



KOLKATA MUNICIPAL CORPORATION

Assessment-Collection Department

TT/ARV/22
0288380

NOTICE

Under Section 184 of the Kolkata Municipal Corporation Act 1980.

Notice No.

185/210940305743/2144704

Notice Date :

29/05/2022

Pl ignore earlier notice
(if received)

To the Owner/Person Liable to Pay/Lessee/Sub Lessee/Occupier/Hut Owner/Thika Tenant etc.

Mailing Address :

Assessee No.

210940305743

O S D C M D A FOR CARRING THE PURPOSE OF C I ACT, 1911,
PERSON LIABLE TO PAY CHIEF MANAGER (ESTATE)
STATE BANK OF INDIA, 1 STRAND ROAD, KOLKATA-700001

Premises No. / Hut No. and Street Name.

19C UDAY SANKAR SARANI

Take notice that the Annual Valuation (A.V.) of the above-mentioned premises has been proposed as follows :

Proposed AV

1336440

w.e.f.

4/2016

Corresponding P. Tax/Qtr *

134479

Municipal Commissioner will proceed to consider such Valuation at
in the Corporation office concerned in accordance with law.

02:30

on

28/07/2022

The AV is so proposed u/s 180(2)(ix) of the KMC Act 1980 increasing the existing annual value by
15 % considering that there has been no change since last assessment w.e.f. 1/2000
in nature of use and/or occupancy and/or structure area and/or there is no structure area or land area left-out
in earlier assessment.

It may be noted that no revision of assessment of the subject assessee has been made since last assessment.
in the year 2000 Had the assessment been made as per normal procedure there would have been an
increase in Annual Value at the minimum rate of 21 % on the last assessment. (considering 10% and
20% increase in every six years for residential property and property under non-residential use, respectively.)

Expectedly the proposed annual valuation is agreeable to you. Nevertheless, if you have any objection you
may raise it in writing on or before 02:30 of 28/07/2022 within the meaning of Sec. 184
of the KMC Act 1980 along with grounds of objection with alternative calculation quoting Notice No., failing
which it would be considered to have been accepted and Municipal Commissioner will proceed to consider
the said valuation in accordance with Law and bills will be raised accordingly on this Annual Value.

Please note that KMC reserves the right to alter this assessment with retrospective effect, at any time,
if information in respect of any change in nature of use and/or occupancy and/or structure area and/or
new constructions and/or left-out assessable structure area or land area since the last assessment period
is received subsequently.

Date :

29/05/2022

Assessment-Collection Department

TTD

* Property Tax includes Non Residential Surcharge and H.B Tax
(if any) & may subject to change after determination of AV

Municipal Commissioner

Kolkata Municipal Corporation

(For address and further information please see overleaf)



Golf Green

Property Tax (PD) e-Receipt for 2021-2022

Assessment-Collection Department, Kolkata Municipal Corporation

Printed On 10/06/20

RECEIPT INFORMATION

Receipt No E1501653 Receipt Date and Time 30/04/2021 12:39:20
Transaction Id 0120210000131812

MAILING ADDRESS AND ASSESSEE INFORMATION

TO THE ASST. GENERAL MANAGER, PREMISES ASSESSEE NO : 240950115210
& ESTATE DEPTT,

STATE BANK OF INDIA, PIN : 700001

PREMISES NO : A/18/2/CS/15

WARD NO : 095

STREET NAME: UDAY SANKAR SARANI

OWNER INFORMATION

OWNER: STATE BANK OF INDIA

BILL TYPE	QUARTER	REBATE(Rs.)	PENALTY(Rs.)	INTEREST(Rs.)	PAYABLE(Rs.)
P	1/2021-2022	163	0	0	3097
P	2/2021-2022	326	0	0	2934
P	3/2021-2022	326	0	0	2934
P	4/2021-2022	326	0	0	2934

Amount In Words : Rupees Eleven Thousand Eight Hundred Ninety Nine only

Total amount paid Rs.11899.0



E. and O.

This document being an e-Receipt of Property Tax (PD), does not require any signature

For Receipt Authentication visit url : <https://www.kmcgov.in/KMCPortal/jsp/PDReceipt.jsp>For Payment Status visit url : <https://www.kmcgov.in/KMCPortal/jsp/KMCAssessmentCheckPaymentStatus.jsp>



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Property Tax (PD) e-Receipt for 2021-2022

Assessment-Collection Department, Kolkata Municipal Corporation

Printed On 10/06/2022

RECEIPT INFORMATION

Receipt No E1501600 Receipt Date and Time 30/04/2021 12:32:24
Transaction Id 0120210000131754

MAILING ADDRESS AND ASSESSEE INFORMATION

TO THE ASST. GENERAL MANAGER, ASSESSEE NO : 240950115180
PREMISES & ESTATE DEPTT, STATE BANK OF PREMISES NO : A/18/2/CS/9 WARD NO : 095
INDIA, PIN : 700001
STREET NAME: UDAY SANKAR SARANI

