

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.:

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

List of documents not produced to us.:

- a) Land ROR from BL & LRO
- b) Conversion certificate from BL & LRO
- c) Land khazna receipt from BL & LRO
- d) Site plan of land
- e) 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
		Total area of land		416 decimal

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 133.00DecimalLand	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