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STATE BANK OF INDIA
SME PARK STREET
M/S ACCORD INFOTECH PVT. LTD.

VALUATION REPORT OF THE PROPERTY LOCATED AT PLOT NO. 50, BLOCK DN,
SECTOR - V, WITHIN THE LIMITS OF BIDHAN NAGAR MUNICIPAL CORPORATION,
P.S. - EAST BIDHANNAGAR, DIST - 24 PGS (N), KOLKATA - 700 091.



Prepared By:



M/S ANS CONSULTANCY
(VALUERS & MANAGEMENT CONSULTANT)
4A, COUNCIL HOUSE STREET, 1ST FLOOR,
MMS CHAMBER, ROOM NO G-1,
KOLKATA-700001.
PH: (033) 40624200/ 9433548225



1. EXECUTIVE SUMMARY :



EXECUTIVE SUMMARY :

ACCOUNT NAME : M/S ACCORD INFOTECH PVT. LTD
NAME OF THE OWNER : TRANSFEREE : M/S Accord Infotech Pvt. Ltd.
ADDRESS OF THE PROPERTY : Residing at PLOT NO. 50, BLOCK DN, SECTOR - V, WITHIN THE LIMITS OF BIDHAN NAGAR MUNICIPAL CORPORATION, P.S. - EAST BIDHANNAGAR, DIST - 24 PGS (N), KOLKATA - 700091
BRIEF OF THE SUBJECT : (PROPOSE- COMMERCIAL BUILDING) of M/S ACCORD INFOTECH PVT. LTD (B+C+21)). It's a middle to High Class Area. The adjoining Properties are Commercial by Nature.
PURPOSE OF VALUATION : Assessment of Realizable Value at prevailing conditions of the land parcel, buildings and Structures.
VALUATION METHOD & APPROCH : Since the existing commercial building is leasehold(long term) in nature, realistic value of the subject property is assessed on the basis of local enquiry and market investigation based on Land & building method.

AREA OF THE SUBJECT PROPERTY : 15.11 Cottah (land), 60,000 per sqft BU area (Structure)


DATE OF INSPECTION : 07.11.2024

DATE OF VALUATION : 07.11.2024.

SL NO.	PARTICULARS	FAIR MARKET VALUE (F.M.V)	REALIZABLE VALUE (90% OF F.M.V)	DISTRESS VALUE (75% OF F.M.V)
1.	FLAT VALUE	RS. 28.13 Cr.	Rs. 25.32 Cr.	Rs. 21.10 Cr.
2.	INSURABLE VALUE OF BUILDING (70% OF CONSTRUCTION VALUE)	Rs. 8.58 cr		
3.	GOVT. GUIDE LINE VALUE	RS. 16.00 cr.		





-PART A		SBI FORMAT OF REPORT ON VALUATION
Name & Address of Branch		State Bank of India, SME Park Street.
Name of the Account		M/S ACCORD INFOTECH PVT. LTD
S.NO.	CONTENTS	DESCRIPTION
1. INTRODUCTION		
a.	Name of Property Owner	TRANSFEEE : M/S Accord Infotech Pvt. Ltd.(as per Deed of Assignment of Lease (I - 4908/2009)
	Address & Phone Number of the Owner	Registered office at 9B, Madan Chatterjee Lane, Kolkata - 700 007
b.	Purpose of the Valuation	Already mortgage to the bank.
c.	Date of Inspection of the Property	07.11.2024
d.	Date of Valuation Report	07.11.2024
e.	Name of the Developer of the Property	Not known
	Type of Developer	Private Project
2. PHYSICAL CHARACTERISTICS OF THE PROPERTY		
BRIEF DESCRIPTION OF THE PROPERTY UNDER VALUATION		
		