OWNER INFORMATION

OWNER: STATE BANK OF INDIA

BILL TYPE	QUARTER	REBATE(Rs.)	PENALTY(Rs.)	INTEREST(Rs.)	PAYABLE(Rs.)
P	1/2021-2022	163	0	0	3097
P	2/2021-2022	326	0	0	2934
P	3/2021-2022	326	0	0	2934
P	4/2021-2022	326	0	0	2934

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Assessment-Collection Department, KM



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Property Tax (PD) e-Receipt for 2021-2022

Assessment-Collection Department, Kolkata Municipal Corporation

Printed On 10/06/2022

RECEIPT INFORMATION

Receipt No E1501715 Receipt Date and Time 30/04/2021 12:45:30
Transaction Id 0120210000131871

MAILING ADDRESS AND ASSESSEE INFORMATION

THE ASST. GENERAL MANAGER, PREMISES & ESTATE DEPTT, ASSESSEE NO : 240950115191

STATE BANK OF INDIA, SAMRIDDH BHAVAN, PREMISES NO : A/18/2/CS/11
PIN : 700001

WARD NO : 095

STREET NAME: UDAY SANKAR SARANI

OWNER INFORMATION

OWNER: STATE BANK OF INDIA

BILL TYPE	QUARTER	REBATE(Rs.)	PENALTY(Rs.)	INTEREST(Rs.)	PAYABLE(Rs.)
P	1/2021-2022	163	0	0	3097
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Receipt

Assessment-Collection Department, KMC



Golf Green

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Property Tax (PD) e-Receipt for 2021-2022

Assessment-Collection Department, Kolkata Municipal Corporation

Printed On 10/06/2021

RECEIPT INFORMATION

Receipt No E1501793 Receipt Date and Time 30/04/2021 12:54:40
Transaction Id 0120210000131963

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MAILING ADDRESS AND ASSESSEE INFORMATION

TO THE ASST. GENERAL MANAGER, PREMISES ASSESSEE NO : 240950115221
ESTATE DEPTT.

STATE BANK OF INDIA, SAMRIDDI BHAVAN, PREMISES NO : A/18/2/CS/16
PIN : 700001

WARD NO : 095

STREET NAME: UDAY SANKAR SARANI

OWNER INFORMATION

OWNER: STATE BANK OF INDIA

BILL TYPE	QUARTER	REBATE(Rs.)	PENALTY(Rs.)	INTEREST(Rs.)	PAYABLE(Rs.)
P	1/2021-2022	163	0	0	3097
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*Golf Green*

Property Tax (PD) e-Receipt for 2021-2022

Assessment-Collection Department, Kolkata Municipal Corporation

Printed On 10/06/2021

RECEIPT INFORMATION

Receipt No E1501875
Transaction Id 0120210000132076
Receipt Date and Time 30/04/2021 13:09:21

MAILING ADDRESS AND ASSESSEE INFORMATION

TO THE ASST. GENERAL MANAGER. PREMISES ASSESSEE NO : 240950115208
& ESTATE DEPTT.STATE BANK OF INDIA, SAMRIDDI BHAVAN,
PIN : 700001

PREMISES NO : A/18/2/CS/13

WARD NO : 095

STREET NAME: UDAY SANKAR SARANI

OWNER INFORMATION

OWNER: STATE BANK OF INDIA

BILL TYPE	QUARTER	REBATE(Rs.)	PENALTY(Rs.)	INTEREST(Rs.)	PAYABLE(Rs.)
P	1/2021-2022	163	0	0	3097
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Dutta Infratech Consultancy Service

Ashok Kumar Dutta

[B.C.E.(JU), M.EPH (Cal), F.I.V(I), F.I.E.]

Reg. No. : WB/CCIT-4/KOL/14/2016-17

Phone : 9836519374

Email : ashokdutta44@gmail.com

Govt. Regd. Valuer, Surveyor, Planner and Designer

Head Office : Central Park, PO - Sripally, Burdwan - 713 103

City Office : 54, Nabin Senapati Lane, PO-Howrah, Howrah-711 101

Date : 25-04-2022

Valuation Report STATE BANK OF INDIA

Property Owner : State Bank of India

1. Introduction

a)	Name of the Property Owner (with address & phone nos.)	State Bank of India LHO, "Samriddhi Bhavan" Block - B 1, Stand Road, Kolkata - 700 001
b)	Purpose of Valuation	Assessment of present Fair Market Value, Realizable Value of the subject property.
c)	Date of inspection	24th April, 2022
d)	Date of Valuation Report	25th April, 2022
e)	Name of Developer of Property (In case of developer built properties)	Not Available
f)	List of documents produced for perusal	
	i) Indenture of Sale	Copy of 40Nos. of 'Indenture of Sale' List is detailed in the 'Valuation Analysis'.
g)	Name of the owner	State Bank of India
h)	How to reach the Property	Lord's Crossing → Uday Shankar Sarani → TV Tower → Cross TV Tower & go forward → Left Turn → Left Turn → Said Property

