

Mobile : 9831294742

Phone : 2440-9535 (Office)

**METROPOLITAN VALUERS & REAL ESTATES AGENTS**  
ASSESSORS, VALUERS (CIVIL & MECHANICAL SURVEYORS & CONSULTANTS  
IN ALL MATTERS RELATING TO LANDS & BUILDINGS)



**Regd Office**

43, BALLYGUNGE GARDENS, KOLKATA – 700019

**Branch Office**

16/1, R.K. Das Road, First Floor, Kolkata – 700078

**Valuation of a Flat**  
**Situated at**

North and North Eastern side of Ground floor of G+5  
storied building situated at Premises No. 20D, Raja  
Dinendra Street, P.O. – Amherst Street,  
P.S. – Narkeldanga, Kolkata – 700009

**OWNED BY**

**ABU NASAR**



Phone : 2440-9535 (Office)

## **METROPOLITAN VALUERS & REAL ESTATES AGENTS**

**ASSESSORS, VALUERS (CIVIL & MECHANICAL SURVEYORS & CONSULTANTS  
IN ALL MATTERS RELATING TO LANDS & BUILDINGS)**

**43, BALLYGUNGE GARDENS, KOLKATA - 700019**

*Dated: 28.10.2018*

**To  
The Senior Branch Manager  
Bank of India,  
Shyambazar Branch,  
Kolkata.**

**Sir,**

***As per your request we are submitting the valuation report for Sri Abu Nasar (owner) with Reference No. MVREA / BOI / AN / 10 / 2018, dtd. 28th October, 2018. The property situated at flat situated at North and North Eastern side of Ground floor of G+5 storied building situated at Premises No. 20D, Raja Dinendra Street, P.O. - Amherst Street, P.S. - Narkeldanga, Kolkata - 700009.***

**Thanking you,**

***Yours faithfully,***

**For METROPOLITAN VALUERS &  
REAL ESTATE AGENTS**

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IN ALL MATTERS RELATING TO LANDS &amp; BUILDINGS)

43, BALLYGUNGE GARDENS, KOLKATA - 700019

Nature of works : Valuation of a flat on ground floor

Report No.: MVREA/BOI/AB/10/2018

Dtd. :28.10.2018

Valuation of a flat situated at North and North Eastern side of  
Ground floor of G+5 storied building situated at Premises No. 20D,  
Raja Dinendra Street, P.O. - Amherst Street,  
P.S. - Narkeldanga, Kolkata - 700009

Valuation Order by

: The Senior Branch Manager  
 Bank of India,  
 Shyambazar Branch,  
 Kolkata.

Name of Registered Valuer

: Sri Sanat Kumar Chakraborty  
 Chartered Engineer & Govt. Regd. Valuer

Latitude

: 22.5796° N

Longitude

: 88.3767° E

1. Purpose for which Valuation is made : Assessment of present fair market value as well as other values of the aforesaid property for the purpose of financial assistance from Bank of India, Shyambazar Branch, Kolkata.
2. Date as on which Valuation : 28<sup>th</sup> October, 2018
3. Date of Inspection : 24<sup>th</sup> October, 2018
4. Name of the owner's : Sk. Abu Nasar  
S/o. Sk. Abdul Mabud
5. Property identified by : Not identified by anyone.





**Documents relied on**

- : ■ Copy of Deed of Conveyance being No. 04727 of 2008.
- Copy of Building Sanction Plan No.07/ Br-IV/2003-2004, dated 11.11.2002.
- Copy of NOC, dated 15.01.2008.
- Copy of Mutation Certificate, dtd. 09.01.2012.

**7 Boundary of the Property-**

**On the North**

: By premises No. 26, Raja Dinendra Street.

**On the South**

: By passage leading to back portion.

**On the East**

: By passage belonging to Smt. Ashalata Chatterjee.

**On the West**

: By Raja Dinendra Street.

**8. Description of the Land**

: It measures 03 kattahs 07 chittacks 23 sq.ft. more or less.

**9. Accommodation**

: Two rooms, one toilet, one store / cooking unit.