<p>This assessment is carried out to evaluate the Fair Market Value of the fixed asset (PROPOSED-COMMERCIAL BUILDING) of M/S ACCORD INFOTECH PVT. LTD (B+G+21) located at PLOT NO. 50, BLOCK DN, SECTOR - V, WITHIN THE LIMITS OF BIDHAN NAGAR MUNICIPAL CORPORATION, P.S. - EAST BIDHANNAGAR, DIST - 24 PGS (N), KOLKATA - 700091.AS PER THE COMPANY REPRESENTATIVE AND THE COPY OF THE TITLE DEED,SANCTION PLAN, WATER TAX, PROPERTY TAX,TIR PROVIDED TO US.</p> <p>This report only contains general assessment & opinion on the Guideline Value and the indicative, estimated Market Value of the property for which Bank has asked to conduct the Valuation and found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site which has been relied upon in good faith. It doesn't contain any other recommendations of any sort.</p>		





a.	Location attribute of the property		
i.	Nearby Landmark	Beside MERLIN INFINITE.	
ii.	Postal Address of the Property	Plot No. 50, Block DN, Sector - V, within the limits of Bidhan Nagar Municipal Corporation, P.S. - East Bidhannagar, Dist - 24 PGS (N), Kolkata - 700 091.	
iii.	Area of the Plot/ Land	15.11 Cottah (As per Deed)	
iv.	Type of Land	Solid Land	
v.	Independent access/ approach to the property	Clear independent access is available from sector V Road.	
vi.	Google Map Location of the Property with a neighborhood layout map	Enclosed with the Report Coordinates : 22°34'39.1"N 88°25'58.9"E	
vii.	Details of the roads abutting the property		
	i. Main Road Name & Width	Type III road, Type VII Road.	Approx. 20 ft. wide
	ii. Front Road Name & width	Type III road, Type VII Road.	Approx. 20 ft. wide
	iii. Type of Approach Road	Bituminous Road	
	iv. Distance from the Main Road	00 mtrs.	
viii.	Description of adjoining property	The adjoining properties are commercial in nature	
ix.	Plot No./ Survey No.	Not known	
x.	Village/ Block	Within the city limits	
xi.	Sub registrar	BidhanNagar.	
xii.	District	24 PGS (North)	
xiii.	Any other aspect	Valuation is done for the property found as per the information given in the copy of documents provided to us and/ or confirmed by the owner/ owner representative to us at site.	
	i. Identification of the property (Property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site.)	<input checked="" type="checkbox"/> Cross checked from boundaries or address of the property mentioned in the deed <input checked="" type="checkbox"/> Done from the name plate displayed on the property <input checked="" type="checkbox"/> Identified by the owner's representative <input checked="" type="checkbox"/> Enquired from local residents/ public <input checked="" type="checkbox"/> Identified by owner. <input checked="" type="checkbox"/> Identification of the property could not be done properly <input type="checkbox"/> Survey was not done	
	ii. Type of Survey	Full Physical Survey.	
	iii. Is property clearly demarcated by permanent/ temporary boundary on site	Yes.	
	iv. Is the property merged or colluded with any other property	No.	
	v. City Categorization	City	Urban





vi.	Characteristics of the locality	Higher Middle Class	Within Developing area
vii.	Property location classification	Adjacent to Merlin Infinite.	
viii.	Property Facing	North-East.	
	Covered Built-up area description (Plinth/ Carpet/ Saleable Area)	60,000sqft built up area (Note : As per Sanction Plan, building sanctioned is B+G+23, but during inspection it was B+G+21.)	
b.	Boundaries schedule of the Property		
i.	Are Boundaries matched	Yes	
ii.	Directions	As per Sale Deed	Actual found at Site
	East	Type-VI Road	Type-VI Road
	West	West Bengal Electronic Devp. Comp	Building of West Bengal Electrical
	North	Type -III Road	Type-III Road
	South	DN-49 (5K)	Merline Infinite
3.	TOWN PLANNING/ ZONING PARAMETERS		
a.	Master Plan provisions related to property in terms of Land use	Building Sanction plan received	
	i. Any conversion of land use done	The property is within Salt lake electronics complex area and leasehold one where the lessor is Governor of West Bengal. So question of land conversion does not arise.	
	ii. Current activity done in the property	Under Construction	
	iii. Is property usage as per applicable zoning	Under Nabadiganta Industrial Township Authority	
	iv. Any notification on change of zoning regulation	No.	
	v. Street Notification	Not notified.	
b.	Provision of Building by-laws as applicable	PERMITTED	CONSUMED
	i. FAR/ FSI	5.9	5.89.
	ii. Ground coverage	40%	39.98%
	iii. Number of floors	B+G+21	-----do-----
	iv. Height restrictions	-----do-----	-----do-----
	v. Front/ Back/ Side Setback	-----do-----	-----do-----
c.	Status of Completion/ Occupational certificate	Under construction stage	Under construction stage
d.	Comment on unauthorized construction if any	Not Any	
e.	Comment on Transferability of Developmental rights	Transferrable as per property right act	