2. Physical Characteristics of the property

	Location of the property	
a)	i) Nearby Land Mark	TV Tower
	ii) Postal Address of the Property	Uday Shankar Sarani, Golf Green, Kolkata – 700 095
	iii) Area of the Plot/Land	10.817Acres (as per 'Indenture of Sale')
	iv) Type of Land: Solid, Rocky, Marsh Land, reclaimed land, Water-logged, Land locked.	Solid land
	v) Independent access / approach to the property etc.	Independent access to the said property is available.
	vi) Google Map Location of the property with a neighborhood layout map	Latitude : 22.49528 Longitude : 88.36143 (neighborhood layout map attached with this report)
	vii) Details roads abutting the property	30ft wide Uday Shankar Sarani
	viii) Description of adjoining property	Referred in the Boundaries of the Plot [2(c)]
	ix) Plot No. Survey No.	Mentioned in all the 'Indenture of Sale'

ASHOK KUMAR DUTTA

Govt Regd. Valuer

Reg. No. WB/CCIT 4/KOL/14/2016 17



	x) Ward / Village / Taluka		Under Kolkata Municipal Corporation
	xi) Sub-Registry / Block		Registrar of Assurance, Kolkata (as per 'Indenture of Sale')
	xii) Any other Aspect		Nothing
b)	Plinth Area, Saleable area		Plinth area for each Flat : 98Sqm or 1054Sft SBUA for each Flat : 1265.37Sft
c)	Boundaries of the Plot	As per Document	As Actual
	North	Not Available	By Golf Green Phase – I Park
	South	Not Available	By Road
	East	Not Available	By Road
	West	Not Available	By other's property

3. Town Planning parameters

i)	Master Plan provisions related to property in terms of land use	Copy of Master Sanctioned plan not submitted to us. So, we have gone as per "as-is-where-is basis"
ii)	FAR – Floor Area Rise / FSI – Floor Space Index permitted & Consumed	As per KMC Norms
iii)	Ground Coverage	As per KMC Norms
iv)	Comment on whether OC-Occupancy Certificate has been issued or not	The property is currently under the possession of SBI.
v)	Comment on unauthorized construction if any	Not Applicable
vi)	Transferability of developmental rights if any, Building by-laws provision as applicable to the property viz, setbacks, height restriction etc.	Not Applicable
vii)	Planning area / zone	Under jurisdiction of KMC
viii)	Developmental controls	Not Applicable
ix)	Zoning regulations	Residential Use
x)	Comment on the surrounding land uses and adjoining properties in terms of uses	Residential Purpose
xi)	Comment on demolition proceeding if any	Not Applicable
xii)	Comment on compounding regularization proceedings	Not Applicable
xiii)	Any other Aspect	The building is best suited for residential use

4. Document Details and Legal Aspects of Property

Ownership Documents		
a)	i) Sale Deed, Gift Deed, Lease Deed	Copy of 40Nos. of 'Indenture of Sale' List is detailed in the 'Valuation Analysis'.
	ii) TIR of the Property	TIR not submitted to us
b)	Name of the Owner	State Bank of India LHO, "Samriddhi Bhavan", Block – B 1, Stand Road, Kolkata – 700 001
c)	Ordinary status of freehold including restrictions on transfer	Free Hold property as per deeds.
d)	Agreement of easement if any	Not Applicable
e)	Notification of acquisition if any	Not Applicable

f)	Notification of road widening if any	Not Applicable
g)	Heritage restriction, if any	Not Applicable
h)	Comment on transferability of the property ownership	As per deeds and TIR, transferable.
i)	Comment on existing mortgages /charges / encumbrances on the property, if any	Not informed to us
j)	Comment on whether the owners of the property have issued any guarantee (personal or corporate) as the case may be	Not known. Please refer TIR if required.
k)	Building plan sanction:	Not submitted to us
	Authority approving the plan	Not Applicable
	Name of the office of the Authority	Not Applicable
	Any violation from the approved Building Plan	Not known, appears within the planning zone
l)	Whether Properly is Agricultural Land if yes, any conversion is contemplated	No
m)	Whether the property is SARFAESI compliant	Please refer TIR.
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	Not submitted to us.
	b. Observation on Dispute or Dues if any in payment of bills / taxes to be reported	No copies submitted to us, we have considered there is no dispute (as informed by SBI) for valuation purpose.
o)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	Not known
p)	Qualification in TIR / mitigation suggested if any.	TIR not submitted to us
q)	Any other aspect	Properties situated in a good residential locality of South Kolkata and is far from South City Mall

5. Economic Aspect of the Property

a)	i. Reasonable letting value	Not Applicable
	ii. If property is occupied by tenant	Not Applicable
	-- Number of tenants -- Relation between tenant & owner -- Since how long (tenant-wise) -- Status of tenancy right -- Rent received per month, (tenant-wise) with a comparison of existing market rent	Not Applicable
	iii. Taxes and other outgoings	Not submitted to us
	iv. Property Insurance	Not submitted to us
	v. Monthly maintenance charges	Not submitted to us
	vi. Security charges	Not submitted to us
	vii. Any other aspect	Good quality residential property

