

Report on Valuation of Land & Godown of M/s. SBM Steels Pvt. Ltd.

Name of the Borrower: **M/s. Impex Metal & Ferro
Alloys Limited**

Property situated at: **Vill: Chakundi, Delhi Road,
P.C. Dankuni Coal Complex, P.S. Dankuni,
Dist: Hooghly, Pin-712310**

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IDEAL CONSULTANCY SERVICES

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ICS/18-19/SAMB-II-Kolkata-SBI/VR/0048
January 21, 2019

Report on Valuation of Land & Godown of M/s. SBM Steels Pvt. Ltd.

M/s. Impex Metal & Ferro Alloys Limited

At Vill: Chakundi, Delhi Road, P.O. Dankuni Coal Complex, P.S. Dankuni,

Dist: Hooghly, Pin-712310

Name & Address of Branch :	STATE BANK OF INDIA Stressed Assets Management Branch-II, Jeevandeep, 1 st Floor, 1, Middleton Street, Kolkata-700071
Name of customer (s) / Borrowable unit : (for which valuation report is sought)	M/s. Impex Metal & Ferro Alloys Limited Regd. Office at: 35, Chittaranjan Avenue, Kolkata-700012. Contact Person: Samir Agarwal, CFO Mobile No. 08420103473 Tel: 033 4016 8000/8100

1. Customer Details	
a)	Name of the Property Owner M/s. SBM Steels Pvt. Ltd. Regd. Office at: 4A, Pollock Street, Swaika Centre, 5 th Floor, Kolkata-700001. Contact Person: Samir Agarwal, CFO Mobile No. 08420103473 Tel: 033 4016 8000/8100
b)	Application No. Not known
2. Property Details	
	Address Vill: Chakundi, Delhi Road, P.O. Dankuni Coal Complex, P.S. Dankuni, Dist: Hooghly, Pin- 712310
	Nearby Landmark The said Godown is situated near Star Battery Bus-stoppage on Delhi Road and beside Karma Kanta Weigh Bridge. Mother Dairy is 2½ km away from the said Godown. Dankuni Railway Station is 3½ away from the said property. Google Map Independent access to the property Latitude & Longitude 22.683050, 88.296680



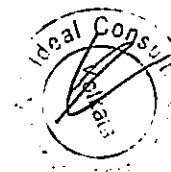
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3. Document Details		
a)	Layout Plan - Name of Approving Authority	NA Dankuni Municipality
b)	Building Plan - Name of Approving Authority - Approval No.	Sanctioned Plan is not provided for verification but Floor Plan was attached with copy of Deed. If the Sanctioned Plan is not available with the Bank, in such circumstance the borrower is expected to submit a true copy of Sanctioned Plan issued by Dankuni Municipality and submit the same. Dankuni Municipality NA
c)	Construction Permission - Name of Approving Authority - Approval No.	Yes Dankuni Municipality
d)	Legal Documents	Copy of Deed No. 5443/1998, 5444/1998, 5445/1998 TIR is not provided by Bank. However, due to urgency of the Bank this valuation report is being submitted and is subject to changes post receipt of TIR copy given by the Bank. Copy of Municipal Tax Receipt.

4. Physical Details of Property		
a)	Adjoining Properties - Boundaries of the Plot East West North South	By Delhi Road By Munnaji's Garage By Municipal Road By Karma Kanta (Weigh Bridge)
b)	Matching of Boundaries	Yes
c)	Plot Demarcated	Yes
d)	Approved land Use	Sali Land but used for Godown purposes since 2007
e)	Type of Property	Freehold Property
f)	No. of Room	Godown Shed
g)	Total No. of Floors	Single storied (AC shed roof), office room.
5. Tenure / Occupancy Details		
	i) Status of Tenure ii) No. of Years of Occupancy iii) Relationship of tenant or owner	Own Occupied 20 yrs Owner Occupied
6. Stage of Construction		
	- Under Construction / Completed - If under construction ,extent of completion	Completed