**10. If the property is under Joint ownership 1p/co - ownership state of each such owner. Are the shares undivided?**

: Single owner

**11. Brief description of the Property.**

: Flat situated at North and North Eastern side of Ground floor of G+5 storied building situated at Premises No. 20D, Raja Dinendra Street, P.O. - Amherst Street, P.S. - Narkeldanga, Kolkata - 700009



*[Handwritten signature]*

- 12. Location of the property** : The subject property is located at the commercial cum residential area known as Raja Dinendra Street, under P.S. Narkeldanga, inhabited by middle class people of the society. It is within the jurisdiction of Kolkata Municipal Corporation in Ward No. 28. All Civil and Municipal amenities are available in the vicinity. The area served by an excellent network of surface transport.
- 13. Is the Property situated in residential / commercial/ mixed area/ industrial area?** : It is Situated at commercial cum residential area
- 14. Classification of the locality high class/ middle class/ poor class.** : Middle class people.
- 15. Proximity to civic Amenities like Schools, hospitals, office markets, cinema etc.** : Proximate school, hospital market, bank, college as per local enquiry.
- 16. Means and proximity to surface communication by locality is served.** : Road transport is the main mean of communication.
- 17. Area of land supported by documentary proof, shape, dimensions and physical features.** : It is rectangular in shape said as road level.

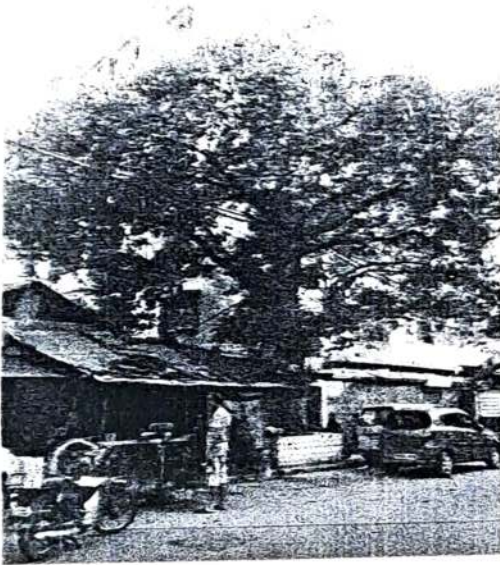


18. Is it leasehold , the name of lessor/ lessee, : Freehold  
nature of lease, dates of commencement and  
termination of lease and terms of renewal of  
lease
19. Is there any restrictive covenant in regard to : There is no restrictive  
use of land? If so, attach a copy of the  
covenant. convent to regard to use of  
the land.
20. Are there any agreements of easements ? If so , : No  
attach copies.
21. Does the land fall in an area included in any : No  
Town planning Scheme or any Development  
plan of Government or any statutory body? If  
so, give.
22. Has the whole or part of land been notified for : No  
acquisition by Government or any statutory  
body?
23. Attach plans and elevations of all structures : Produce by the owner  
standing on the land a layout plan.
24. Area :  
Covered Area of Flat : 290sq.ft. more or less  
Super Built up area of flat : 340 sq.ft. more or less





25. **Furnish technical details of the building on a separate sheet (The Annexure to this Form may be used)** : The building is a G+V storied R.C.C. framed structure having column footing foundation with R.C.C. roof slabs, beams, lintels, stair, brick walls, chajjas etc. Brick walls are cement plaster on both sides. Inside walls and ceiling are treated with plaster of paris. Flooring are finished with marble. There are wooden doors and aluminum casement windows with glass fittings and 1 No. of M.S. Rolling Shutter. Electrical wiring is concealed type with all necessary fittings and fixtures. Water is drawn from deep tube well and pumped to an overhead tank for distribution. Sewage is taken care in a septic tank.



26. **Is separate amount being recovered for the use of fixtures like fans, geysers, refrigerators, cooking gadget, built in wardrobes etc.** : Owner bear the cost
27. **Give details of water and electricity charges, if any, to be borne by the owner.** : Owner bear the cost
28. **If a pump is installed, who has to bear the cost of maintenance and operation - owner or tenant?** : Owner bear the cost.

