

Ref. No.: Kol/56950/2023-2024

Dated - 08.08.2023  
Format-A/1

FORMAT OF VALUATION REPORT

(to be used for all properties of value above Rs. 5 Crores)

Name & Address of Branch: State Bank of India, Stressed Asset Management Branch-I, Nagaland House, Kolkata

Name of Customer (s) / Borrowal unit: M/S Sri Balaji Logs Products Private Limited  
(for which valuation report is sought)

<b>1. Introduction</b>		
a)	Name of the Property Owner (with address & phone nos.)	: Mortgagee: State Bank of India, Stressed Asset Management Branch-I, Nagaland House, Kolkata  Mortgagor: M/S Sri Balaji Logs Products Private Limited Owner Mr.Om Prakash Pandey S/o. Mr.Murlidhar Pandey  having it's registered office at 67/22, Stand Road, Kolkata-700001
b)	Purpose of Valuation	: Revaluation of the Mortgaged Property as NPA
c)	Date of inspection of Property	: 02.07.2023
d)	Date of Valuation Report	: 08.08.2023
e)	Name of the Developer of Property (in case of developer built properties)	: N/A
<b>2. Physical Characteristics of the Property</b>		
a)	Location of the Property	: Opposite site of Nature view Restaurant on Delhi road, Baidyabati Crossing.
	i. Nearby landmark	
	ii. Postal Address of the Property	: M/S Sri Balaji Logs Products Private Limited  At Dirghanga, P.O.: Baidyabati, P.S.: Serampur, District: Hooghly
	iii. Area of the plot/land (supported by a plan)	: 416 decimal (As per documents)
	iv. Type of land: Solid, Rocky, Marsh land, reclaimed land, Water-logged, Land locked.	: Solid
	v. Independent access/approach to the property etc.	: Having Good Independent access/approach by Road
	vi. Google Map Location of the Property with a neighborhood layout map	: Google map enclosed/ neighborhood layout map available. <u>Co-Ordinates:</u> Latitude: 22.796728 & Longitude: 88.314531
	vii. Details of roads abutting the property	: The site is partly abutting by Delhi Road

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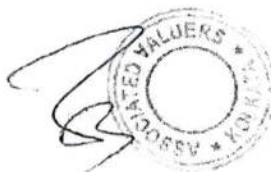
**Regd. Office:**  
M.M. Nagar, B. Parthar Cantonment,  
(Back side of Mission Girls School)  
B.O. Midnapore Dist. - Paschim Medinipur

**Murshidabad Branch :**  
JALCHHABI  
Hotel & Resort  
Lalbaah.

**Kolkata Branch :**  
BK-110, Sector-II,  
Salt lake City.  
Kolkata -700 091

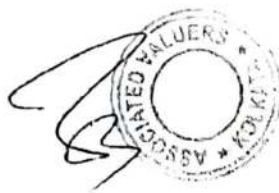
viii. Description of adjoining property		:	Property under consideration is 416 Decimal land situated at Mouza.:Dirghanga,J.L.No.:4, under Baidyabati Municipality, ward no.: 22, P.O.: Baidyabati, P.S.: Serampur, District: Hooghly, Pin.: 712222 abutting by Delhi road	
ix. Plot No. Survey No.		:	R.S &L.R.Plot No.: 4504,4505,4506,4514,4515,332,324,326,329,328,330 and 334	
x. Ward/Village/Taluka		:	Mouza.: Dirghanga	
xi. Sub-Registry/Block		:	Serampur	
xii. District		:	Hooghly	
xiii. Any other aspect		:	Nil	
b)	Plinth Area, Carpet Area, and saleable area to be mentioned separately and clarified		:	416 decimal land
c)	Boundaries of the Plot		As per Sale Deed / TIR	Actual
	North	:	Not Available	By Plot Nos.: 321, 341 & 333
	South	:	Not Available	By Plot No.: 344 and other's land
	East	:	Not Available	By partly Dankuni Khal & partly Plot no.: 4507
	West	:	Not Available	By Delhi road and Plot Nos.: 327,325
<b>3. Town Planning parameters</b>				
a)	i. Master Plan provisions related to property in terms of land use		:	Not Available
	ii. FAR-Floor Area Rise/FSI-Floor Space Index permitted & consumed		:	Nil
	iii. Ground coverage		:	Nil
	iv. Comment on whether OC-Occupancy Certificate has been issued or not		:	Yes, as per relevant documents
	v. Comment on unauthorized constructions if any		:	No such found.
	vi. Transferability of developments rights if any, Building by-laws provision as applicable to the property viz. setbacks, height restriction etc.		:	N/A
	vii. Planning area/zone		:	No
	viii. Development controls		:	Under Baidyabati Municipality
	ix. Zoning regulations		:	No
	x. Comment on the surrounding land uses and adjoining properties in terms of uses		:	Industrial cum Commercial area
	xi. Comment on demolition proceedings if any		:	N/A
	xii. Comment on compounding / regularization proceedings		:	N/A
	xiii. Any other Aspect		:	Nil