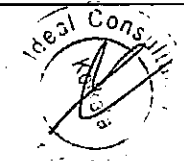


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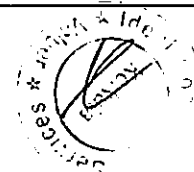
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7. Violations if any observed		
a)	Nature and extent of violations :	Not Known. Sanctioned Plan not provided.
8. Area Details of the property		
a)	- Land Area	As per Deed: 72.50 Decimal+ 59.00 Decimal + 22.00 Decimal = Total 153.50 Decimal i.e. 92.86 Cottaha. But as per Parcha Total Area of Land 139 Decimal i.e. 84 Cottaha . For valuation purposes we have considered that area of land as per Parcha.
b)	- Plinth / Covered Area	See Annexure-II (Covered area taken in the report as per actual measurement at site in presence of owner's representative)
c)	- Carpet Area	NA
d)	-Super-built up area	NA
9. Valuation of Property		
a)	Marketability of the property in terms of i) Mention the value as per Government Approved Rates also ii) In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette justification on variation has to be given.	i) Fair Market value of land is 14.00% less than Guideline value, therefore variation is within 20% limit, no justification is required. ii) The said Godown is situated near Star Battery Bus-stoppage on Delhi Road and beside Karma Kanta Weigh Bridge. Mother Dairy is 1½ km away from the said Godown where demand of Industrial land /godown is very high but for the valuation purposes we have considered a reasonable conservative rate. iii) The land is not yet converted. iv) As per local enquiry and as Per 99.acres.com, magicbricks.com, indiaproperty.com we have found that Price range varies Rs. 5.00 lacs to Rs. 10.00 lacs per cottaha.
b)	Summary of Valuation - Guideline Value - Land - Building	Total Govt. Value of Land- Rs. 703.31 lacs <u>Cost of Building - Rs. 077.52 lacs</u> Total Govt. value of Property - Rs. 780.83 lacs



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c) Value of Property - Fair Market value of land & Shed - Realizable Value of land & Shed - Distress Sale Value of land & Shed Insurance Value of Shed:	Rs. 682.32 lacs Rs. 579.97 lacs Rs. 511.74 lacs Above Rs. 82.87 lacs
10. Assumptions / Remarks	
i) Qualifications in TIR/Mitigation suggested, if any	As per TIR the said property is mortgageable
ii) Property is SARFAESI compliant::	Yes
iii) Whether property belongs to social infrastructure like hospital, school, old age home etc.	No
iv) Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	No
v) Details of last two transactions in the locality/area to be provided, if available.	Not Available
v) Any other aspect which has relevance on the value or marketability of the property.	Nil
11. Declarations	
i) The property was inspected by the undersigned on 21/01/2019	
ii) The property is identified by Tapan Parida, Staff of the Company.	
iii) The undersigned does not have any direct/indirect interest in the above property.	
iv) The information furnished herein is true and correct to the best of our knowledge.	
v) I have submitted Valuation report directly to the Bank.	
12. Name address & signature of valuer with Wealth Tax Registration No	



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	Name and address of the Valuer Ideal Consultancy Services. Add : 38/1, Purna Das Road, 2nd Floor, Kolkata-700029 Email...idealconsultancyservices@yahoo.com <i>Rathindra Kumar Sen</i> Rathindra Kumar Sen BE (Elec) Chartered Engineer, Govt. Approved Valuer Regd. No. WB/CCIT, Kol-XI/CIT-IX. 153/Regn. of Valuer / CAT-VII/2012-13 <i>Sarat Kumar Chakravarty</i> 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/126/CAT-II/2012-13 Date: <i>21/01/2019</i> Tel No...033-2464-2822
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15. Enclosure		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	Yes
b)	Building Plan	Checked / NOT AVAILABLE ✓
c)	Floor Plan	Checked / NOT AVAILABLE ✓
d)	Google Map location of the property	Yes
e)	Price trend of the Property in the locality city from property search sites viz., Magickbrick.com, 99acres.com.Makan.com	Yes
f)	Aby other relevant documents / extras	NA



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Annexure – A

VALUATION OF LAND & GODOWN SHED

As per Deed: 72.50 Decimal+ 59.00 Decimal + 22.00 Decimal = Total 153.50 Decimal i.e. 92.86 Cottaha. But as per Parcha total Area of Land 139 Decimal i.e. **84 Cottaha**. For valuation purposes we have considered that area of land as per Parcha.

