

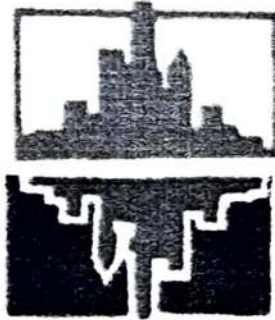
Mobile : 9831294742

Phone : 2440-9535 (Office)

(B)

METROPOLITAN VALUERS & REAL ESTATES AGENTS

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



S/E
Abu Nasar

Regd Office

43, BALLYGUNGE GARDENS, KOLKATA – 700019

Branch Office

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

Valuation of a Shop
Situated at

South Eastern side of Ground floor of four storied building
situated at Premises No. 63B/1P,
Swinhoe Lane, P.O. & P.S. – Kasba, Kolkata – 700042

OWNED BY

8274

ABU NASAR



Phone : 2440-9535 (Office)

METROPOLITAN VALUERS & REAL ESTATE 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 shop situated at South Eastern side of Ground floor of four storied building situated at Premises No. 63B/1P, Swinhoe Lane, P.O. & P.S. - Kasba, Kolkata - 700042.

Thanking you,

Yours faithfully,

**For METROPOLITAN VALUERS &
REAL ESTATE AGENTS**

METROPOLITAN VALUERS & REAL ESTATES AGENTS

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

43, BALLYGUNGE GARDENS, KOLKATA - 700019

Nature of works : Valuation of a shop.

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

Dtd. :28.10.2018

Valuation of a shop situated at South Eastern side of
Ground floor of four storied building situated at
Premises No. 63B/1P, Swinhoe Lane,
P.O. & P.S. - Kasba, Kolkata - 700042.

- 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 : 22.5233° N
Longitude : 88.3757° 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 : 28th October, 2018
 3. Date of Inspection : 24th October, 2018
 4. Name of the owner's : Sk. Abu Nasar
S/o. Sk. Abdul Mabud
 5. Property identified by : Not identified by anyone



6. Documents relied on

- : ▪ Copy of Deed of Conveyance being No. 08274 of 2010.
- Copy of Building Sanction Plan No.139, dated 04.01.2002.
- Copy of Mutation Certificate No. 008026, dated 11.01.2011.

7 Boundary of the Property-

On the North

: By 12' wide common passage.

On the South

: By premises No. 63B, Swinhoe Lane, New Sabuj Sangha.

On the East

: By 25' wide Swinhoe Lane.

On the West

: By Premises No. 63B/1F, Swinhoe Lane.

8. Description of the Land

: It measures 03 kattahs 06 chittacks 22 sq.ft. more or less.
 Mouza - Gadsa, J.L. No. 17, R.S. Dag No. 1432, Khatian No. 148, P.S. - Kasba, Kolkata - 700042.

9. Accommodation

: One room and one toilet.

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.

: Shop situated at South Eastern side of Ground floor of four storied building situated at Premises No. 63B/1P, Swinhoe Lane,
 P.O. & P.S. - Kasba, Kolkata - 700042.

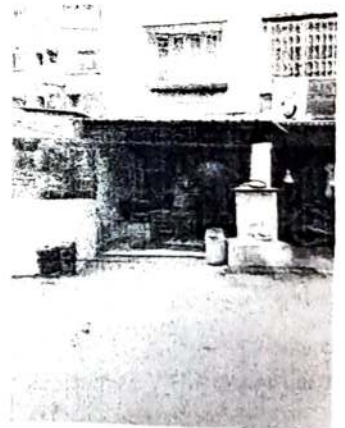
12. Location of the property

: The subject property is located at the commercial area known as Raja Swinhoe Lane, under P.S. Kasba, inhabited by middle class people of the society. It is within the jurisdiction of Kolkata Municipal Corporation in Ward No. 67. All Civil and Municipal amenities are available in the vicinity. The area served by an excellent network of surface transport.