Contd.....P/3



4. Document Details and Legal Aspects of Property			
a)	Ownership Documents	:	
	i. Sale Deed, Gift Deed, Lease Deed	:	Details in Annexure A
b)	Name of the Owner/s	:	Mortgagor: M/S Sri Balaji Logs Products Private Limited
c)	Ordinary status of freehold or leasehold including restrictions on transfer	:	Freehold. There is no restrictions on transfer.
d)	Agreement of easement if any	:	N/A
e)	Notification of acquisition if any	:	N/A
f)	Notification of road widening if any	:	N/A
g)	Heritage restriction, if any	:	Nil
h)	Comment on transferability of the property ownership	:	No restrictions in transfer is found.
i)	Comment on existing mortgages /charges / encumbrances on the property, if any	:	Mortgaged.
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	:	No
k)	Building plan sanction : Authority approving the plan-Name of the office of the Authority – Any violation from the approved Building Plan-	:	Nil
l)	Whether Property is Agricultural Land if yes, any conversion is contemplated	:	N/A.
m)	Whether the property is SARFAESI compliant	:	Yes.
n)	a. All legal documents, receipts related to electricity, Water tax, Municipal tax and other building taxes to be verified and copies as applicable to be enclosed with the report.	:	Deeds, Previous valuation report received
	b. Observation on Dispute or Dues if any in payment of bills/taxes to be reported.	:	No such observed.
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	:	Has been mortgaged
p)	Qualification in TIR/mitigation suggested if any.	:	Nil.
q)	Any other aspect	:	Nil
5. Economic Aspects of the Property			
a)	i. Reasonable letting value	:	Not required.
	ii. If property is occupied by tenant	:	
	- Number of tenants	:	N/A
	- Since how long (tenant-wise)	:	N/A
	- Status of tenancy right	:	N/A
	- Rent received per month (tenant-wise) with a comparison of existing market rent	:	N/A

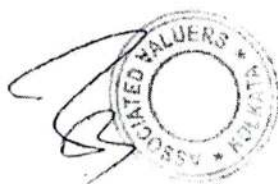
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	iii. Taxes and other outgoings	:	N/A
	iv. Property Insurance	:	Not Known
	v. Monthly maintenance charges	:	N/A
	vi. Security charges	:	Not Known
	vii. Any other aspect	:	Nil
<b>6. Socio-cultural Aspects of the Property</b>			
a)	Descriptive account of the location of the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	:	Commercial cum Industrial area
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	:	All business amenities and facilities are available within 2 km. distance from plot.
<b>7. Functional and Utilitarian Aspects of the Property</b>			
a)	Description of the functionality and utility of the property in terms of:		416 decimal land (As per provided Documents)
	i. Space allocation	:	
	ii. Storage Spaces	:	Nil
	iii. Utility spaces provided within the building	:	Do
	iv. Car Parking facility	:	Do
	v. Balconies, etc.	:	Do
b)	Any other aspect	:	Do
<b>8. Infrastructure Availability</b>			
a)	Description of aqua infrastructure availability in terms of		
	i. Water supply	:	Not available
	ii. Sewerage/sanitation System Underground or Open	:	Nil
	iii. Storm water drainage	:	Do
b)	Description of other physical infrastructure facilities viz.		
	i. Solid waste management	:	Not found
	ii. Electricity	:	Not available
	iii. Roads and public transport connectivity	:	Good
	iv. Availability of other public utilities nearby	:	Good
c)	Social infrastructure in terms of		
	i. School	:	Within 2 km.
	ii. Medical facilities	:	Within 2 km.
	iii. Recreation facilities in terms of parks and open space	:	Within 2 km.

Contd.....P/5



### 9. Marketability of the Property

a)	Marketability of the property in terms of	:	Good.
	i. Locational attributes	:	No
	ii. Scarcity	:	Good
	iii. Demand and supply of the kind of Subject property	:	Good
b)	iv. Comparable sale prices in the locality	:	No
	Any other aspect which has relevance on the value or marketability of the property	:	

### 10. Engineering and Technology Aspects of the Property

a)	Type of construction	:	Nil
b)	Materials and technology used	:	Nil
c)	Specifications	:	Nil
d)	Maintenance issues	:	Nil
e)	Age of the building	:	Nil
f)	Total life of the building	:	Nil
g)	Extent of deterioration	:	Nil
h)	Structural safety	:	Nil
i)	Protection against natural disasters viz. earthquakes	:	Nil
j)	Visible damage in the building	:	Nil
k)	System of air-conditioning	:	Nil
l)	Provision of firefighting	:	Nil
m)	Copies of the plan and elevation of the building to be included	:	Nil