A: VALUE OF LAND

The present value of land is ascertained as per market value of similar land as on date of its valuation. The widely accepted method of determining the value of land is to locate the sale price of reasonably comparable property which has been sold in recent past in the vicinity of the plot of land being valued. In this connection it needs be noted that market price is the amount which a willing purchaser would pay having regards to its potential possibilities in the background of existing condition and statutory constrains. On local enquiry, it was found that the present market price for small plots of land varies as shown below:

<u>LOCATION</u>	<u>RATE Rs. Per Cottaha</u>
- Beside Delhi Road, Dankuni Near Star Battery Bus-Stoppage	Rs. 5.00 lacs to 10.00 lacs per Cottaha

The above Rates are again dependent on site, situation, size, encumbrances, etc.

For the purpose of valuation we have adopted to the following rates considering encumbrance with shade and buildings, restriction & limitation in free marketability being part of a large unit complex.

BASE RATES OF GODOWN LAND

For Beside Delhi Road, Dankuni
Less: 10% for Block Discount

Rs. 8.00 lacs per Cottaha
Rs. 0.80 lacs per Cottaha
Rs. 7.20 lacs per Cottaha

say, Rs. 7.20 lacs per Cottaha

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GODOWN LAND:

Category	Area Considered for Valuation	Base rate per Cottaha (Rs.)	Less Discount	Value (Rs. In lacs)
Godown land	139 Decimal i.e. 84 Cottaha	Rs. 7.20 lacs per Cottaha	-	Rs. 604.80
				Rs. 604.80 lacs

Total Fair Market Value of Land = Rs. 604.80 lacs....A

B. VALUE OF BUILDING, SHED & STRUCTURE (ANNEXURE-II):

Category	Value (Rs. In lacs)
- Value of Shed, Building / Structures	Rs. 077.52 lacs
TOTAL VALUE OF SHED, BUILDING / STRUCTURE	Rs. 077.52 lacs

Total Value of Building & Structures - = Rs. 077.52 lacsB

C. TOTAL COMPOSITE RATE ARRIVED FOR VALUATION :

Sl. No.	Particulars	Total Vaue
1	Fair Market Value of Land	Rs. 604.80 lacs
2	Value of Building, Shed & Structures	Rs. 077.52 lacs
	Total Fair Market Value of the Land & Building, Shed/Structures	Rs. 682.32 lacs

Total Fair Market Value of Property = Rs. 682.32 lacs

Realisable Value of Property = Rs. 579.97 lacs

Distress Sale Value of Property = Rs. 511.74 lacs

Insurance Value of Building / Structures: Above Rs. 077.52 lacs



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Land Schedule of M/s. Impex Metal & Ferro Alloys Limited at Dankuni Godown

Deed wise area of land is given below:

