

# VALUATION REPORT

A/c. - M/s. Swarna Technology Private Limited

For

Karur Vysya Bank / N.S.Road Branch, 14, N.S.Road, Opposite Gillander House, Kolkata - 700 001,  
West Bengal.

of

**COMMERCIAL SPACE**

Sub-Lessee

**M/s. Swarna Technology Private Limited**

## Property Address

Commercial Office Space, situated on the entire Sixth Floor in B+G+16 Storied  
Building named "SLS TOWER" at Plot No. F-1, Block - EP & GP in Sector - V,  
of Bidhannagar Saltlake, Police Station - Nabadiganta (Bidhannagar East),  
under Bidhannagar Municipal Corporation, Dist. North 24 Paraganas,  
Pin Code - 700 091,  
West Bengal.

CONDUCTED BY

**M/s Tech Mech International Pvt. Ltd.**

Office: S.M. Kutter, 92, Civil Lines, Meerut.

(M) 9756206323, Ph. No.: 0121-4014703, 10 to 20, Fax No.: 0121-4014720

E-mail: [valuation@techmech.co.in](mailto:valuation@techmech.co.in), [techmech\\_01@rediffmail.com](mailto:techmech_01@rediffmail.com)

Web-site: [www.techmech.co.in](http://www.techmech.co.in)

Area Representative : CA Praveen K Jaiswal (9163119096)  
9 Lal Bazar Street, Mercantile Building, R. No. 3/A/2, Kol - 01

O/S / Karur Vysya Bank / N.S.Road Branch, 14, N.S.Road, Opposite Gillander House, Kolkata -  
700 001, West Bengal. / Kolkata / 13266



Hologram No. 0

## VALUATION REPORT

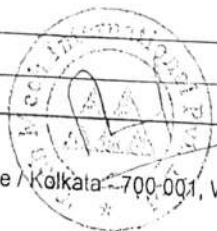
Name of Approved Valuer		Tech Mech International Pvt. Ltd.
Name & Address of Branch		Karur Vysya Bank / N.S.Road Branch, 14, N.S.Road, Opposite Gillander House, Kolkata - 700 001, West Bengal.
Proposal No.		N.A.
Name of Customer (s)/Borrower Unit		M/s Swarna Technology Private Limited
1	GENERAL	
01	Purpose for which valuation is made	Prasent Value of the Property
02	a. Date of Inspection	01.02.2021
	b. Date on which the valuation is made	Date : 05.02.2021
	c. Name of the Bank and Branch	Karur Vysya Bank / N.S.Road Branch, 14, N.S.Road, Opposite Gillander House, Kolkata - 700 001, West Bengal.
	d. Name & Designation of KVB Official who accompanied the valuer on the date of visit	Mr. Sourav Roy (Manager) 8336972860 & Mr. M. V. Rao (Borrower Representative) - 9874029114.
03	List of documents produced for Preusal	Xerox Copy of Memorandum of Agreement for Sub-Lease, Sub-Lease Deed, Deed of Declaration / Rectification, Building Sanction Copy
	a. Sale deed No. & Date	Memorandum of Agreement for Sub-Lease dated 01.07.2017 Sub-Lease Deed No. I-12040/1988 dated 09.11.1988 Deed of Declaration / Rectification No. I-374/16 dated 14.01.2016.
	b. Property Tax Receipt No. & Date (Latest to be verified)	N.A.
	c. Tax Amount	N.A.
	d. Tax Receipt in the name of	N.A.
<div style="display: flex; justify-content: space-between;"> <div> <ul style="list-style-type: none"> <li>• Planning</li> <li>• Financial Advisory</li> </ul> </div> <div> <ul style="list-style-type: none"> <li>• Engineering</li> <li>• Project Management</li> </ul> </div> <div> <ul style="list-style-type: none"> <li>• Environment</li> <li>• Valuations</li> </ul> </div> <div> <ul style="list-style-type: none"> <li>• Legal</li> <li>• Certification</li> </ul> </div> </div>		

O/S / Karur Vysya Bank / N.S.Road Branch-14, N.S.Road, Opposite Gillander House / Kolkata - 700 001, West Bengal.