29. Who has to bear the cost of electricity charges : Owner bear the cost.  
for lighting of common space like entrance hall,  
stairs, passages, compound, etc. - owner of  
tenant ?
30. What is the amount of property tax ? Who is the : Owner bear the cost.  
bear if ? Give details with documentary proof
31. Is the building insured ? If so, give the policy : Not known  
No. amount for which it is insured and the  
annual premium.
32. Has any standard rent been fixed for the : Not applicable  
premises under any law relating to the control  
of rent ?
33. Land rate adopted in this valuation : Not applicable
34. Year of commencement of construction and year : During the period of 2005-2006  
of completion
35. What was the method of construction - by : Not known  
contract / by employing labour directly both ?
36. For items of work done on contract, produce : Not known  
copies of agreements.



**VALUATION :****FLAT :**

Keeping in view of the following factors we have to assessed the present fair market price of the subject property. 1) Location 2) Demand of space 3) Prevailing rates varies in the area. 4) Proximity to amenities And after considering the above factors, and 5) Specifications and Materials used in the flat, we have gathered the present fair market price for similar type of flat in the area which varies between Rs.9,000/- to Rs.10,000/- per sq.ft. We have assessed the price @ Rs.9,000/- per sq.ft. considering different advantages and disadvantages. Thus, the flat value comes to

340 sq.ft. x @ Rs.9,000/-	Per sq.ft.	Rs.30,60,000/-
Less Depreciation x @ 20%		Rs.6,12,000/-
Depreciated Value		Rs.24,48,000/-
Or Say		Rs.24,50,000/-

*(Rupees in words :Rupees Twenty Four Lac Fifty Thousand only).*

**CERTIFICATE :**

As a result of our appraisal and analysis, it is our considered Opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications work out to be Rs.24,50,000/-

*(Rupees in words :Rupees Twenty Four Lac Fifty Thousand only).*

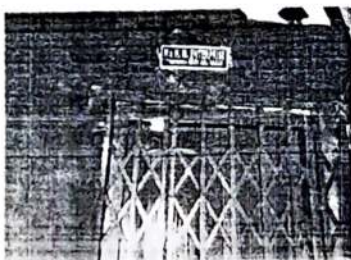
In case the bank were to sell the property, the approximate forced sale value will be : Rs.17,30,000/- (Approx.)

Realizable value of the flat : Rs.20,80,000/- (Approx)

Government registration value : Rs.19,29,075/-

\*\*\*\*\*We have valued the right property.

**For METROPOLITAN VALUERS & REAL ESTATE AGENTS**




*Sant Khand Chakravarty*

**S. K. Chakravarty**

Chartered Engineer (I) M-023034-E  
Structural Engineer ESE-11/261 (K.M.C.)  
Fellow Institution of Valuers F 18575  
Govt. Regd. Valuer VI126/CAT-11/2012 13

## Market Value of Apartment

District	South 24 Parganas	Thana	Narikeldanga
Local Body	Kolkata Municipal Corporation	Mouza	
Road	Raj Dinendra Street	Road Zone	1 - Narikeldanga Mn Rd to Vivekananda Rd
Premises No.	200	Ward No.	28
Jurisdiction of *	A.D.S.R. SEALDAH	Kolkata Municipal Corporation	KOLKATA MUNICIPAL CORPORATION
Plot No*	RS 0 / 0	Project Name *	Not Specified
Apartment Type	Residential Mezzanine Floor Covered Garage Open Garage	Area in Sq. Feet	Covered Area Super Built-up Area *
Use of Flat *	Residential	Floor Type	Marble
Fiat located in which floor	0	Fiat No.	0
Age of the Fiat (in year)	12	Litigated Property?	No
Is property on Road	Yes	Width of Approach Road (in feet)	0
Encumbered By Tenant ?	No	Is Tenant 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 type="checkbox"/> Shopping Complex		
Type the characters shown			
Market Value of Apartment :- Rs. 19,29,075/-			



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Garpar Rd



Garpar Rd

Banquet Hall



Children International



SHIV MANDIR



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indra St



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