### 11. Environmental Factors

a)	Use of environment friendly building materials, Green building techniques if any	:	Nil
b)	Provision for rain water harvesting	:	Nil
c)	Use of solar heating and lighting systems, etc.,	:	Nil
d)	Presence of environmental pollution in the vicinity of the property in terms of industries heavy traffic, etc.	:	Nil

### 12. Architectural and Aesthetic Quality of the Property

a)	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	:	The property is vacant with good connectivity
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### 13. Valuation

a)	Methodology of Valuation-Procedures adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumptions made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	:	As the property belongs to INVESTMENT PROPERTY the Rational Approach for this property would be INCOME APPROACH, but to determine the MORTGAGED AMOUNT, MARKET VALUE of all Fixed Assets such as LAND, BUILDING / SHED and PLANT / MACHINERY is need to be calculated separately. Thus we have applied MARKET APPROACH for estimating the MARKET VALUE of all Fixed Assets.
b)	Prevailing Market Rate/Price trend of the Property in the locality/city from property search sites viz magicbricks.com, 99acres.com, makaan.com etc. if available	:	Prevailing Market Rate: On Road portion 1st belt = @Rs.4,00,000.00 per dec. Middle 2nd belt = @Rs.2,80,000.00 per dec. (i.e. 30% discount on first belt) Rear 3rd belt = @Rs.2,40,000.00 per dec ( i.e. 40% discount on first belt) Average land rate as on date comes to = Rs. 3,06,666.00 per dec.

VALUERS



c)	Guideline Rate obtained from Registrar's office/State Govt. Gazette/Income Tax Notification	:	Detail's in Annexure A
d)	Summary of Valuation	:	
	i. Guideline Value Land	:	Detail's in Annexure A
	ii. Land value	:	Rs.11,48,15,000.00
	v. Fair Market Value	:	Rs.11,48,15,000.00
	vi. Realizable Value	:	Rs.10,33,33,500.00
	vii. Forced / Distress Sale Value	:	Rs.9,75,92,750.00
e)	i) 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.	:	Govt. ADSR rate (Value) is not commensurate with Market Rate (Value). Market Rate (Value) reveals about 51-60% less than the Govt. ADSR Rate (Value). We Considered Market Value based on Local enquiry and other information which is nearly 51% less than available highest Govt. ADSR Rate (Value). Thus @Rs. 4,00,000.00 per Decimal reasonably be taken as land rate for the above stated case for the purpose of valuation
	ii. Details of last two transactions in the locality /area to be provided, if available.	:	Not Available

**14. Declaration.****I hereby declare that:**

- The information provided is true and correct to the best of my knowledge and belief.
- The analysis and conclusions are limited by the reported assumptions and conditions.
- I have read the Handbook on Policy, Standard and Procedures for Real Estate Valuation by Banks and HFIs in India, 2011, issued by IBA and NHB, fully understood the provisions of the same and followed the provisions of the same to the best of my ability and this report is in conformity to the Standards of Reporting enshrined in the above Handbook.
- I have no direct or indirect interest in the above property valued.
- I Mr. SudipPradhan who is also a 'valuer', has inspected the subject property on 02.07.2023 accompanied with Mr.RajkumarPramanik Site in Charge of M/S Sri Balaji Logs Products Private Limited .
- I am a registered Valuer under Section 34AB of Wealth Tax Act, 1957, Category - for valuing property up to 2022.
- I am an approved Valuer under SARFAESI ACT-2002 and I am approved by the Bank.
- I have not been depanelled or removed from any Bank/Financial Institution/Government Organization at any point of time in the past.
- I have submitted the Valuation Report (s) directly to the Bank.

**Name and address of the Valuer:** Associated Valuer, Proprietor: Mr. SudipPradhan,

**Name of Valuer association of which I am a bonafide member in good standing:** IOV, Membership No. F-17852.

**Wealth Tax Registration No.:**

For Immovable Property: W.B./CCIT, KOL-XI/CIT-XIX/99/Regn. of valuer/CAT-I/2011-2012

For Plant & Machinery: W.B./CCIT, KOL-XI/CIT-XIX/100/Regn. Of valuer/CAT-VII/2011-2012