f.	1. Planning Area/ Zone	Under Nabadiganta Industrial Township Authority	
	2. Master Plan currently in force	-do-	
	3. Municipal limits	Nabadiganta Industrial Township Authority	
g.	Developmental controls/ Authority	Nabadiganta Industrial Township Authority	
h.	Zoning regulations	-do-	
i.	Comment on the surrounding land uses & adjoining properties in terms of uses	The Surrounding area are mostly commercial.	
j.	Comment of Demolition proceedings if any	Not in our knowledge	
k.	Comment on Compounding/ Regularization proceedings	Not in our knowledge	
l.	Any other aspect		
	i. Any information on encroachment	No	
	ii. Is the area part of unauthorized area/ colony	No (As per general information available)	
4.	DOCUMENT DETAILS AND LEGAL ASPECTS OF THE PROPERTY		
a.	Ownership documents provided	Lease Deed	I - 4908/2009
b.	Names of the Legal Owner/s	M/S Accord Infotech Pvt. Ltd	
c.	Constitution of the Property	Long term lease hold (999yrs.).	
d.	Agreement of easement if any	Not required	
e.	Notice of acquisition if any and area under acquisition	Not Known	
f.	Notification of road widening if any and area under acquisition	Not Known	
g.	Heritage restrictions, if any	No	
h.	Comment on Transferability of the property ownership	Long-term lease hold, transferable as per lease right transfer act.	
i.	Comment on existing mortgages/ charges/ encumbrances on the property, if any	The Property is already Mortgaged with the Bank	
j.	Comment on whether the owners of the property have issued any guarantee(<i>personal or corporate</i>) as the case may be	No information available to us.	
	Building plan sanction:		
	i. Authority approving the plan	Executive Engineer of Nabadiganta Industrial Township Authority	
	ii. Name of the office of the Authority	- Executive Engineer of Nabadiganta Industrial Township Authority	
	iii. Any violation from the approved Building Plan	No	
l.	Whether Property is Agricultural Land if yes, any conversion is contemplated	This is a Commercial Land	
m.	Whether the property SARFAESI complaint	Yes	





n.		Property Tax	No. 123230064336 dated 23.11.10.
i.	Information regarding municipal taxes (property tax, water tax, electricity bill)	Water Tax	Received upto 27.08.2024
		Electricity Bill	Received upto 30.08.2024
	ii. Observation on Dispute or Dues if any in payment of bills/ taxes	No.	
	iii. Is property tax been paid for this property	Dated 23.11.10.	
	iv. Property or Tax Id No.	123230064336	
o.	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	The Property is already mortgaged with the bank.	
p.	Qualification in TIR/ Mitigation suggested if any	TIR received dated 13.03.2024.	
	Any other aspect	This is just an opinion report on Valuation based on the copy of the documents/ information provided to us by the client and has been relied upon in good faith of the property found as per the information given in the documents provided to us and/ or confirmed by the owner/ owner representative to us on site. Legal aspects, Title verification, Verification of authenticity of documents from originals or cross checking from any Govt. dept. of the property have to be taken care by legal expert/ Advocate.	
	1.Since how long owners owing the Property	Around 15 years	
	2.Year of Acquisition/ Purchase/ Lease	Around year 2009	
	3.Property presently occupied/ possessed by	Lessee occupied. (Its along term leasehold property).	
	4.Title verification	Refer TIR	
	5.Details of leases if any	Long term lease hold from 2009 (999 yrs)	
	5. ECONOMIC ASPECTS OF THE PROPERTY		
a.	Reasonable letting value/ Expected market monthly rental	NA	
	Is property presently on rent	NA	
	a) Number of tenants	NA	
	b) Since how long lease is in place	NA	
	c) Status of tenancy right	NA	
	d) Amount of monthly rent received	NA	
c.	Taxes and other outgoing	NA	
d.	Property Insurance details	NA	
e.	Monthly maintenance charges payable	NA	