6. Socio - Cultural Aspect of the Property

a)	Descriptive account of the location of	Prime locality for residential use and one of the
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ASHOK KUMAR DUTTA

Govt. Regd. Valuer

Reg. No. WB/CCIT-4/KOL/14/2016-17

Property Owner : State Bank of India

25th April, 2022 | Page 3

	the property in terms of social structure of the area, population, social stratification, regional origin, economic level, location of slums, squatter settlements nearby, etc.	poshest locality in the Southern region of Kolkata. Good quality, residential property. Thorough renovation is going on inside the individual units / flats and few of the flats are under finishing stage.
b)	Whether property belongs to social infrastructure like hospital, school, old age homes etc.	No

7. Functional and Utilitarian aspects of the Property

	Depreciation of the functionality and utility of the property in terms of	
a)	i) Space allocation	Properly allocated
	ii) Storage Spaces	Adequate
	iii) Utility spaces provided within the building	Not Applicable
	iv) Car Parking facility	Not available
	v) Balconies. etc.	Available
b)	Any other aspect	Open park and green field almost adjacent to the building blocks

8. Infrastructure Availability

	Depreciation of the functionality and utility of the property in terms of	
a)	i) Water supply	Available through municipality water supply lines.
	ii) Sewerage / sanitations System Underground or Open	Underground sewerage system.
	iii) Storm water drainage	Applicable Available
	Description of other physical infrastructure facilities viz.	
b)	i) Solid waste management	Available
	ii) Electricity	Available
	iii) Road and public transport connectivity	Available
	iv) Availability of other public utilities nearby	Available
	Social infrastructure in terms of	
c)	i) School	Available within 1 to 3 I(M
	ii) Medical facilities	Available within 1 to 3 KM
	iii) Recreational facility in terms of parks and open space	Available within the subject Golf Green building complex.

9. Marketability of the property

	Marketability of the property in terms of	
a)	i) Location attributes	Prime locality
	ii) Scarcity	Not Applicable
	iii) Demand and supply of the kind of subject property	Demand for the subject property will always be high among the end buyers
	iv) Comparable sale prices in the locality	Detailed in valuation below
b)	Any other aspect which has relevance on the value or marketability of the property	Nothing as such

10. Engineering and Technology Aspects of the Property



a)	Type of construction	RCC framed structures
b)	Material & technology used	Good
c)	Specifications	Standard
d)	Maintenance issue	Maintenance is Good
e)	Age of the building	Estimated at 18 years
f)	Total life of the building	80 years
g)	Residual life of the building	62 years
h)	Extent of deterioration	Renovation going on thoroughly
i)	Structural safety	Structurally safe
j)	Provision of firefighting	Firefighting system installed within the blocks.

11. Environmental Factors

a)	Use of environment friendly building materials, Green Building techniques	Not Applicable
b)	Provision of rain water harvesting	Not Applicable
c)	Use solar heating and lightening systems etc	Not Applicable
d)	Presence of environmental pollution in the vicinity of the property in terms of industry, heavy traffic etc.	Not Applicable

12. Architectural and aesthetic quality of the property

a)	Descriptive account on whether the building is modern, old fashioned, plain looking or decorative, heritage value, presence of landscape elements etc.	Most modern, building.
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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 assumption made, basis adopted with supporting data, comparable sales and reconciliation of various factors on which final value judgment is arrived at.	Sales Comparison method is adopted. The basis of valuation has been considered on "as-is-where is basis".
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	<u>MagicBricks.com</u> : Rs.4862/- to Rs.5937/- <u>99acres.com</u> : Not Available <u>Makaan.com</u> : Rs. 6,202/-(avg. price)
c)	Guideline rate obtained from Registrar's office / state govt. Gazette / Income Tax Notification	Rs. 63,20,098/- for SBUA 1265Sq.ft or in say Rs.5000/- per Sq.ft
d)	Rate Obtained for Valuation	
	i) Guideline Rate obtain for Valuation	Rs. 6200/- per Sq.ft (as per makaan.com)
	ii) Land Component Rate	Rs. 4400/-
	Current Building + Services Component Rate as per PWD Schedule : Rs. 1800/-	
	Age of Building : 18years more or less	
	Depreciation Percentage taking salvage value 10% : $(18/80) \times (100 - 10) = 20.25\%$	
	iii) Building Component Rate after Depreciation	Rs. 1436/- (approx.)
	iv) Rate for Valuation [d(ii)+d(iii)]	Rs. 5836/-

Ashok Kumar Dutta
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Reg. No. WB/CCIT-4/KOL/14/2016 17

Property Owner : State Bank of India
25th April, 2022 | Page 5



Ashok Kumar Dutta

[B.C.E.(U), M.EPH (Cal.), F.I.V(I), F.I.E.]