**SUDIP PRADHAN**  
 ASSOCIATED VALUER  
 FOR ASSOCIATED VALUERS  
 REGISTERED MEMBER &  
 BANK APPROVED VALUER

**Signature of the Valuer:**

**Date:** 08.08.2023

**Tel. No.:** 033-40661319

**Mobile No.:** 8348590088/9434010690

**Email :** [sdppradhan@gmail.com](mailto:sdppradhan@gmail.com)/[associatedvaluers@gmail.com](mailto:associatedvaluers@gmail.com)


15. Enclosures		
a)	Layout plan sketch of the area in which the property is located with latitude and longitude	: Not available
b)	Building Plan	: Do
c)	Floor Plan/Site plan	: Do
d)	Photograph of the property (including geo-stamping with date) and owner (in case of housing loans, if borrower is available) including a "Selfie" of the Valuer at the site	: Enclosed.
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	: Not required.
f)	Google Map location of the property	: Enclosed.
g)	Price trend of the Property in the locality/city from property search sites viz Magicbricks.com, 99acres.com, Makaan.com etc.	: Increasing trend in Land Price in Hooghly is found from local enquiry and Market investigation. Magicbricks.com : Enclosed
h)	Any other relevant documents/extracts	: No threat of acquisition of land for public service purpose, road widening or applicability of CRZ provision found. Located within safe distance from nearest sea-coast at a higher location than nearest tidal level.

**Valuation Certificate:**

As a result of my appraisal based on recommended valuation approaches, method of valuation and computation, Valuation of above property for the purpose of extension of Present Market value of the Mortgaged Property as under

Property Class	Market Value	Realizable Value	Distress Value
Land	Rs. 11,48,15,000.00	Rs.10,33,33,500.00	Rs.9,75,92,750.00
<b>Total</b>	Rs. 11,48,15,000.00	Rs.10,33,33,500.00	Rs.9,75,92,750.00

Place: Kolkata  
Date: 08.08.2023

  
**SUDIP PRADHAN**  
AMLS (Chartered) B. Tech (Mech) M.Sc. (Env) V  
FOR ASSOCIATED VALUERS  
CHARTERED ENGINEERS &  
BANK APPROVED VALUERS

Signature  
(Name and Official seal of the Approved Valuer)

Contd....P/8

The undersigned have inspected the property detailed in the Valuation Report  
dated.....on..... We are satisfied that the fair and reasonable market value of the  
property is Rs.....(Rupees..... only).

Signature:  
(Name of the Branch Manager /Officer-in-charge with Official seal)

**Enclosed:**

1. Declaration-cum-undertaking from the valuer (Annexure-IV)
2. Model code of conduct for valuer (Annexure-V)
3. Methodology, Approach and Computation of Valuation.....Annexure-A
4. Photographs of the property.....Annexure-B
5. Govt. guideline value certificate.....Annexure-C
6. Magicbricks..... Annexure-D
7. Google location map.....Annexure-E



Format of undertaking to be submitted by Individuals /proprietor /partners /directorsDECLARATION-CUM-UNDERTAKING

I, Mr. Sudip Pradhan son of Late Ganesh Chandra Pradhando hereby solemnly affirm and state that:

- a. I am a citizen of India
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me.
- c. The information furnished in my valuation report dated 08.08.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I, Sudip Pradhan, Prop., Associated valuers personally inspected the property on 02.07.2023 The work is not subcontracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed/dismissed from service/employment earlier  
I have not been convicted of any offence and sentenced to a term of imprisonment
- h. I have not been found guilty of misconduct in professional capacity
- i. I have not been declared to be unsound mind
- j. I am not an undercharged bankrupt, or has not applied to be adjudicated as a bankrupt;
- k. I am not an undercharged insolvent
- l. I have not been levied a penalty under section 271J of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- m. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958
- n. My PAN Card number/Service Tax number as applicable is: AKKPS2013H
- o. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- p. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- q. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
- r. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable
- s. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- t. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- u. I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)
- v. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- w. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
- x. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.

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22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorized by the authority, the registered valuers organization with which he/it is registered or any other statutory regulatory body, the Tribunal, Appellate Tribunal, the

23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organization with which he/it is registered, or any other statutory regulatory body.

24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services, shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.

#### **Gifts and hospitality.**

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer. Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

#### **Remuneration and Costs.**

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service. **Occupation, employability and restrictions.**


29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.

30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

#### **Miscellaneous**

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.

A valuer shall follow this code as amended or revised from time to time

  
**SUDIP PRADHAN**  
MMS (Chartered) B. Arch (M. Arch) M.Sc. (Rev.)  
FOR ASSOCIATED VALUERS  
CHARTERED ENGINEER &  
MMS APPROVED VALUER

Signature of the Valuer:

Name of the Valuer :SudipPradhan

Address of the valuer: BK-110, Salt Lake City, Sector-II, Kolkata-700091, W.B.

