REPORT ON VALUATION

VALUATION OF A **FLAT NO-D-204** ON THE 2ND FLOOR OF THE FIVE STORIED RESIDENTIAL " APARTMENT, LOCATED AT VILLAGE – UTTAR JHAPARDAHA, DOMJUR, HOWRAH, UNDER UTTAR PARDAHA GRAM PANCHAYET, PO &, PS – DOMJUR, DIST –HOWRAH , PIN - 711405, WEST BENGAL.

OWNER :- SRI BADAL DAS.

DATE :- 18.03.2020



PREPARED BY :-

ASIT BARAN MUKHOPADHYAY

A.M.I.E. (ELECT), FIE(I) F.I.V.(I)

CHARTERED ENGG. , GOVT.REGD VALUER

&

UCO EMPANELED VALUER

ADDRESS : 422/2 G.T.ROAD. (NEAR GOVT. QUARTER), P.O.- BAIDYABATI, DIST. HOOGHLY. PIN 712222

PHONE : 9433765207 (M), 8274860880, 943337150, 033 2632 - 4625 (R)

REPORT ON VALUATION

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...khopadhyay
... (I)
... & Chartered Engineer
... Hooghly
... Road, Gorabazar, Berahampur

Mobile No. 9433765207
8274860880
033-2632-4625 (R)
E-Mail: abmvaluer@yahoo.co.in

UCO (Balitikuri) / 2020-21 /2577

Date - 18.03.2020

ANNEXURE-8

FORMAT - A

UCO BANK (BALITIKURI)

VALUATION REPORT

(IN RESPECT OF FLAT NO D-204 ON THE 2ND FLOOR OF G+4 NEER APARTMENT)

(To be filled in by the Approved Value)

Name of Owner – Sri Badal Das, S/o – Late Tarapada Das

GENERAL

	Purpose for which the valuation is made	To ascertain the present fair market value of the said Flat No- D-204 on the 2nd floor.
a)	Date of Inspection	17.03.2020
b)	Date on which the valuation is made	18.03.2020
	List of documents produced for perusal	1) Sale Deed No - 050112084 / 2017 dt – 29/12/2017 vide Book No – I, Vol – 0501-2017, recorded in pages 327307 – 327351 2) Sanction Plan – No – 77/032/HZP/EP , Dated – 01/06/2017 Mouza – Uttar Jhapardaha &, PS – Domjur At holding No – Village – Uttar Jhapardaha, Domjur, Howrah Nature of Land – Bastu , JL – No – 09,

RS Dag	LR Dag	Rs Kh	LR Kh	Area of Land
3956(P)	Do	1437, 2017	4739, 5478, 5447 & 5448	5 Cottahs 12 Chittaks
			Total Land	5 Cottahs 12 Chittaks

04.	Name of the owns/Purchser) and his /their address(es) with Phone No. (Details of share of each owner in case of joint ownership)	**Owner/** **Sri Badal Das,** S/o – Late Tarapada Das **Developer/-** **M/s Neer Developers,** a partnership firm, represented by its partners namely, **Sri Krishnakanta Parui, Sri Milan Dutta & Sri Naba Kumar Das,** having its office at – Domjur(Sashtitala), P.O & P.S – Domjur, Howrah, Pin – 711405, West Bengal

	Description of the property	The Apartment is G+4 Storied RCC Framed Structure foundation Type Building located at 10 ft wide Common Passage which is connected to Howrah – Amta Road through Jagadishpur Road The area is developed & having all facility The Super Built Up Area of the Flat **is 1115 Sft**
	Location of the property	
	a) Plot No/ Survey No	R S & L R Dag No – 3956(P)
	b) T s No/ Village	Village – Uttar Jhapardaha, Domjur, Howrah
	c) Ward/ Taluka	Under Uttar Jhapardaha Gram Panchayet
	d) Mandal/ District	Mouza - Uttar Jhapardaha PO - Domjur & PS – Domjur ,Dt – Howrah , Pin -711405
	Postal address of the property	Village – Uttar Jhapardaha, Domjur, Howrah, Under Uttar Jhapardaha Gram Panchayet, P O - Domjur &, P S – Domjur, Howrah, 711405, West Bengal
	City/ Town	Town
	Residential area	Residential
	Commercial area	
	Industrial area	
9.	Classification of the area	
	i) High/ Middle/ Poor	High Middle Class
	ii) Urban/ Semi-Urban/ Rural	Rural
10.	Coming under Corporation limit/ Village Panchayat/ Municipality	Under Uttar Jhapardaha Gram Panchayet
11.	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/ scheduled area/ cantonment area	No
12.	In case it is an agricultural land, any conversion to house site plots is contemplated	As Per Deed - Bastu
13.	Boundaries of the property	
	North	By Open to Sky
	South	By Flat No – C-203, Lift / Lobby & Stair
	East	By Flat No – B-202
	West	By Open to Sky