Security charges, etc.		NA	
Any other aspect		NA	
SOCIO - CULTURAL ASPECTS OF THE PROPERTY			
a. Descriptive account of the location of the property in terms of Social structure of the area in terms of population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.		The Subject property is situated adjacent to Merlin infinite, the property is near to Webel more bus stop. This is a rapidly growing commercial area in Saltlake. Numbers of commercial units are present within very close proximity. Most of the people in this area are of high class background.	
b. Whether property belongs to social infrastructure like hospital, school, old age homes etc.		No.	
FUNCTIONAL AND UTILITARIAN SERVICES, FACILITIES & AMENITIES			
a. Description of the functionality & utility of the property in terms of :			
a. Space allocation		Yes (under construction)	
b. Storage spaces		Yes (under construction)	
c. Utility of spaces provided within the building		Yes (under construction)	
d. Car parking facilities		NA	
e. Balconies			
b. Any other aspect		Yes	
a. Drainage arrangements		No.	
b. Water Treatment Plant		Yes	
c. Power Supply arrangements		Permanent Auxiliary	
d. HVAC system		No	
e. Security provisions		Yes (under construction)	
f. Lift/ Elevators		Yes (under construction)	
g. Compound wall/ Main Gate		Yes (under construction)	
h. Whether gated society		Yes (under construction)	
i. Internal development			
Garden/ Park/ Land scraping	Water bodies	Internal roads	Pavements
No	No	Yes	Yes
		Boundary Wall	
		Yes	
8. INFRASTRUCTURE AVAILABILITY			
a. Description of Aqua Infrastructure availability in terms of:			
i. Water Supply		Yes	
ii. Sewerage/ sanitation system		Underground	
iii. Storm water drainage		NA	





b.	Description of other Physical Infrastructure facilities in terms of:						
	a. Solid waste management					Yes	
	b. Electricity					Yes	
	c. Road and Public Transport connectivity					Available from Sector V.	
d.	Availability of other public utilities nearby						
Proximity & availability of civic amenities & social infrastructure							
School	Hospital	Market	Bus Stop	Railway Station	Metro	Airport	
1.4 Km	1.6 Km	550 mtr	500 mtr	6.5 km	500 mtr	9.00 km	
Availability of recreation facilities (parks, open spaces etc.)				Within reachable distance			
9.	MARKETABILITY ASPECTS OF THE PROPERTY:						
i.	Marketability of the property in terms of						
	i. Location attribute of the subject property					Good.	
	ii. Scarcity					No.	
	iii. Market condition related to demand and supply of the kind of the subject property in the area					The Subject property is situated adjacent to Merline Infinite at Sector V. Its a amid developing Commercial area. Mostly populated with high class income group. so demand is Good.	
	iv. Comparable Sale Prices in the locality					Please refer to Part C: Valuation Assessment of the Property.	
ii.	Any other aspect which has relevance on the value or marketability of the property						
	i. Any New Development in surrounding area					No	
	ii. Any negativity/ defect/ disadvantages in the property/ location					No	
10.	ENGINEERING AND TECHNOLOGY ASPECTS OF THE PROPERTY:						
a.	Type of construction & design			RCC construction			
b.	Method of construction			Regular masonry construction using standard quality Material			
c.	Specifications			High Class construction			
	a. Class of construction			Internal - Under Construction			
	b. Appearance/ Condition of structures			External - Under construction			
				Floors/ Blocks		Type of Roof	
	c. Roof			B+G+21		RCC	
	d. Floor height			14'			
	e. Type of flooring			Under construction			