Date: 08.08.2023

Place: Kolkata



**METHODOLOGY, APPROACH AND COMPUTATION OF VALUATION****1. INTRODUCTION:**

Pursuant to the instructions received from State Bank of India, Stressed Asset Management Branch-I, Nagaland House, Kolkata, dated on 31.07.2023, to ascertain MARKET VALUE (MV) of the property in favour of the Registered owner, M/S Sri Balaji Logs Products Private Limited, the site, under consideration, and its neighbourhood area had been inspected on 02.07.2023 in presence of owner himself. The property under reference had been identified by us with the help of relevant documents.

**List of documents produced to us.:**

- Sale Deeds of the Property (Details below)
- Previous valuation report by Mr.Goutam Mukherjee dt.: 05.02.2021

**List of documents not produced to us.:**

- Land ROR from BL & LRO
- Conversion certificate from BL & LRO
- Land khazna receipt from BL & LRO
- Site plan of land
- Previous lawyer report

**2. DATA / INFORMATION COLLECTED FOR REFERENCE IN RESPECT OF THE PROPERTY UNDER CONSIDERATION:****A. Details schedule of the landed property:**

Sl. No.	Deed No & Regn. Date of deed	Survey No	Area in Decimal	Total Area of Land
1	Being No.: I-6311 of dt.: 30.06.2010	4504	45	142 decimal
		4505	16	
		4506	15	
		4514	51	
		4515	15	
2	Being No.: I-2819 of dt.:17.04.2008	332	19	19 decimal
3	Being No.: I-3039 of dt.:06.05.2008	324	16	125 decimal
		326	41	
		329	68	
4	Being No.: I-3038 of dt.: 06.05.2008	324	17	98 decimal
		326	40	
		328	28	
		330	13	
5.	Being No.: I-3286 of dt.: 02.05.2008	334	32	32 decimal
<b>Total area of land</b>				<b>416 decimal</b>

**B) Govt. Guideline Value of Land:**

'Market value of land' assessed and published in official website of Directorate of Registration and Stamp Revenue Govt. of west Bengal vide visitors no.: 4701866dt.08.08.2023 are collected and given below as reference, certificate against enquiry enclosed here within Annexure.....B

Mouza	Plot No.	Classification of Land	Govt. Guideline Value of 133.00Decimal Land	Unit rate
Purulia	4406	Commercial	Rs.8,40,61,719.00	Rs.6,32,043.00/Decimal
Purulia	4406	Semi commercial	Rs.6,30,46,289.00	Rs.4,74,032.00/Decimal



### 3. COMPUTATION OF LAND VALUE :

Valuation of land component as on date comes.


Considering the land rate as available and discussed above	(=)	@Rs. 3,06,666.00 per Decimal
Less 10% Depreciated Replacement Cost (D.R.C.) for large irregular land shape	(-)	Rs. 30,666.00
Thus the estimated land value comes to	(=)	Rs. 2,75,999.00 per Decimal
Multiplying by the total land area	(x)	416 Decimal
Valuation of land component as on date comes to	(=)	Rs. 11,48,15,584.00
Total land value as on date comes to		Rs. 11,48,15,000.00 (say)

#### REMARKS:

1. Some important documents of the property has not been provided to us such as site plan, khajna, record, conversion, Lawyer report etc. Please take it a note before taken any decision.
2. This valuation is done without prejudice under existing situation, condition and circumstances and subject to proper legal verifications of the property under consideration.

#### DECLARATION:

1. The legal aspects were not considered in this valuation.
2. This valuation work is undertaken by the valuer based upon the request from State Bank of India, Stressed Asset Management Branch-I, Nagaland House, Kolkata
3. 4. This valuation is done without prejudice under existing situation, condition and circumstances and subject to proper legal verifications of the property under consideration.