14.	Dimensions of the site	A. As per Title Agreement	B. Actuals
	North		
	South		
	East:		
	West		
15	Extent of the site	5 Cottahs 12 Chittaks	
16.	Extent of the site considered for Valuation (least of 14A &14 B)	5 Cottahs 12 Chittaks	
17.	Whether occupied by the owner/ tenant? If occupied by tenant since how long? Rent received per month	Occupied by owner.	

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L. CHARACTERISTICS OF THE SITE

01.	Classification of Locality	Developed Residential area ,
02.	Development of surrounding areas	Developed
03.	Possibility of frequent flooding	No
04.	Availability of the Civic amenities like School, Hospital, Bus Stop, Market etc.	All facilities available at a close distance
05.	Level of land with topographical	

...Land	
...use to which it can be put	Rectangular
...ige restriction	Residential Flat
...Town Planning approved layout?	No
...plot or Intermittent plot?	No
...ss facilities	Intermediate plot
	Abutted to 10 ft. wide common passage which is connected to Howrah – Amta Road through Jagadishpur Road. Bus stand namely Domjur Thana is ten minutes walking distance &. Domjur Railway station is 2.5 distance. from the site
Type of road available at present	10 ft. wide Common Passage
Width of road - Is it below 20 ft. or more than 20 ft.	Less than 20' width
Is it a Land-locked Land?	No
Water Potentiality	Normal
Underground sewerage system	Open System
Power supply is available in the site	Yes
Advantages of the site	Connected by road ways
General remarks, if any	Being close to Jagadishpur Road & Howrah Amta Road, there is demand for land for construction & multi-storied building & shop & area is developed with all facilities

ART-A (Valuation of Flat)

1.	Size of plot	
	North &South	
	East &West	
02.	Total extent of the plot	5 Cottahs 12 Chittaks.
03.	Prevailing market rate	For residential Flat rate is between Rs.2500 .00 to 2900.00 / sft
04.	Guideline rate obtained from web (an evidence, thereof to be enclosed)	**For – Flat** - Rs ,33,45,000.00 for SBU 1115 sft. Rate/ Sft = 3000.00 / sft which is less comparing to local market rate
05.	Assessed/adopted rate of valuation	Rs 3200.00/ sft for Flat
06.	Estimated value of Flat	Given below

PART-B (Valuation of Flat)

01. TECHNICAL DETAILS OF THE BUILDING		
a)	Type of Building (Residential/ Commercial/ Industrial).	Residential G+4 Storied NEER APARTMENT
b)	Type of construction (Load bearing /RCC/ Steel Framed)	RCC Framed Structure
c)	Year of construction	2017(As per local enquiry)
d)	Number of floors &height of each floor including basement, if any	G+4 storied , Ht – 10'
e)	Plinth area floor-wise	Super Built Up area – of Flat D-204 – 1115 Sft & (S.F - 2 Bed Room , 1 Drawing Cum Dining , 2 Bath Room , 1 Kitchen & covered balcony / Veranda)
f)	Condition of the building	Very Good
	i) Exterior - Excellent, Good, Normal, Poor	Excellent
	ii) Interior - Excellent, Good, Normal, Poor	Excellent

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	Plinth Area	Year of Const.	Rl. of Building	Estimated replace-ment rate of cons-truction Rs.	Replace ment Cost Rs.	Depre-citation Rs.	Net Value after depre citation Rs.
	1115 sft	2017	70 Yrs	3200.00	35,68,000.00	No dep considered , being less than 5Yrs	35,68,000.00
	Total				Cost		**35,68,000.00**

PART-C (Extra Items) *(Amount in Rs.)*

	Portico	Nil
	Ornamental front door	Nil
	Sitout/ Varandah with steel grills	Nil
	Overhead water tank	Yes
	Extra steel/collapsible gates	Yes
	TOTAL	Nil

