhlauque  
4. Md. Iqbal

All are sons of Late Abdul Matin  
residing at H-86, Paharpur Road.

B O U N D A R Y : Property is butted and bounded as und  
On the North Vacant (Low) land of  
Md. Mussa & Others.  
On the South By II Storied Building c  
Premises No.H-85/A.  
On the East By Municipal Drain after  
that Houses of Abdul Sat  
On the West By House of Holding No. 1



and partly Common Passage.

Location : Property is lying and situated at the 4+0" inside common passage and its approach from Paharpur Road, at Moulana Azad Girl's School through 1.25 mt. wide K.M.C. Road. Locality is developed and it is middle and upper middle class people. Surface transport are available on Paharpur Road and major transport on Garden Reach Road at Kanchi Sarak More and it is with on walking distance. Civic amenities are available within 1 Km. distance. It is under local limits of The Kolkata Municipal Corporation (G.R.Unit), Ward No.149.

Description of Property

: It is free hold developed land comprise of a single storied incomplete structure and its construction work is going on.

1. L A N D:

Free hold Bastu land measuring an area 5K-0CH-0SFT. more or less recorded in Registered Deed being Deed No.5446 for 1985 dated 27.06.1985. After physical measurement Land area is 4K-9 CH-15 SFT. In this case, we consider the Land Area is 4K-9CH-15 SFT. Shape of the land is almost rectangular and it is demarcated.

2. S T R U C T U R E:

During our inspection, we have noted that sub-structure work ~~is~~ i.e. foundation and super structure work of ground floor only R.C.C.work and partly cement brick work etc. are completed.

The said building plant of Two storied was sanctioned by Kolkata Municipal Corporation dated 11.10.2004 ~~for~~ vide B.S. Plan No.39(B-XV) of 2004-05 within the cover area of 107.73Sq.M. or 1159.17Sft on each floor.

Built up area.

As per B.S.Plan. Ground Floor. 107.73Sq.M. or 1159.17Sft.

Near of Construction.

It is newly construct and its construction work is under progress.

~~XXXXXXXXXXXXXX~~

~~XXXXXXXXXXXXXX BUILDING METHOD~~  
=====



~~XXXXXXXXXXXXXX~~

~~similar type of land on that locality after local enquiry regarding~~



valuation.BY LAND WITH BUILDING METHOD.  
=====1. LAND.

Similar type of land on that locality after local enquiry ranging Rs.6,00,000.00 to Rs.8,00,000.00 per Kattha depending on its size, shape, approach road etc. and also demand of land on that locality on Paharpur road near Kanchi Sarak More.

We consider the value of the said land on that locality and inside from main road is Rs.4,00,000.00 per Kattha.

Therefore fair market value of the said property of 4K.-9Ch.-15Sft = 4.583Kattha is Rs.18,33,200.00

2. STRUCTURE.

Estimated value of the said structure(up to work) is under.

i) Foundation.

1159Sft @ Rs.160.00/Sft. -- -- Rs.1,85,440.00

ii) super structure.

1159Sft @ Rs.250.00/Sft. -- -- Rs.2,89,750.00  
Rs.4,75,190.00

Say. Rs.4,75,200.00  
=====

<u>S u m m a r y .</u>	1. LAND.	Rs.18,33,200.00
	2. STRUCTURE.	Rs. 4,75,200.00
		Rs.23,08,400.00 =====

A. FAIR MARKET VALUE.

In our considering opinion and after above assess the fair market value of the said property by Land with incomplete structure comes to Rs.23,08,400.00(Rupees Twentythree Lakhs eight thousand four hundred)only.

B. DISTRESS & FORCE SALE VALUE.

In this case distress and force sale value of the said property would be Rs.18,50,000.00(Rupees eighteen lakhs fifty thousand)only.