f.	Doors/ Windows	-do- (under construction)
g.	Interior Finishing	-do- (under construction)
h.	Exterior Finishing	-do- (under construction)
i.	Interior decoration/ Special architectural or decorative feature	-do- (under construction)
j.	Class of electrical fittings	-do- (under construction)
k.	Class of sanitary & water supply fittings	-do- (under construction)
d.	Maintenance issues	NA (under construction)
e.	Age of building/ Year of construction	2019 (5 yrs)
f.	Total life of the structure/ Remaining life expected	80 yrs (75 yrs remaining)
g.	Extent of deterioration in the structure	Under Construction
h.	Structural safety	Appears to be structurally stable and can bear for normal earthquake or disaster.
i.	Protection against natural disasters viz. earthquakes etc.	Since this is a RCC structure so should be able to withstand moderate intensity earthquakes. Comments are been made only based on visual observation and not any technical testing.
j.	Visible damage in the building if any	Under construction
k.	System of air conditioning	Under construction
l.	Provision of firefighting	Under construction
m.	Status of Building Plans/ Maps	Under construction
6.	Is Building as per approved Map	-Yes
7.	Details of alterations/ deviations/ illegal construction/ encroachment noticed in the structure from the original approved plan	Plan No.V/NDITA/BP-30 dated 17/09/2019; AIN-0109146181100002 approved by Ex. Engr. Of NDITA
8.	Is this being regularized	No information provided
11.	ENVIRONMENTAL FACTORS:	
a.	Use of environment friendly building materials like fly ash brick, other Green building techniques if any	Not known to us
b.	Provision of rainwater harvesting	No
c.	Use of solar heating and lighting systems, etc.	No
d.	Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc. if any	No
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.	Good.
13. Valuation		
a)	Methodology of valuation – Procedure adopted for arriving at the valuation. Valuers may consider various approaches and state explicitly the reason for adopting particular approach and assumption made, basis adopted with supporting data, comparable sales, and reconciliation of various factors on which final value judgment is arrived at.	Since the existing commercial space is longterm leasehold in nature, realistic value of the subject property is assessed on the basis of <u>local enquiry</u> and <u>market investigation based on Land & building method.</u>
b)	Prevailing Market Rate/ Price trend of the Property in the locality/ city from property search sites viz. magickbricks.com, 99acres.com, makaan.com etc. if available	Attached as per annexure.
c)	Guideline Rate obtained from Register's office/ State Govt. Gazette/ Income Tax Notification	Rs. 15.77 Cr. From the Guideline rate obtained from Register's office we have attached the rates as per annexure.
d)	Summary of Valuation <ul style="list-style-type: none">i. Guideline Value<ul style="list-style-type: none">Land :Building :ii. Fair Market Valueiii. Realizable Valueiv. Forced/ Distress Sale value.v. Insurable Value	Rs. 15.77 Cr. (Copy attached) Rs. 28.13 Cr (As per Annexure) Rs. 25.32 Cr Rs. 21.10 Cr Rs. 8.58 Cr
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.	The variation between Govt. Value and Market Value assessed by us (+1%) which is within the permissible limit of 20%. Hence ok Last two transactions are not available. The Registry Office is not providing last transactions. However, it is to be noted that we have considered





ii. Details of last two transactions in the locality/ area to be provided, if available.	the value based on Govt. Guideline value and current market trend
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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 assumption 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 in the above property valued.
- My authorized representative by the name of Sudipa Roy, has inspected the subject property on 07.11.2024.
- We are registered Valuer under Section 34AB of Wealth Tax Act, 1957.
- I am an approved Valuer under SARFAESI ACT- 2002 and am approved by the Bank.
- I have not been depanelled or removed from any Bank/ Financial Instruction/ 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

Sukanya Basu

Add: Mandirpara, Rahara, Khardah, Kolkata - 700 118.

Name of Valuer association of which I am a bona fide member in good

Standing - ANS Consultancy.

Wealth Tax Registration No - W.B/CCT-4/KOL/59/2016-17

Signature of the Valuer

Date - 18.11.2024

Tel No - 033-4062 4200

Mobile No - 9433548225

Email - ans.consultancy05@gmail.com

SUKANYA BASU
B.Tech, F.I.T.V, LL.B.
Chartered Engineer No.
AM3075497
Chartered Valuer,
Fellow Membership No.
C.A.V.I. 13613
Govt. Regd. Valuer No.
W.B/CCT-4/KOL/59/
2016-17/Regn. of valuer/
Sukanya Basu

1. Enclosures

a) Layout plan sketch of the area in which the property is located with latitude and longitude	Received .
b) Building Plan	Not Received.
c) Floor Plan	Enclosed.
d) Photography 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	
e)	Certified copy of the approved / sanctioned plan wherever applicable from the concerned office	Received.
f)	Google Map location of the property	Google map attached.
g)	Price trend of the Property in the locality/ city from property search sites viz. Magickbrick.com, 99acres.com, Makaan.com etc.	Attached as per annexure.
h)	Any other relevant documents/ extracts	Annexure containing Calculation to arrive at valuation.