Reg. No. : WB/CCIT-4/KOL/14/2016-17

Phone : 9836519374
Email : ashokdutta44@gmail.com

e)	i) In case of variation of 20% or more in the valuation proposed by the value and the Guideline value provided in the state Govt. Notification or Income Tax Gazette Justification on Valuation has to be given.	Rate for Valuation[d(iv)] is within 20% of Guideline rate obtained from Registrar's office / state govt. Gazette / Income Tax Notification
	ii) Details of last two transactions in the locality/area to be provided	Not Available

Valuation Analysis :

Sl. No.	Deed No	Dated	Block No.	Floor	Unit No.	Age (yrs.)	Plinth Area (Sq.ft)	SBUA @ 20% (Sq.ft)	Rate [d(iu)] (Rs./Sq.ft)	Fair Market Value (Rs.)
1	I - 4538	19.03.1983	CS / 15	Ground	1	18	1054.48	1265.376	5836	Rs. 73,84,734/-
2	I - 4539	19.03.1983	CS / 16	Ground	2	18	1054.48	1265.376	5836	Rs. 73,84,734/-
3	I - 4540	19.03.1983	CS / 09	Ground	1	18	1054.48	1265.376	5836	Rs. 73,84,734/-
4	I - 4541	19.03.1983	CS / 16	Ground	1	18	1054.48	1265.376	5836	Rs. 73,84,734/-
5	I - 4546	19.03.1983	CS / 13	Ground	2	18	1054.48	1265.376	5836	Rs. 73,84,734/-
6	I - 4547	19.03.1983	CS / 13	Ground	1	18	1054.48	1265.376	5836	Rs. 73,84,734/-
7	I - 4548	19.03.1983	CS / 11	Ground	2	18	1054.48	1265.376	5836	Rs. 73,84,734/-
8	I - 4549	19.03.1983	CS / 11	Ground	1	18	1054.48	1265.376	5836	Rs. 73,84,734/-
9	I - 4550	19.03.1983	CS / 15	Ground	2	18	1054.48	1265.376	5836	Rs. 73,84,734/-
10	I - 4551	19.03.1983	CS / 09	3RD	2	18	1054.48	1265.376	5836	Rs. 73,84,734/-
11	I - 4647	19.03.1983	CS / 15	3RD	7	18	1054.48	1265.376	5836	Rs. 73,84,734/-
12	I - 4648	19.03.1983	CS / 09	3RD	8	18	1054.48	1265.376	5836	Rs. 73,84,734/-
13	I - 4649	19.03.1983	CS / 11	3RD	8	18	1054.48	1265.376	5836	Rs. 73,84,734/-
14	I - 4650	19.03.1983	CS / 11	3RD	7	18	1054.48	1265.376	5836	Rs. 73,84,734/-
15	I - 4651	19.03.1983	CS / 09	3RD	7	18	1054.48	1265.376	5836	Rs. 73,84,734/-
16	I - 4652	19.03.1983	CS / 15	3RD	8	18	1054.48	1265.376	5836	Rs. 73,84,734/-
17	I - 4653	19.03.1983	CS / 16	3RD	8	18	1054.48	1265.376	5836	Rs. 73,84,734/-
18	I - 4654	19.03.1983	CS / 13	3RD	8	18	1054.48	1265.376	5836	Rs. 73,84,734/-
19	I - 4655	19.03.1983	CS / 16	3RD	7	18	1054.48	1265.376	5836	Rs. 73,84,734/-
20	I - 4656	19.03.1983	CS / 13	2ND	7	18	1054.48	1265.376	5836	Rs. 73,84,734/-
21	I - 4701	19.03.1983	CS / 09	2ND	5	18	1054.48	1265.376	5836	Rs. 73,84,734/-
22	I - 4702	19.03.1983	CS / 11	2ND	5	18	1054.48	1265.376	5836	Rs. 73,84,734/-
23	I - 4703	19.03.1983	CS / 11	2ND	6	18	1054.48	1265.376	5836	Rs. 73,84,734/-
24	I - 4704	19.03.1983	CS / 13	2ND	5	18	1054.48	1265.376	5836	Rs. 73,84,734/-
25	I - 4705	19.03.1983	CS / 15	2ND	5	18	1054.48	1265.376	5836	Rs. 73,84,734/-
26	I - 4706	19.03.1983	CS / 13	2ND	6	18	1054.48	1265.376	5836	Rs. 73,84,734/-
27	I - 4707	19.03.1983	CS / 16	2ND	5	18	1054.48	1265.376	5836	Rs. 73,84,734/-
28	I - 4708	19.03.1983	CS / 16	2ND	6	18	1054.48	1265.376	5836	Rs. 73,84,734/-
29	I - 4709	19.03.1983	CS / 15	2ND	6	18	1054.48	1265.376	5836	Rs. 73,84,734/-
30	I - 4710	19.03.1983	CS / 09	1ST	6	18	1054.48	1265.376	5836	Rs. 73,84,734/-
31	I - 4760	19.03.1983	CS / 17	1ST	3	18	1054.48	1265.376	5836	Rs. 73,84,734/-
32	I - 4761	19.03.1983	CS / 09	1ST	4	18	1054.48	1265.376	5836	Rs. 73,84,734/-
33	I - 4762	19.03.1983	CS / 15	1ST	3	18	1054.48	1265.376	5836	Rs. 73,84,734/-
34	I - 4763	19.03.1983	CS / 15	1ST	4	18	1054.48	1265.376	5836	Rs. 73,84,734/-
35	I - 4764	19.03.1983	CS / 11	1ST	4	18	1054.48	1265.376	5836	Rs. 73,84,734/-
36	I - 4765	19.03.1983	CS / 13	1ST	4	18	1054.48	1265.376	5836	Rs. 73,84,734/-
37	I - 4766	19.03.1983	CS / 16	1ST	3	18	1054.48	1265.376	5836	Rs. 73,84,734/-
38	I - 4767	19.03.1983	CS / 13	1ST	3	18	1054.48	1265.376	5836	Rs. 73,84,734/-
39	I - 4768	19.03.1983	CS / 16	1ST	4	18	1054.48	1265.376	5836	Rs. 73,84,734/-
40	I - 4769	19.03.1983	CS / 09	1ST	3	18	1054.48	1265.376	5836	Rs. 73,84,734/-
Fair Market Value									Rs. 29,53,89,360/-	
Realizable Value									Rs. 28,06,19,892/-	
Say Value									Rs. 28,00,00,000/-	
Rupees Twenty Six Crores Eighty Five Lakhs Forty Thousands only.										