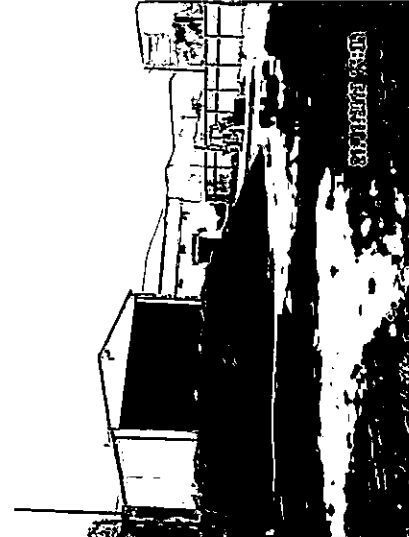
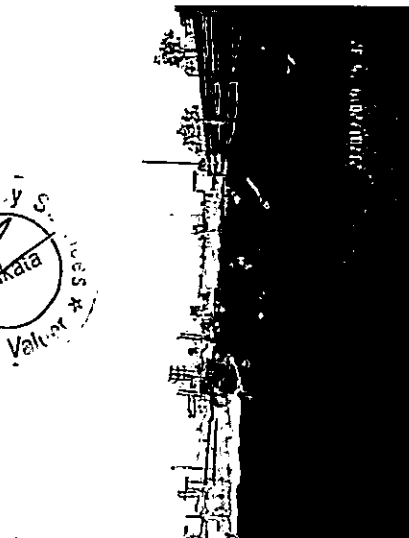
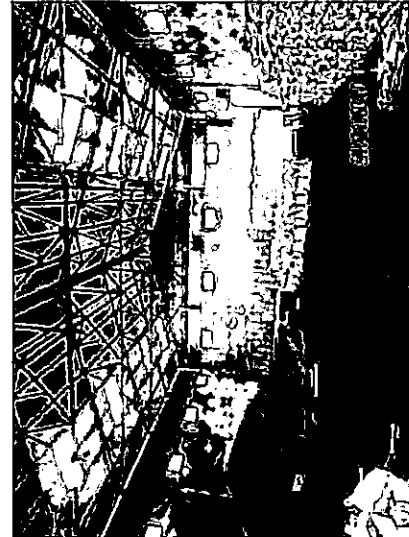
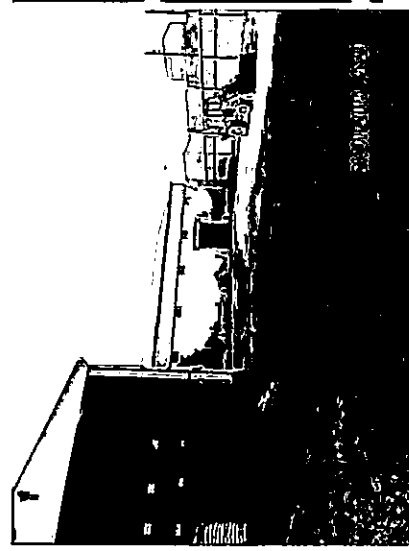
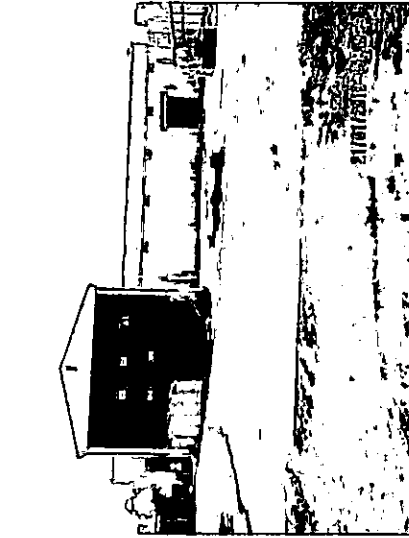
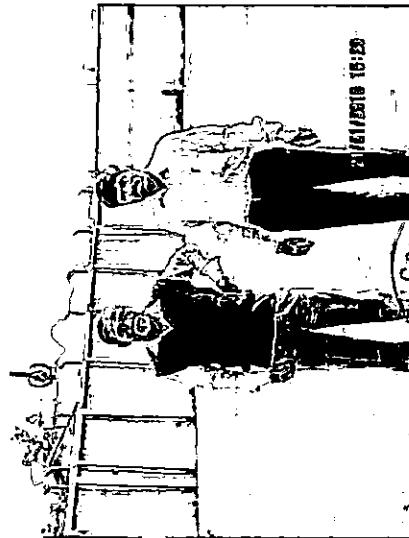
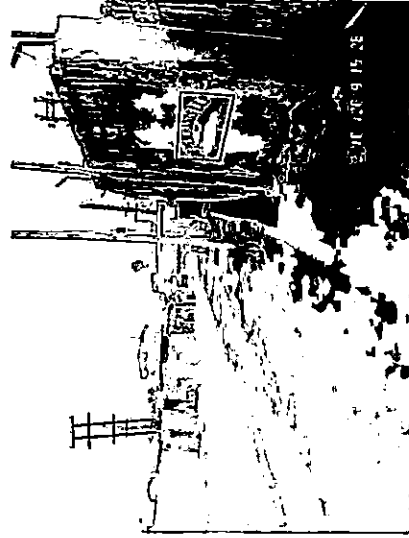
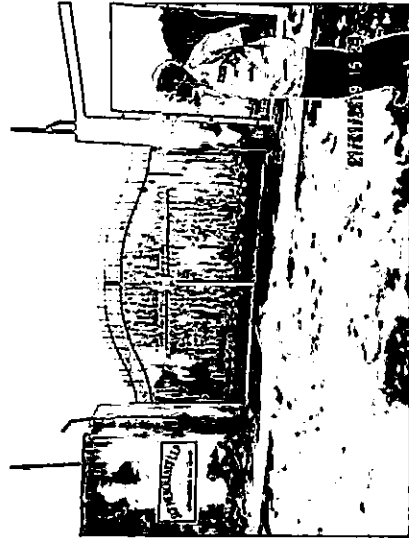
Sl no.	Deed no.	Name of the Owner	Mouza	Khatian No.	Dag No.	P.S.	Area
1	5443/1998	M/s. SBM Steels Private Limited	Chakundi	RS 14/1 RS 220	136 139	Dankuni	35.00 Decimal 37.50 Decimal
2	5444/1998	M/s. SBM Steels Private Limited	Chakundi	29 315 20, 122	126 127 147	Dankuni	27.00 Decimal 18.00 Decimal 14.00 Decimal
3	5445/1998	M/s. SBM Steels Private Limited	Chakundi	198, 412 412 6	134 135 140	Dankuni	08.00 Decimal 02.00 Decimal 12.00 Decimal
						Total	153.50 Decimal i.e. 92.86 Cottaha