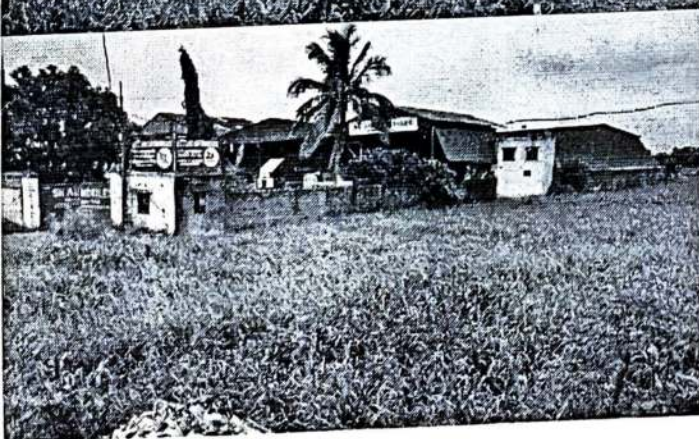
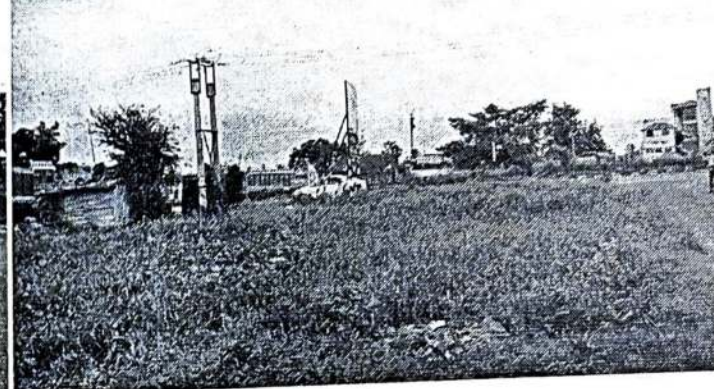
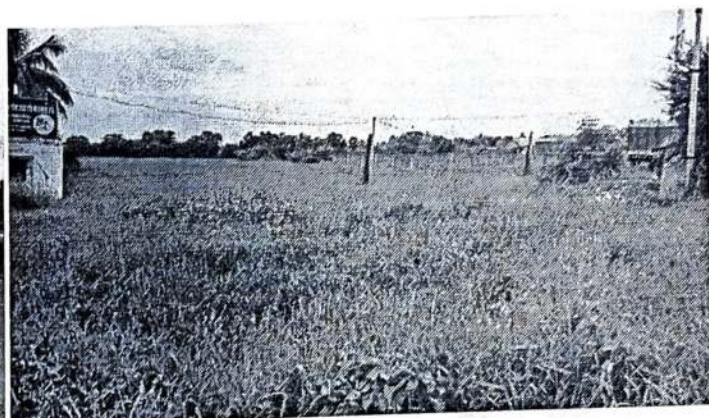
  
**SUDIP PRADHAN**  
AMS (Assistant), D. & S. (Sudip) M.D. (S. V.)  
FOR ASSOCIATED VALUERS  
CHARTERED ENGINEER &  
BANK APPROVED VALUER

Place:Kolkata

Date:08.08.2023

Signature of Approved Valuer

# Photographes of the Property



*[Signature]*  
**SUDIP PRADHAN**  
 AME (Nagaland), B. Tech (NIT) & M. Sc. (IIT)  
 FOR A SOCIETY OF ENGINEERS  
 CHARTERED SURVEYORS &  
 MAPS APPROVED VALUERS



## Govt. guideline value certificate



# Directorate of Registration and Stamp Revenue

## Finance (Revenue) Department, Government of West Bengal

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## Market Value of Land

(\*) marked items are mandatory

District *	<input type="text" value="Hooghly"/>	Thana *	<input type="text" value="Serampur"/>
Local Body *	<input type="text" value="Municipality"/>	Mouza *	<input type="text" value="Dighamga"/>
Road *	<input type="text" value="Delhi Road"/>	Road Zone *	<input type="text" value="1 - Holding located on Delhi Road to Holding located on"/>
Premises No.	<input type="text" value="Dipanshu N/A"/>	Ward No.	<input type="text" value="Ward No."/>
Jurisdiction of *	<input type="text" value="A.D.S.R. SREEERAMPUR"/>	Municipality *	<input type="text" value="BAUDYABATI"/>
Project Name	<input type="text" value="Not Available"/>		

To get owner details of property please enter LR plot no and LR Khatian no.