Main Office: "Techmesh", Main Market, 92, Civil Lines, Meerut (UP) 250 001. Tel: 0121-4014700, 2679909; Fax: 0121-4014700/339.  
 Tel: 19111, 7, 0927900113; E: 0121-4014720. E: [bd@techmesh.co.in](mailto:bd@techmesh.co.in) B: [boc@techmesh.co.in](mailto:boc@techmesh.co.in) W: [www.techmesh.co.in](http://www.techmesh.co.in)  
 Branches: Delhi • West Bengal • Maharashtra • Karnataka • Haryana • Punjab • Kerala • Andhra Pradesh • Jharkhand  
 Gujarat • Madhya Pradesh • Chattisgarh • Rajasthan • Assam • Jharkhand • Jammu & Kashmir • Bihar • Telangana • Orissa

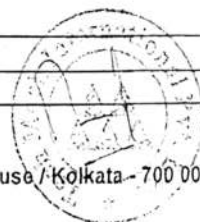
04	Name of the Owner/s of the property and his/ their address with Phone No. (Furnish the details of share of each owner in case of joint ownership)	Sub-Lessee : M/s Swarna Technology Private Limited, having its registered office at 3A, Shakespeare Sarani, 8th Floor, Kolkata - 700 071, represented by its Director Shri Preetesh Sarda, S/o Shri Jagdish Sarda. Sub-Lessor : M/s RDH Technologies Private Limited, having its registered office at Plot No. F1, Block - GP, Sector V, Salt Lake, Kolkata - 700 091, represented by its Director Shri Sourav Mukherjee, S/o Shri Brojendra Mukherjee.
05	Is the property is under single/ Joint Ownership	Sub-Lease Property
06	Whether occupied by the owner/ tenant? If occupied by tenant since how long? and Rent received per month	Occupied by Sub-Lessor M/s RDH Technologies Private Limited since 09.11.1988 (for 90 Years)

07.	Is the property is under Lease,, who is the lessee and lease period)	Sub-Leasehold Property
08	Name of the borrower and Address	Sub-Lessee : M/s Swarna Technology Private Limited, having its registered office at 3A, Shakespeare Sarani, 8th Floor, Kolkata - 700 071, represented by its Director Shri Preetesh Sarda, S/o Shri Jagdish Sarda. Sub-Lessor : M/s RDH Technologies Private Limited, having its registered office at Plot No. F1, Block - GP, Sector - V, Salt Lake, Kolkata - 700 091, represented by its Director Shri Sourav Mukherjee, S/o Shri Brojendra Mukherjee.
09	Brief description of the property	Commercial Office Space situated on the entire Sixth Floor in B+G+16 Storied Building named "SLS TOWER" at Plot No. F-1, Block - EP & GP in Sector - V of Bidhannagar Saltlake, Police Station - Nabadiganta (Bidhannagar East), under Bidhannagar Municipal Corporation, Dist. North 24 Paraganas, Pin Code - 700 091, West Bengal.
10	Location of property	
	a Plot No. / Survey No.	Plot No. F-1
	b Door No.	N.A.
	c T.S.No/Ward No.	Block - EP & GP
	d Street Name.	Block - EP & GP
	e Place and District.	Saltlake, Bidhannagar, Kolkata - 700 091
11	Is the he property situated at Residential/ Commercial / Mixed orustrial area	Commercial Area
12	Classification of the area	Commercial
	a. High/ Middle/ Poor	High Class



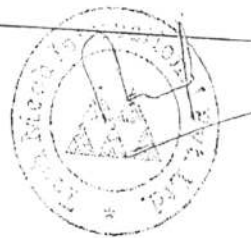


	b. Metro/Urban/Semi Urban/Rural	Urban
13	Coming under Corporation Limit/ Municipality/ Village Panchayat	Bidhannagar Municipal Corporation
14	Whether covered under any State/ Central Govt. enactments (i.e. Urban Land Ceiling Act) or notified under Agency area/ Scheduled area/ Cantonment area or for specific purpose	No
15	In case it is an agricultural Land, any conversion to house site plots is Contemplated.	N.A.
16	Boundaries of the property:	(As Per Deed)
	North	By Plot No. J-1 (Plasto Chem)
	South	By 20.72 Mtr. Wide Road
	East	By Plot No. E (DCL Property)
	West	By Plot No. F-2 (NDTA Property)
17	Boundaries of the Flat	As per Actual
	North	Stair, Lift and Open to Air
	South	Open to Air
	East	Open to Air
	West	Open to Air
18	Extent of the site	-
19	Extent of the site considered for valuation (Least of 17a & 17b)	Land Area on which building is stand - 0.3440 Acres Super Built Up Area of Commercial Unit 8800 Sq. Ft. with Three Nos. Car Parkings at Basement of Building & One No. car parking at Ground Floor (As per Memorandum of Agreement) Built up Area of 6th Floor - 709.35 Sq M. or 7635.37 Sq Ft. (As per Sanction Plan)
<b>II CHARACTERSTICS OF THE SITE</b>		
01	Classification of Locality	Commercial
02	Development of surrounding areas	Nabadiganta Industries Township
03	Possibility of frequent Flooding/ Submerging	No
04	Feasibility to the Civic amenities like School, Hospital, Bus stop, Market etc.	Near by : Fire Station Nearest Bus Stop : SDF Nearest Rly. Station : Bidhannagar
05	Level of Land with topographical conditions	Superior
06	Shape of Land	Rectangle
07	Type of use to which it can be put	Commercial
08	Any usage restriction- Lake or Slum, Polluting Industrial Units, H.T.Lines and any factors which affect the Marketability of the site	Developmet as Commercaile Area
09	Is it a Land- Locked Land?	No
10	Is plot in town planning approved layout?	Yes