ANNEXURE - I

Details Of Valuation : Valuation Of Land & Structure At - Plot No. 50, Block DN, Sector - V, within the limits of Bidhan Nagar Municipal Corporation, P.S. - East Bidhannagar, Dist-24 PGS (N), Kolkata - 700 091.

A : Valuation of Land

(I) DATA/INFORMATION COLLECTED FOR REFERENCE IN RESPECT OF THE PROPERTY UNDER REFERENCE :

01. From the local enquiry and market investigation it has been revealed that the rate for vacant, developed on-road in-and-around the site for Commercial land and its market trend varies between @ Rs. 1.00 Cr. to @ Rs. 1.15 Cr. per Cottah. Therefore, it is understood that in-and-around the site, the market trend @ Rs. 1.10 Cr. per cottah may be considered for on an average.
02. Since the site i.e. the subject plot of land is more-or-less developed and the area is developing, the potential value of this neighbourhood area is on the rise and affects the prevailing market trend considering its mixed use opportunity as pre-dominant mixed land-use.
03. The neighbourhood area of the site is commercial land-use as inspected.
04. Reasonable amount of Depreciation due to age factor may be computed based on "Straight Line Method of Depreciation" after considering age, life, conditions, maintenance etc.





(II) METHODOLOGY OF VALUATION :

For assessing the value of land our approach has been to make reference to current sale price / market references of more or less comparable nature of property in the vicinity with its existing use vis-à-vis the socio-economic growth in the area and the infrastructural facilities available.

The basis of the classification of properties for valuation purpose are :

- i) Land Character
- ii) Nature of land and its use
- iii) Extent of rights and benefits, and
- iv) Privileges and future prospects or developments.

Proper approach to valuation for such a category of landed property is 'MARKET APPROACH' AND 'COST APPROACH'.

The reasonable and national Method of Valuation under such valuation approach is : 'MARKET COMPARISON' Method of Valuation and Depreciated Replacement Cost. (D.R.C.) Method of Valuation.

FACTORS CONSIDERED FOR ASSESSING THE LAND VALUE ARE :

- i) Location and locational advantage / disadvantages
- ii) Nature of holding i.e. freehold / leasehold
- iii) Area of land
- iv) Year of acquisition
- v) Terms and conditions
- vi) Development made
- vii) Present and future possible use and
- viii) Present demand in the Land Market

BASIS OF VALUATION :

Existing Use based on its potential value.

PRINCIPLES, NORMS & GUIDELINES ON VALUATION FOR THE STATED CASE :

- (i) **Definition of Market Value** : Market Value is the estimated amount for which an asset ought to exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. The estimate specially excludes an estimated price inflated or deflated by special terms or circumstances.

- (ii) **Classification of properties, value ingredients, value elements, approach and method of valuation.**

PROPERTY CLASSIFICATION	VALUE INGREDIENTS	VALUE ELEMENTS	APPROACH TO VALUATION	METHOD OF VALUATION
1. INVESTMENT PROPERTY	UTILITY, MARKETABILITY, SELF LIQUIDITY	OWNER'S VALUE, MARKET VALUE, INVESTMENT VALUE	INCOME APPROACH	RENT / INCOME CAPITALISATION METHOD



2. MARKETABLE NON INVESTMENT PROPERTY	UTILITY, MARKETABI LITY	OWNER'S VALUE, MARKET VALUE	MARKET APPROACH	SALE / MARKET COMPARISON METHOD
3. SERVICE PROPERTY	UTILITY	OWNER'S VALUE	COST APPROACH	D.R.C. METHOD

**III. TO ASCERTAIN THE FAIR MARKET VALUE (F.M.V.) OF THE LAND COMPONENT
UNDER REFERENCE AS ON DATE : PART A : Valuation of Land with Structure**

The valuation of land is worked out in line with the methodology adopted for freehold land as explained earlier. In the absence of any record of contemporary sales in the area, local enquiries were made to ascertain the fair open market price.

