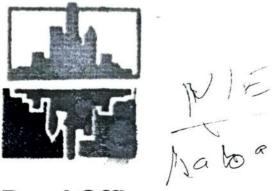
Mobile: 9831294742

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 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

8243

SABA KHURSHID

Phone: 2440-9535 (Office)



METROPOLITAN WALHERS & 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

Mob. 9831294742

Phone: 2440-9535 (Office)

ETEOPOLITAN WALHERS O REAL ESTATES ACENTS



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, **20**18

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





Decuments 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

 Brief descript ion 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.

 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

 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



Attach plans and elevations of all structures standing on the land a layout plan.

: Produce by the owner

24. Area:

Built up area Super Built up area 166 sq.ft. more or less 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

Des

<u>VALUATION</u>: <u>SHOP</u>:

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

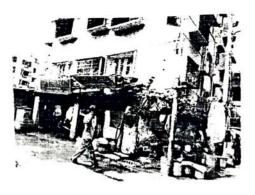
: Fs.12,00,000/- (Approx.)

Government registration value

: Rs.12,06,438/-

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

For METROPOLITAN VALUERS & REAL ESTATE AGENTS



Sant Kan Chuburanty 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 V/126/CAT-I/2012-13

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Contacts - Rules, Acts & Notification - Stamp Dulles & Fees

Apartment Details Page

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Directorate of Registration and Stamp Revenue Finance (Revenue) Department, Government of West Bengal

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Local Body	And in case of the last of the			
	Kolketa Municipal Corporation		Mouza	
Road .	Swinhoe Lane (SEALDAH (A.D.S.R.)	•	Road Zone	No! Available
Premises No.	638/IP		Ward No.	
Jurisdiction of *	ADS.R. SEALDAH	•	Kolkata Municipal Corporation *	KOLKATA MUNICIPAL CORPORATION
Piot No*	786 V	0 /	Project Name	Not Available
Apartment Type	Platkpatronini Mazzenine Ploor Cowerd Gauge Open Garage		Ares in Sq. Feet	Covered Area Super Built-up Area
Use of Flat *	Commercial		Floor Type	Marbie
Fist located in which floor	0	D-Or Floor; 14th Ploor.	Flat No.	0
Age of the Flat (in year)	15	. —	Liligated Property?	2
is property on Road			Width of Approach Road (in feet)	0
Encumbered By Tenant?	2		is Tenant is a Purchaser?	2
is building has more than two floors ?	*			And the second s
Other Amenities	G Lift Facility G Roof Garden	8 Swimming Pool © Club Facili	Gerden @ Swimming Pool @ Club Facility @ Gymnasium @ Shopping Complex	
Type the characters shown		3624	Thy more of paragraph	



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Mandir মন্দির

Anjali Flooring অঞ্জলি মেঝের কো





Prassna Naskar Ln



🚱 Jubak Sangha

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