ASHOK KUMAR DUTTA
Govt Regd Valuer
Reg No. WB/CCIT-4/KOL/14/2016-17

Property Owner : State Bank of India
25th April, 2022 | Page 6



Ashok Kumar Dutta

[B.C.E.(U), M.EPH (Cal.), F.I.V(I), F.I.E.]

Reg. No. : WB/CCIT-4/KOL/14/2016-17

Phone : 9836519374
Email : ashokdutta44@gmail.com

14. Declaration

- The information provided is true and correct to the best of our knowledge and belief.
- The analysis and conclusions are limited by the reported assumptions and conditions.
- We 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 Standard of Reporting enshrined in the above Handbook.
- We have no direct or indirect interest in the above property valued.
- We / our authorized representative by the name of Ashok Kumar has inspected the subject property on 24.04.2022
- We have submitted the Valuation Report (s) directly to the bank.

15. Enclosure

- Layout plan sketch of the area in which the property is located with latitude and longitude.
- Building Plan.
- Floor Plan.
- Photograph of the property (including geo - stamping with date).
- Certified copy of the approved / sanctioned plan wherever applicable from the concerned office.
- Google Map location of the property.
- Price trend of the Property in the locality / city from property search sites viz Magicbricks.com, 99Acres.com, Makaan.com etc.
- Any other relevant documents / extracts

Date : 25th April, 2022

Place : Howrah

SIGNATURE OF VALUER

FULL NAME

REG. NO.

:

: Ashok Kumar Dutta

: WB/CCIT-4/KOL/14/2016-17

ASHOK KUMAR DUTTA

Govt. Regd. Valuer

Reg. No. WB/CCIT-4/KOL/14/2016-17

The Undersigned has 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 with Official Seal)

Date :

Encl :

1. Declaration-cum-undertaking from the valuer (Annexure-I)
2. Model code of conduct for valuer (Annexure-II)



Ashok Kumar Dutta

[B.C.E.(J), M.EPH (Cal.), F.I.V(I), F.I.E.]

Reg. No. : WB/CCIT-4/KOL/14/2016-17

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Email : ashokdutta44@gmail.com

Enclosure | SCREENSHOT OF GOVERNMENT GUIDELINE VALUE

Directorate of Registration and Stamp Revenue
Finance (Revenue) Department, Government of West Bengal

Home About Us Contacts Rules, Acts & Notification Stamp Duties & Fees Grievance Redressal Search Within Website Go Officers Login