As per Deed: 72.50 Decimal+ 59.00 Decimal + 22.00 Decimal = Total 153.50 Decimal i.e. 92.86 Cottaha. But as per Parcha total Area of Land 139 Decimal i.e. 84 Cottaha. For valuation purposes we have considered that area of land as per Parcha.



M/s. IMPEX METAL & FERRO ALLOYS LIMITED AT BUDGE BUDGE ROAD, DANKUNI, HOOGHLY
VALUATION OF GODOWN SHED / STRUCTURES AS ON 16.10.2017

	Description of Building / Structures	Description of Structures	Age	Covered Area (sq Ft)- 1	Prevailing Market Rate per sq Ft- 2	Replacement Cost (A=1*2)	Total Depren. (C)	Depn. Amt D=A*C	Market Value E=A-D
1	MAIN GODOWN SHED	R.C.C. FOUNDATION, AC SHED ROOFING WITH BRICKWALL, I.P.S. FLOORING	Approx. 13 Yrs.	12400.00	630	7,812,000	30.00%	2,343,600	5,468,400
2	LABOUR QUARTER	AC SHED ROOFING, BRICKWALL, CEMENT FLOORING	Approx. 13 Yrs.	280.00	225	63,000	35.00%	22,050	40,950
4	OFFICE BUILDING	SINGLE STORIED, RCC ROOFING, BRICKWALL, CEMENT FLOOR	Approx. 13 Yrs.	610.00	800	488,000	30.00%	146,400	341,600
5	SECURITY ROOM & METER ROOM	AC SHED ROOFING, BRICKWALL, CEMENT FLOORING	Approx. 13 Yrs.	250.00	300	75,000	35.00%	26,250	48,750
6	ROAD & OTHER CONSTRUCTION	RCC	Approx. 13 Yrs.			2,000,000	35.00%	700,000	1,300,000
21	BOUNDARY WALL	BRICK WALL WITH RCC COLUMN	Approx. 13 Yrs.			850,000	35.00%	297,500	552,500
	TOTAL VALUE OF GODOWN SHED / STRUCTURES								7,752,200



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PROPERTY DETAILS

LOCALITY DETAILS

AGENT DETAILS

12 DISCUSSIONS



Address

At Dankuni more Near Altratech Cement factory, Dankuni, Kolkata - West, West Bengal

Plot area

7 bigha

Transaction type

Resale

Type of Ownership

Freehold

Width of road facing Industrial

Land

16m



Contact Agent

View Phone No.

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Description

prime location of Durgapure Express way

Price Breakup 8.50 Cr

Booking Amount 5.0 Lac

Corner Plot No

Agent
Dilip Kur
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I agree to A

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Area Range: 762 - 1035 Sq.Ft.
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Buy

Home > Commercial Property in Kolkata > Dankuni > Industrial Lands/Plots > 5 to 10 Cr > Above 4000 Sq.Ft.