[Handwritten signature]

13. **Is the Property situated in residential / commercial/ mixed area/ industrial area?** : It is Situated at commercial 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, nature of lease, dates of commencement and termination of lease and terms of renewal of lease** : Freehold
19. **Is there any restrictive covenant in regard to use of land? If so, attach a copy of the covenant.** : There is no restrictive convent to regard to use of the land.
20. **Are there any agreements of easements ? If so , attach copies.** : No
21. **Does the land fall in an area included in any Town planning Scheme or any Development plan of Government or any statutory body? If so, give.** : No
22. **Has the whole or part of land been notified for acquisition by Government or any statutory body?** : No



23. **Attach plans and elevations of all structures standing on the land a layout plan.** : Produce by the owner
24. **Area :**
Built up area : 200 sq.ft. more or less
Super Built up area : 240 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 four 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. Infront of the shop is M.S. Rolling shutter. Electrical wiring is concealed type with all necessary fittings and fixtures.
26. **What is the amount of property tax ? Who is the bear if ? Give details with documentary proof** : Owner bear the cost.
27. **Is the building insured ? If so, give the policy No. amount for which it is insured and the annual premium.** : Not known
28. **Has any standard rent been fixed for the premises under any law relating to the control of rent ?** : Not applicable
29. **Land rate adopted in this valuation** : Not applicable
30. **Year of commencement of construction and year of completion** : During the period of 2003
31. **What was the method of construction - by contract / by employing labour directly both ?** : Not known
32. **For items of work done on contract, produce copies of agreements.** : Not known

VALUATION :
SHOP :

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 shop we have gathered the present fair market price for similar type of shop 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 shop value comes to

240 sq.ft. x @ Rs.9,000/-	Per sq.ft.	Rs.21,60,000/-
Less Depreciation x @ 20%		Rs.4,32,000/-
Depreciated Value		Rs.17,28,000/-
Or Say		Rs.17,30,000/-

(Rupees in words :Rupees Seventeen Lac Thirty 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.17,30,000/-

(Rupees in words :Rupees Seventeen Lac Thirty Thousand only).

In case the bank were to sell the property, the approximate forced sale value will be : Rs.13,00,000/- (Approx.)

Realizable value of the property : Rs.14,70,000/- (Approx.)

Government registration value : Rs.14,55,000/-

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

For METROPOLITAN VALUERS & REAL ESTATE AGENTS



Sant Khand Chakravarty
S. K. Chakravarty
 Chartered Engineer (I) M-023034-5
 Structural Engineer ESE-11/261 (K.M.C.)
 Fellow Institution of Valuers F 18575
 Govt. Regd. Valuer VI/26/CAT-I/2012-13



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

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নথীকরণ

Market Value of Apartment

(*) marked items are mandatory

District	South 24 Parganas	Thana	Kasba
Local Body	Kolkata Municipal Corporation	Mouza	
Road	Sunilbho Lane (SEALDAH (A.D.S.R.))	Road Zone	Not Available
Premises No.	638/1P	Ward No.	67
Jurisdiction of	A.D.S.R. SEALDAH	Kolkata Municipal Corporation	KOLKATA MUNICIPAL CORPORATION
Plot No.	RS 0 / 0	Project Name	Not Available
Apartment Type	Commercial	Covered Area	
Use of Flat	Commercial	Super Built-up Area	240
Flat located in which floor	0	Floor Type	Marble
Age of the Flat (in year)	15	Flat No.	0
Is property on Road	Yes	Ulligated Property?	No
Encumbered By Tenant?	No	Width of Approach Road (in feet)	0
Is building has more than two floors?	Yes	Is Tenant is a Purchaser?	No
Other Amenities	<input 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	33846		
Market Value of Apartment :- Rs. 14,55,000/-			

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Mandir

মন্দির

Anjali Flooring

অঞ্জলি মেবোর কো



Prassna Naskar Ln



Jubak Sangha

New general stores

নিউ সাধারণ

দোকান



Radha Rani Press

রাধা রানী প্রেস



Swinhoe Ln

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Mallika Apartment



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