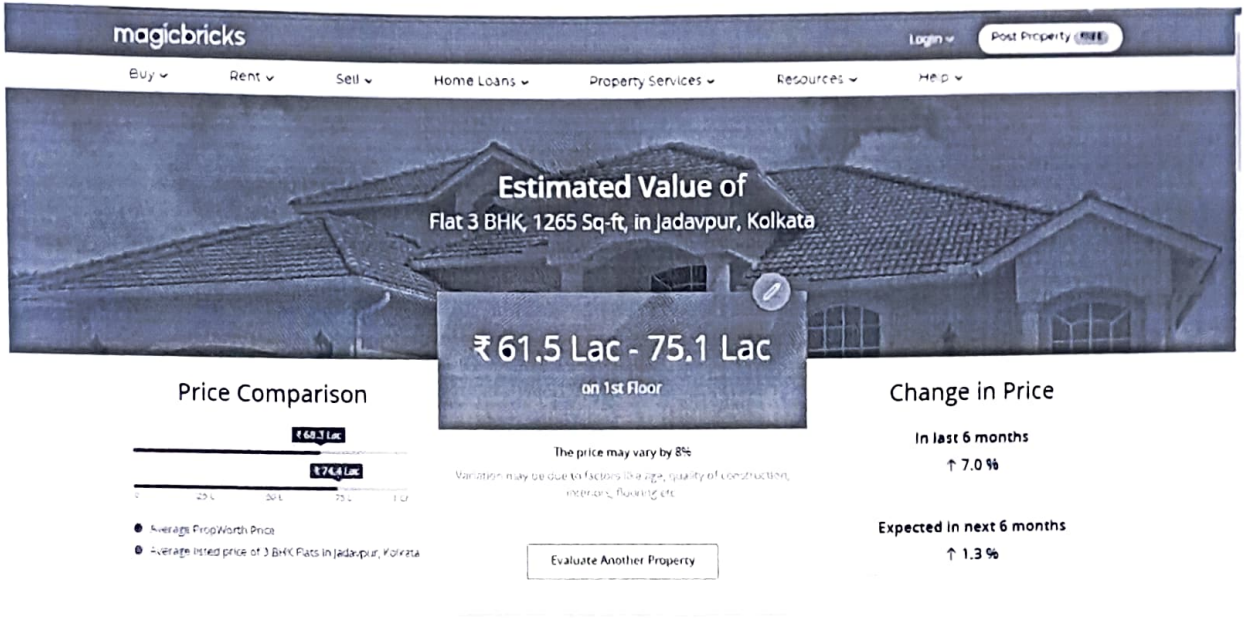
Market Value of Apartment

(*) marked items are mandatory

District *	South 24 Parganas	Thana *	Jadavpur
Local Body *	Kolkata Municipal Corporation	Mouza *	-Select
Road *	Uday Shankar Sarani	Road Zone	Not Available
Premises No.	Premises No.	Ward No.	Ward No.
Jurisdiction of *	A D S R. ALIPORE	Kolkata Municipal Corporation	KOLKATA MUNICIPAL CORPOR
Plot No *	LR 0 / 0	Project Name *	Not Specified
Apartment Type *	Flat/Apartment Mezzanine Floor Covered Garage Open Garage Secret Garden	Area in Sq. Feet	Covered Area Super Built-up Area * 1265

Use of Flat *	Residential	Floor Type	Marble
Fiat located in which floor *	2 0-GF Floor, 1st Floor	Fiat No.	Fiat No.
Age of the Fiat (in year) *	18	Litigated Property?	No
Is property on Road	Yes	Width of Approach Road (In feet)	0
Encumbered By Tenant ?	No	Is Tenant is a Purchaser?	No
Is building has more than two floors ?	Yes		
Other Amenities <input type="checkbox"/> Lift Facility <input type="checkbox"/> Roof Garden <input type="checkbox"/> Swimming Pool <input type="checkbox"/> Club Facility <input type="checkbox"/> Gymnasium <input type="checkbox"/> Shopping Complex			
Type the characters shown	P9U5C3 Try new characters		
Market Value:- Rs:63,20,098/- Display Market Value			
Service Count: 5,78,126			
N.B.-To be verified from the appropriate Registration Office after filling up proper e-Requisition Form			

Enclosure | PRICE TREND OF THE PROPERTY



Golf Green

Kolkata



Golf Green Kolkata Property

Villa (2) Apartment (10) Builder Floor (1)



3 bhk, ₹ 2.7 Cr
₹ 7,237 /sq ft

See 1 Units >

3+ bhk, ₹ 2.7 Cr
₹ 7,237 /sq ft

See 1 Units >

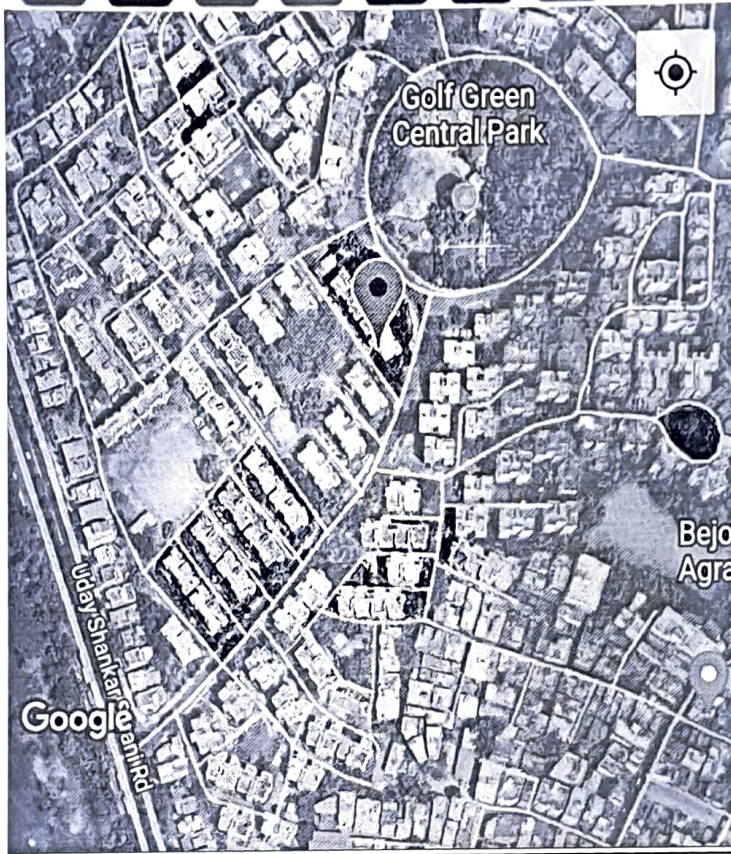
Enclosure | LAYOUT PLAN SKETCH OF THE AREA