REMARKS. After completion of the said two storeyed building the value would be as under.

i) At present day fair market value as above Rs.23,08,400.00

ii) On completion of superstructure work of 1st floor & remaining portion of ground fl. Rs. 5,21,500.00

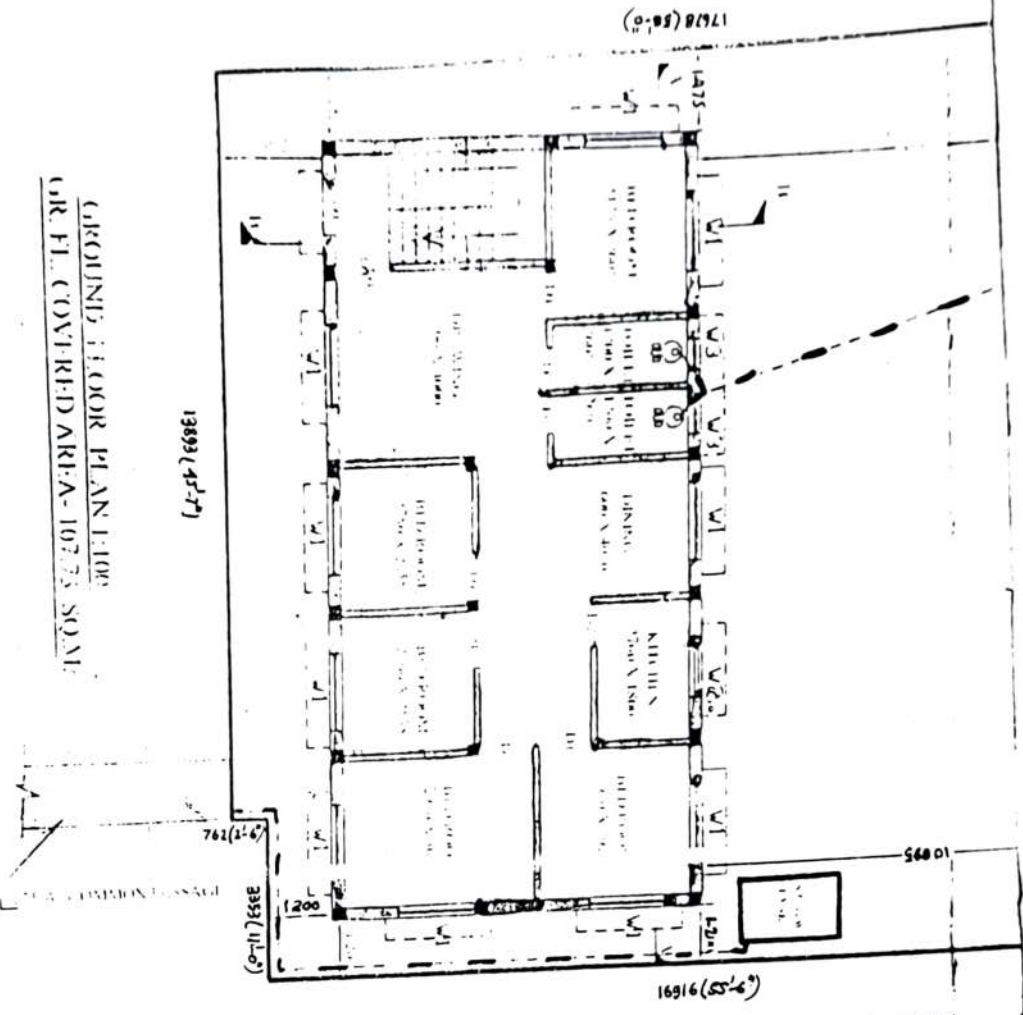
iii) ON fully completion of two storeyed. Rs. 3,47,700.00

Rs.31,77,600.00  
=====

for PLACON

Prigabrat Samal  
Approved Valuers and  
Consulting Engineers

GROUND FLOOR PLAN 1:100  
GR FL COVERED AREA- 107.73 SQ.M



FIRST FLOOR PLAN 1:100  
1ST FL COVERED AREA- 107.73 SQ.M E.A.C.H.