	b. Metro/Urban/Semi Urban/Rural	Urban
13	Coming under Corporation Limit/ Municipality/ Village Panchayat	Bidhannagar Municipal Corporation
14	Whether covered under any State/ Central Govt, enactments (i.e. Urban Land Ceiling Act) or notified under Agency area/ Scheduled area/ Cantonment area or for specific purpose	No
15	In case it is an agricultural Land, any conversion to house site plots is Contemplated.	N.A.
16	Boundaries of the property:	(As Per Deed)
	North	By Plot No. J-1 (Plasto Chem)
	South	By 20.72 Mtr. Wide Road
	East	By Plot No. E (DCL Property)
	West	By Plot No. F-2 (NDTA Property)
17	Boundaries of the Flat	As per Actual
	North	Stair, Lift and Open to Air
	South	Open to Air
	East	Open to Air
	West	Open to Air
18	Extent of the site	-
19	Extent of the site considered for valuation (Least of 17a & 17b)	Land Area on which building is stand - 0.3440 Acres Super Built Up Area of Commercial Unit 8800 Sq. Ft. with Three Nos. Car Parkings at Basement of Building & One No. car parking at Ground Floor (As per Memorandum of Agreement) Built up Area of 6th Floor - 709.35 Sq M. or 7635.37 Sq Ft. (As per Sanction Plan)
<b>II CHARACTERISTICS OF THE SITE</b>		
01	Classification of Locality	Commercial
02	Development of surrounding areas	Nabadiganta Industries Township
03	Possibility of frequent Flooding/ Submerging	No
04	Feasibility to the Civic amenities like School, Hospital, Bus stop, Market etc.	Near by : Fire Station Nearest Bus Stop : SDF Nearest Rly. Station : Bidhannagar
05	Level of Land with topographical conditions	Superior
06	Shape of Land	Rectangle
07	Type of use to which it can be put	Commercial
08	Any usage restriction- Lake or Slum, Polluting Industrial Units, H.T.Lines and any factors which affect the Marketability of the site	Developmet as Commercaill Area
09	Is it a Land- Locked Land?	No
10	Is plot in town planning approved layout?	Yes

11	Corner Plot or Intermittent Plot?	
12	Availability of Road facilities	N.A.
13	Type of Road available at present	Available
14	Width of Road- is it below 20 ft. or more than 20 ft.	Metal Road 20.72 Mtr
15	Water supply / potentiality	Yes
16	Underground sewerage system	Yes
17	Power supply is available in the site	Yes (West Bengal State Electricity Distribution Company)
18	Advantages of the site	Developed Area
19.	General remarks, if any like threat of Acquisition of Land for Public service purposes, Road widening or applicability of CRZ provisions etc (distance from the sea coast / tidal level must be incorporated)	Developed Area
<b>Part-A (Valuation of Land)</b>		
01	Size of plot	0.3440 Acres
	North & South	N.A.
	East & West	N.A.
02	Total extent of the plot	N.A.
03	Guideline rate obtained from the Registrar's Office (Enclose adequate authenticated proof)	N.A.
04	Prevailing Market rate	Rate varies from Rs. To Rs. Per Sq. Ft.
05	Value of Land / Property	Rate Assessed / Adopted Rs. Per Sq. Ft.
	a. Guideline Value Land / Property	₹ 8,50,08,000
	b. Market Value Land / Property	₹ 6,70,67,000
<b>Part-B (valuation of Building)</b>		
01	Technical details of the building	
	a. Type of Building (Residential/ Commercial/ Industrial)	Commercial
	b. Type of construction (Load bearing/ RCC/ Steel Framed)	RCC Structure
	c. Year of construction / Age of Building (Floor wise)	2017 Years
	d. Resudal Life of Building	70-75 Years, if properly maintained
	e. Whether approved plan copy is available. If so, annex the copy,	Yes, Building Sanction Plan Approved by Bidhannagar Municipality (Building Sanction No. V/BM/34R3 dated 08.08.2006)
	f. Number of Floors and height of each Floor including basement, if any	B+G+16 Storied