Latitude:22.49267 Longitude:88.36199

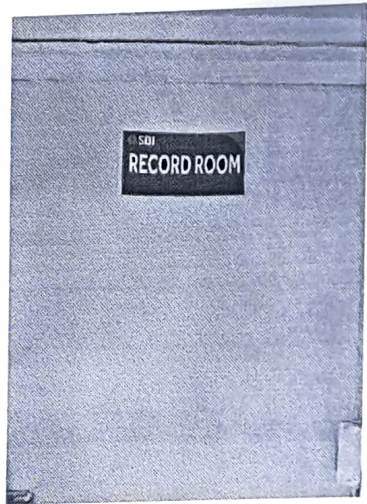
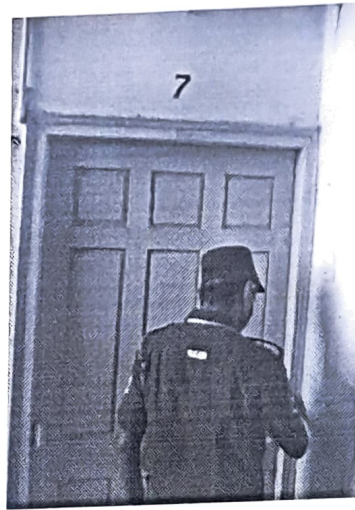
N 22°29'33.59468" E 88°21'43.15691"

AS-4, Golf Green, Kolkata, West Bengal

700095, India



Enclosure | PHOTOGRAPH OF THE PROPERTY





Dutta Infratech Consultancy Service

Ashok Kumar Dutta

[B.C.E.(IU), M.EPH (Cal.), F.I.V(I), F.I.E.]

Reg. No. : WB/CCIT-4/KOL/14/2016-17

Phone : 9836519374
Email : ashokdutta44@gmail.com

Govt. Regd. Valuer, Surveyor, Planner and Designer

Head Office : Central Park, PO - Sripally, Burdwan - 713 103
City Office : 54, Nabin Senapati Lane, PO-Howrah, Howrah-711 101

Date : 25-04-2022

Ref. No. : 008/AKD/LHO/2021-22

To,
The General Manager / Manager,
State Bank of India

Valuation Service Invoice

Particulars		Professional Charges
Master file Valuation on subject property as : Uday Shankar Sarani, Golf Green, Kolkata – 700 095		Rs. 10,000/-
Owner Details : State Bank of India LHO, “Samriddhi Bhavan”, Block – B 1, Stand Road, Kolkata – 700 001		
Realizable Value of the Said Property	Rs. 26,85,40,000/-	Total = 10,000/- (Ten Thousand Rupees only)

Account Details		<div>SIGNATURE OF VALUER</div> <div>FULL NAME : Ashok Kumar Dutta REG. NO. : WB/CCIT-4/KOL/14/2016-17</div>
A/c No.	10233329106	
IFSC Code	SBIN0016649	
Bank Branch	Burdwan Town	
PAN No.	AECDP5620F	
GST No.	Not Applicable	



Dutta Infratech Consultancy Service

Ashok Kumar Dutta

[B.C.E.(JU), M.EPH (CaL), F.I.V(I), F.I.E.]

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To,
The General Manager / Manager,
State Bank of India

Valuation Service Invoice

Particulars		Professional Charges
<p>Master file Valuation on subject property as : Uday Shankar Sarani, Golf Green, Kolkata – 700 095</p> <p>Owner Details : State Bank of India LHO, “Samriddhi Bhavan”, Block – B 1, Stand Road, Kolkata – 700 001</p>		Rs. 10,000/-
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Account Details		<div>SIGNATURE OF VALUER</div> FULL NAME : Ashok Kumar Dutta REG. NO. : WB/CCIT-4/KOL/14/2016-17
A/c No.	10233329106	
IFSC Code	SBIN0016649	
Bank Branch	Burdwan Town	
PAN No.	AECDP5620F	
GST No.	Not Applicable	