Plot No	LR	<input type="text" value="00329"/>	/	<input type="text" value="9"/>	LR Khatian No.	<input type="text" value="5000"/>	/	<input type="text" value="Bata Khatian"/>
Proposed Land Use *	<input type="text" value="Proposed Industrial Use"/>				Nature of Land * (as recorded in ROR)	<input type="text" value="Shall"/>		
Area of Land *	Acre	<input type="text" value="1"/>	Decimal	<input type="text" value="0.0000000000"/>	Bigha	<input type="text" value="0.0000000000"/>	Katha	<input type="text" value="0.0000000000"/>
Adjacent to Metal Road	<input type="text" value="Yes"/>				Chatak	<input type="text" value="0.0000000000"/>	Sq. Feet	<input type="text" value="0.0000000000"/>
Encumbered by Tenant	<input type="text" value="No"/>				Chatak	<input type="text" value="0.0000000000"/>	Sq. Feet	<input type="text" value="0.0000000000"/>
Plot No	LR	<input type="text" value="00329"/>	/	<input type="text" value="9"/>	LR Khatian No.	<input type="text" value="5000"/>	/	<input type="text" value="Bata Khatian"/>
Proposed Land Use *	<input type="text" value="Proposed Industrial Use"/>				Nature of Land * (as recorded in ROR)	<input type="text" value="Shall"/>		
Area of Land *	Acre	<input type="text" value="1"/>	Decimal	<input type="text" value="0.0000000000"/>	Bigha	<input type="text" value="0.0000000000"/>	Katha	<input type="text" value="0.0000000000"/>
Adjacent to Metal Road	<input type="text" value="Yes"/>				Chatak	<input type="text" value="0.0000000000"/>	Sq. Feet	<input type="text" value="0.0000000000"/>
Encumbered by Tenant	<input type="text" value="No"/>				Chatak	<input type="text" value="0.0000000000"/>	Sq. Feet	<input type="text" value="0.0000000000"/>
Bargadar	<input type="text" value="No"/>				Approach Road Width * (in feet)	<input type="text" value="60"/>		
Logged Property	<input type="text" value="Yes"/>				Tenant is Purchaser ?	<input type="text" value="No"/>		
	<input type="text" value="No"/>				LR Khatian No.	<input type="text" value="5000"/>	/	<input type="text" value="Bata Khatian"/>
	<input type="text" value="No"/>				Nature of Land * (as recorded in ROR)	<input type="text" value="Shall"/>		
	<input type="text" value="No"/>				Chatak	<input type="text" value="0.0000000000"/>	Sq. Feet	<input type="text" value="0.0000000000"/>
	<input type="text" value="No"/>				Chatak	<input type="text" value="0.0000000000"/>	Sq. Feet	<input type="text" value="0.0000000000"/>
	<input type="text" value="No"/>				Approach Road Width * (in feet)	<input type="text" value="60"/>		
	<input type="text" value="No"/>				Tenant is Purchaser ?	<input type="text" value="No"/>		
	<input type="text" value="No"/>				Bargadar is Purchaser?	<input type="text" value="Yes"/>		
	<input type="text" value="No"/>							

This plot has any road access in any side be mentioned properly below:

North side	<input type="text" value="Yes"/>	East side	<input type="text" value="Yes"/>	West side	<input type="text" value="Yes"/>	South side	<input type="text" value="Yes"/>
------------	----------------------------------	-----------	----------------------------------	-----------	----------------------------------	------------	----------------------------------

Type the characters shown

D0F5T3

Try new characters

Market Value: Rs:8,18,182/-

Sl No	Plot No (LR)	Khatian No	Details of Land Record				Classification of Plot	Share Area (Acre)	Mutation Status
			Name	Father's/Husband's Name	Address				
1	329	5555	Mr. Sree Ram	Mr. Sree Ram	Mr. Sree Ram		1	0.0000000000	OK

Service Count: 47,61,856

Display Market Value



Market Value of Land

District \*

Hooghly

Local Body \*

Municipality

Road \*

De/N Road

Premises No

Jurisdiction of \*

A.D.S.R. SREERAMPUR

Project Name

Not Available

Thana \*

Serampur

Mouza \*

Dighunaga

Road Zone \*

1 - Holding located on Deth Road to Holding located on

Ward No.

Municipality \*

BAIDYABATI

To get owner details of property please enter LR plot no and LR khatian no.

Plot No

LR

00330

/

0

Proposed Land Use \*

Proposed Industrial Use

Area of Land \*

Acres

1

Decimal

Bigha

Katha

Adjacent to Metal Road

Yes

Encumbered by Tenant

No

Plot No

LR

00330

/

0

Proposed Land Use \*

Proposed Industrial Use

Area of Land \*

Acres

1

Decimal

Bigha

Katha

Adjacent to Metal Road

Yes

Encumbered by Tenant

No

Bargadar

No

Litigated Property

Yes

No

LR Khatian No

5000

Rate Value

Nature of Land \* (as recorded in ROR)

Shak

Chatak

Sq. Feet

CRUSH

Sq. Feet

Approach Road Width \* (in feet)

60

Tenant is Purchaser ?

No

LR Khatian No.

5000

Rate Value

Nature of Land \* (as recorded in ROR)

Shak

Chatak

Sq. Feet

Chatak

Sq. Feet

Approach Road Width \* (in feet)

60

Tenant is Purchaser ?

No

Bargadar is Purchaser?