g. Built up Area & Super Built up Area of Flat		Land Area on which building is stand - 0.3440 Acres Super Built Up Area of Commercial Unit 8800 Sq. Ft. with Three Nos. Car Parkings at Basement of Building & One No. car parking at Ground Floor (As per Memorandum of Agreement) Built up Area of 6th Floor - 709.35 Sq M. or 7635.37 Sq Ft. (As per Sanction Plan)		
f. Condition of the building		Good		
1. Exterior- Excellent, Good, Normal, Poor		Normal		
02	Super Built up area	Value adopted	Deprecia tion	Value of Office
i.	Super Built up Area 8800 Sq Ft.	Rs.11,000/- Per Sq Ft.		₹9,68,00,000
ii.	Car Parking Space 3 Nos. (Basement Floor)	Rs.8,00,000/-		₹24,00,000
iii.	Car Parking Space 1 No (Ground Floor)	Rs.9,00,000/-		₹9,00,000
	Total :	Gross Value		₹10,01,00,000
	Less : 33% of Total Value due to Sub-Lease Property for 90 Years from the year 1988	Less : 33%		₹3,30,33,000
	NET Value	Net Value		₹6,70,67,000
	a.			
	b.			
	c.			
	Total value of amenities/ Service	N.A.		
04	Part-D (Total Value of Property) - (A+B+C)	₹6,70,67,000		
	a. Market Value of Property (A+B+C)	₹6,70,67,000		
	b. Realizable Value of Property (90% OF M.V.)	₹6,03,60,000		
	c. Forced Value of Property (70% OF M.V.)	₹4,69,47,000		
	d. Insurable Value of Property (Built-Up Area @ Rs. 1800/- per Sq. Ft.)	₹1,38,16,000		
Enclosures:				

Signature of Area Representative

(Mr. Praveen Kumar Jaiswal)

Area Head

For Tech mech International Pvt. Ltd.

(Er. Mahesh Chandra)

R-22876

01. Clear indication along with details of accessibility with the Road Map showing important near by land marks for easy identification

02. Photograph of the building/ vacant site

## Declaration :

1	The information furnished above are true and correct to the best of our knowledge and belief.	
2	We have no direct or indirect interest in the property being valued.	
3	We have never been convicted of any offence or sentenced to a term of imprisonment.	
4	The particulars are based on information supplied by owner(s), Bankers and collected during the market survey.	
5	We declare that, we have valued the assets which are shown to us and of which photos and site plan are annexed hither to	
6	Bank should satisfy, regarding the genuineness of documents of the assets. The above valuation is valid only when documents, information & explanations provided to us are genuine.	

## Disclaimer :

1	The valuation agency does not have any pecuniary interest that could reasonably be capable of affecting their ability to give an unbiased opinion of the value or that could conflict with the valuation of the assets.
2	The opinion expressed in aforesaid valuation is as per the present market scenario and available customer and surrounding circumstances which are always highly volatile and unpredictable.
3	The valuation report is valid only if its fee has been paid by cheque / draft / bank transfer.
4	Our valuation report always contain our hologram. Without hologram no valuation report is valid.
5	We are not liable towards anybody except who has appointed us, and liability of valuation agency and employees is limited to the addressee of the report only. No accountability, obligation or liability to any third party(ies) is accepted.
6	This report deals only with value of assets and does not cover any legal aspect regarding title, it's validity, encumbrance, etc. The report has been furnished based upon the photocopy of sale deed provided by the bank. The Bank should ensure that the same property with genuine title deed has been mortgaged with them for which this valuation report has been prepared. Valuation has been assessed as per present market conditions. It may vary in future according to the upward / downward trend in real estate.

Signature of Area Representative

(Mr. Praveen Kumar Jaiswal)  
Head

For Tech meeh International Pvt. Ltd.

(Er. Mahesh Chandra)





