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METROPOLITAN VALUERS & REAL ESTATES AGENTS

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



W/E
Haba

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

North 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

8283

SABA KHURSHID

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 Saba Khurshid (owner) with Reference No. MVREA/BOI/SK/10/2018, dtd. 28th October, 2018. The property situated at shop situated at North 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**

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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/SK/10/2018****Dtd. :28.10.2018**

Valuation of a shop situated at North 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 : 22.5233⁰ N
Longitude : 88.3757⁰ E

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.

Date as on which Valuation : 28th October, 2018

Date of Inspection : 24th October, 2018

Name of the owner's : Saba Khurshid
w/o. Sk. Abu Nasar

Property identified by : Not identified by anyone



Documents relied on

- : ■ Copy of Deed of Conveyance being No. 08273 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.

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 : 166 sq.ft. more or less
Super Built up area : 199 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 199 sq.ft. x @ Rs.9,000/- Per sq.ft. Rs.17,91,000/-

Less Depreciation x @ 20% Rs.3,58,200/-

Depreciated Value Rs.14,32,800/-

Or Say Rs.14,30,000/-

(Rupees in words :Rupees Fourteen 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 e Rs.14,30,000/-

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

In case the bank were to sell the property, the approximate forced sale value will be : Rs.10,70,000/- (Approx.)

Realizable value of the property : Rs.12,00,000/- (Approx.)

Government registration value : Rs.12,06,438/-

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

For METROPOLITAN VALUERS & REAL ESTATE AGENTS



S. K. Chakravarty
S. K. Chakravarty
 Chartered Engineer (I) M-023034-5
 Structural Engineer ESE-111261 (K.M.C.)
 Fellow Institution of Valuers F 18575
 Govt. Regd. Valuer V/126/CAT-II/2012-13

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Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

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- নথিকরণ

Market Value of Apartment

District		South 24-Parganas		Thana		Kasba	
Local Body		Kolkata Municipal Corporation		Mouza			
Road		Saidhoo Lane (SEALDAH (A.D.S.R.))		Road Zone		Not Available	
Premises No.		639/1P		Ward No.		67	
Jurisdiction of		A.D.S.R. SEALDAH		Kolkata Municipal Corporation		KOLKATA MUNICIPAL CORPORATION	
Plot No*		NS		Project Name		Not Available	
Apartment Type		<input type="checkbox"/> Flat/Apartment <input type="checkbox"/> Maziennine Floor <input type="checkbox"/> Covered Garage <input type="checkbox"/> Open Garage		Area in Sq. Feet		Covered Area Super Built-up Area	
Use of Flat *		Commercial		Floor Type		Marble	
Flat located in which floor		0		Flat No.		0	
Age of the Flat (in year)		15		Uligated Property?		No	
Is property on Road		Yes		Width of Approach Road (in feet)		0	
Encumbered By Tenant ?		No		Is Tenant is a Purchaser?		No	
Is building has more than two floors ?		Yes					
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							
Market Value of Apartment :- Rs. 12,09,438/-							

(*) marked items are mandatory



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Fair Kerosine Shop



Mandir

মন্দির

Anjali Flooring

অঞ্জলি ফ্লোরিং কো



Prassna Naskar Ln



Jubak Sangha

New general stores

নিউ সাধারণ

দোকান



Radha Rani Press

রাধা রানী প্রেস



Swinhoe Ln

Google



tor



Mallika Apartment



Swalora



Commute