Industrial Lands/Plots for Sale in Dankuni, Kolkata, West Bengal

Overview

Photos & Videos

Map

Dealer Details



Sale Price: 9.2 Crore @ ₹ 2000000 per Kottah

Plot area : 45.00 Kottah

Posted by Jainco Projects (India) Ltd

Property

1 Property Photo

Shortlist

Possession : Immediate
Transaction Type : Resale

Property Description

A good commercial / industrial property with small warehouse and building, adjoining dankuni toll plaza, hooghly on durgapur expressway, service road. Ideal location for warehouse, residential construction. Near 1 km from dankuni choumatha bazar

Found a problem with this listing?
Report it.

Property already sold out
Incorrect Price / Area

Additional Details

Booking Amount : 200000/-

Submit

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Society/ Building Features

- Bank Attached Property
- Visitor Parking

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Property Code: C39971367
<https://www.99acres.com/C39971367>

91 People viewed this property
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Property on Map



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All fields are mandatory.

* You are: Individual Dealer ☒

Name

Message: I am interested in this Property.

Email

IND (+91)

Phone Number

This number would be verified with a one time password sent over SMS

400 Char

☐ I agree to be contacted by 99acres and others for similar properties or related services

By proceeding you are agreeing to our Terms and conditions

Contact Details of Dealer

Sumit
Company: Jainco Projects (India) Ltd

Address:
2 Clive Ghat Street, Kolkata Central

About Jainco Projects (India) Ltd

About Company : Broker.

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To make a search, use the name of a place, city, state, or address, or click the location on the map to find lat long coordinates.

Place Name

Chakundi, Dankuni, Hooghly, West Bengal

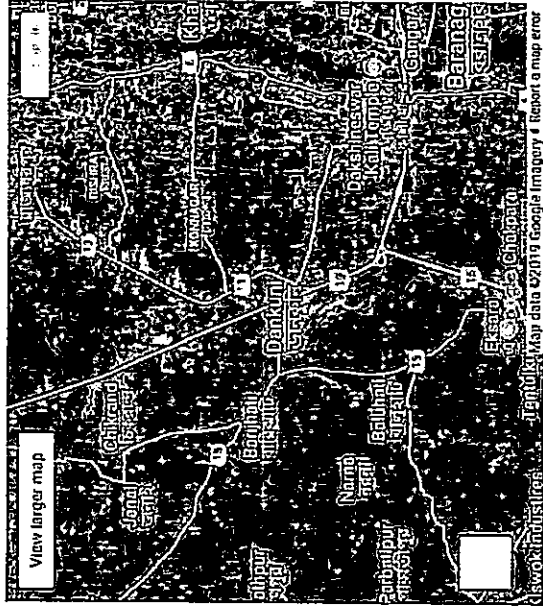
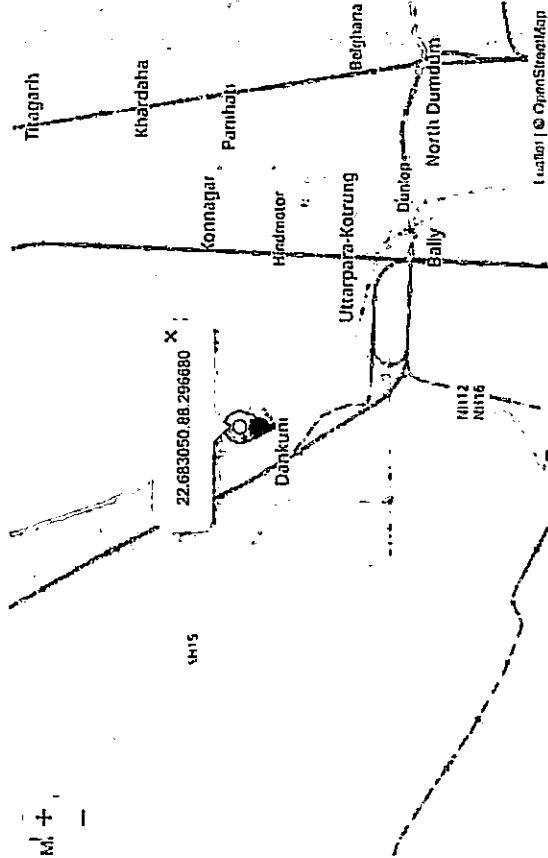
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