Unit rate per acre has been assessed based on prevalent trend of price in the locality in conjunction with various factors like shape, size, area, approach contour, frontage, amenities, commercial potentially and salability etc.

Considering factors as stated above the fair and reasonable market price of this long-term leasehold land is assessed at @ Rs. 1.00 Cr to 1.15 Cr. per cottah for the portion nearest to road.

01.	Size of Plot	:	15.11 Cottah (As per Deed)
02.	Total extent of the plot	:	15.11 Cottah
03.	Prevailing market rate	:	@ Rs. 1.00 Cr. to Rs. 1.15 Cr. Per Cottah
04.	Assessed / adopted rate of road side land	:	@ Rs. 1.10 Cr. Per Cottah
06.	Less 05% due to encumbrance	:	@ Rs. 0.055 Cr. Per cottah
07.	Assessed Rate of land under valuation	:	@ Rs. 1.05 Cr. per Cottah
08.	Estimated value of Land (15.11 Cottah x Rs. 1.05 Cr.)	:	Rs. 15.87 Cr.
	Present Market Value of land	:	Rs. 15.87 Cr. (A)




(B) FOR BUILDING AND STRUCTURES :

For assessing the Prime Cost of the buildings and structures, we are to take P.W.D. Plinth Area Rates and Guideline Rates as on date to get its Prime Cost. After computing reasonable amount of Depreciation (D) on Straight Line Method of Depreciation, we are to arrive at Depreciated Replacement Cost (D.R.C.) of the sheds, buildings and structures etc. as on date

Sl. No.	Item & Description	Plinth Area (As per Plan)	SI/EFL (Yrs.)	Rep. Rate of Const. (Rs./sq.ft.)	GCRC (Rs. in Lac)	Deprcn. (Rs. in Lac)	Fair Market Value CDRC (Rs. in Lac)
1.	B+G+21 under construction building	60,000 sft	0/80	2800	1680.00 Lac	Nil	1680.00
						Rs. 1680.00 Lac (After Completion)	

As per inspection it is found that only B+G+21 upto roof casting, brick work, inside outside plastering, door windows, electrification is completed (total BU 60,000 sft). Hence, as on date the structure value is Rs. 12.26 Cr. (Considering 73 % complete)

Thus, the "FAIR MARKET VALUE" (F.M.V.) of the property as on date under consideration as on date more-or-less becomes :
= (A) + (B) = Rs. 28.13 Cr.

(Rupees Twenty Eight Crore Thirteen Lac only)

[For assessing "REALISABLE VALUE" as on date of valuation, considering marketability, risk factors and other hazard and proper time-frame, 10% deducting from the 'Market Value' may be reasonable at: Rs. 25.32 Cr. only and for assessing "FORCED SALE" VALUE, considering 25% deduction from the Market Value may be reasonable at : Rs. 21.10 Cr. Only]



VALUATION CERTIFICATE

In the opinion of the undersigned, the Fair Market Value of the property comprising commercial land with Structure as on the date of valuation, more-or-less becomes : Rs. 28.13 Cr. (Rupees Twenty Eight Crore Thirteen lac only) (As on date) & Rs. 32.67 Cr. (Rupees Thirty Two Crore Sixty Sevens Lac) (After Completion) as lessee's interest under the existing situation, conditions and circumstances, for the purpose of valuation.

The Report is issued without prejudice and subject to the proper verification of Lawyer's Searching Report regarding legal ownership and physical possession.

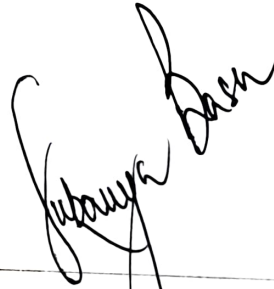
Encl :

1. GLR rate
2. Google Map.
3. Photographs.
4. Online Market Searching

Date : 18.12.2024

Place : Kolkata

Signature of the
Approved Valuer:



SUKANYA BASU
B. Tech. F.I.V. LL.B.
Chartered Engineer No.
AM13075497
Chartered Valuer,
Fellow Membership No.
CIV-111-E-3613
Govt. Regd. Valuer No.
W.B./CCIT-4/KOL/59/
2016-17/Regd. of valuer/
Sukanya Basu