Yes

No

Total Area of Land(Decimal)

1

Total Area of Land(Decimal)

1

This plot has any road access in any side be mentioned properly below:

North side

Yes

No

East side

Yes

No

West side

Yes

No

South side

Yes

No

Type the characters shown

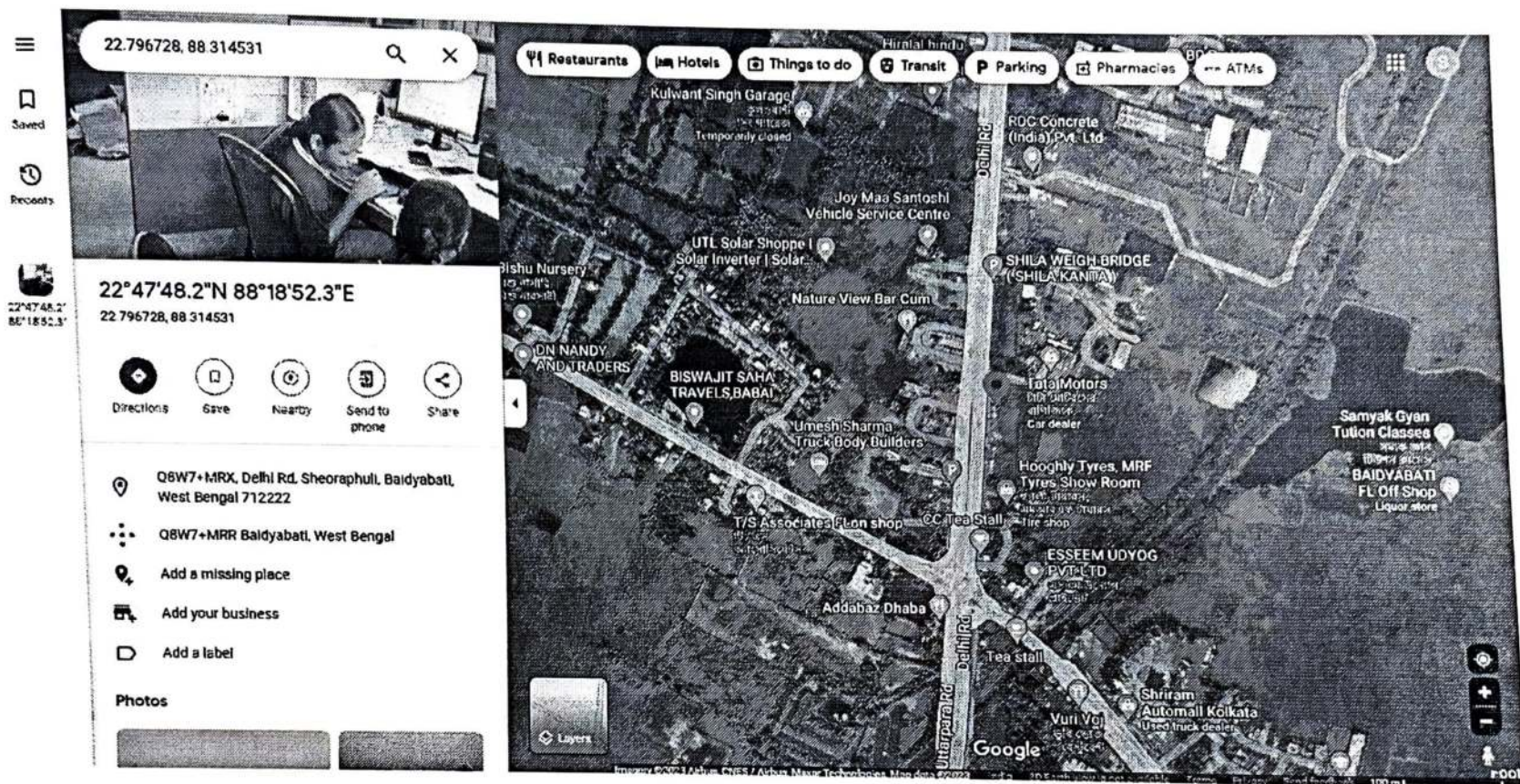
M3XSG9

By any characters

Market Value:- Rs-8,16,182:-		Details of Land Record					
		Recorded Owner Details			Classification of Plot	Share Area (Acres)	Mutation Status
Sl No	Plot No (LR)	Khatian No	Name	Father's/Husband's Name			
1	030	0882	ST. JOHN'S	ST. JOHN'S	Yes	0.13000000	OK

Display Market Value

## Property Location Map





magicbricks

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Posted on: Jul 30, 23

Property ID: 68372035

₹50.0 Cr [Apply for loan](#)

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2 Photos

WBIDCL Approved

1 Floor allowed

Plot Area

100 bigha \*

Dimensions (L X B)

100 X 1

No Of Open Sides

2

Any Construction Done

No

Boundary Wall

No

Type Of Ownership

Freehold

Overlooking

Main Road

Transaction Type

Resale

Contact Agent

Get Phone No.

👤 Last contact made 5 days ago

Contact Agent

Kumar -91-91XXXXXXX

Get Phone No.