PART-D (Amenities) *(Amount in Rs.)*

	Wardrobes	Nil
	Glazed tiles	Yes
	Extra sinks and bath tub	Nil
	Marble/Ceramic tiles flooring	Nil
5.	Interior decorations	Yes
6.	Architectural elevation works	Nil
7.	Panelling works	Nil
08.	Aluminium works	Nil
09.	Aluminium hand rails	Nil
10.	False ceiling	Nil
	TOTAL	Nil

PART-E (Miscellaneous) *(Amount in Rs.)*

01.	SeparatEe toilet room	Nil
02.	Separate lumber room	Nil
03.	Separate water tank/sump	Nil
04.	Trees, gardening	Nil
	TOTAL	Nil

PART-F (Services) *(Amount in Rs.)*

01.	Water supply& Electricity arrangements	Included in building cost
02.	Drainage arrangements	
03.	Compound wall	
04.	C.B. deposits, fittings etc.	
05.	Pavement	
	TOTAL	Nil

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TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part-A	Flat (composite rate)	Rs. 35,68,000.00
Part-B	Covered Garage	Rs. Nil
Part-C	Extra items	Rs. Nil
Part-D	Amenities	Rs. Nil
Part-E	Miscellaneous	Rs. Nil
Part-F	Service	Rs. Nil
	TOTAL	**Rs. 35,68,000.00**(Rs Thirty Five Lakh Sixty Eight Thousand Only)

Amit Baran Mukhopadhyay
M.E. (Elect), FIE(I), F.I.V (I)
Govt. Registered Valuer & Chartered Engineer
[illegible] Road, Baidyabati, Hooghly
Ph. No. 9433765207
9433371050
033-2632-4625 (R)
E-Mail: abmvaluer@yahoo.co.in

ESTIMATED COST FOR ALTERATION/MODULATION WOR OF A FLAT NO – D-204 ON THE 2nd FLOOR OF G+4 STORIED RESIDENTIAL NEER APARTMENT Situated at, Village – Uttar Jhapardaha, Domjur, Howrah, **R.S & LR Dag – 3956(P), R.S Khatian – 1437 & 2017, West Bengal**

Super Built Up area of Flat No – D-204 –1115 sft.(As per Deed)

OWNER : Sri Badal Das

Estimated Cost for Alteration / Modulation of Flat No – D-204 on the 2nd Floor is as follows
Super Built up area of Flat : 1115 Sft
as per physical measurement which is almost matched with the area mentioned in the plan

Sl No	Description of Items	Unit	Qty	Rate per Sqm (in Rs.)	Total Amount (in Rs.)
1	Wall Celling, Grill Paint, Material & Labour included	LS			50,000.00
2	Two coats plastic paints with Asian (Royal brand) over two coats primer with proper surface treatment	sqm	987.00	50.00	49,350.00
3	Fixing of Decorative Sash for e railing of verandah	Each	20 Pc	150	3,000.00
4	Water proofing of wall & roof	LS			30,000.00
5	Fall Celling(Material & Labour Included)	LS			1,85,000.00
6	Wardrobe	LS			1,20,000.00
7	Complete Finishing of Modular Kitchen with cup board & Kitchen Chimney	LS			1,50,000.00
8	Shoe Cabinet	LS			20,000.00
	Total Cost for alteration / modulation work is estimated at . . .				= Rs.06,07,350.00
	(Rupees Six lakh Seven Thousand Only)				Say, **Rs. 06,07,000.00**

18.03.2020

A.B. MUKHOPADHYAY Chartered Engineer Govt. Regd. Valuer

Here the approved valuer should discuss in detail his approach to valuation of property and how the value has been arrived at, supported by necessary calculations. Also such

as i) saleability ii) likely rental values in future and iii) any likely income it may generate may assed. The valuer should invariably bring out here onerous clauses, if any, regarding the title of operty which will have an adverse effect on the value of the property.]

esult of my appraisal and analysis it is my considered opinion that the present market value of the Flat in the prevailing condition with aforesaid specifications.

5,68,000.00 (Rs Thirty Five Lakh Sixty Eight Thousand Only)

Fair Market Value	**Rs 35,68,000.00** (Rs Thirty Five Lakh Sixty Eight Thousand Only)
Realisable Value (10% Less from FMV)	**Rs 32,11,000.00** (Rs Thirty Two Lakh Eleven Thousand Only)
Distress Value (20% Less than FMV)	**Rs 28,54,000.00** (Rs Twenty Eight Lakh Fifty Four Thousand Only)

MUKHOPADHYAY Chartered Engineer Govt. Regd. Valuer

18.03.2020

The undersigned have inspected the property detailed in the Valuation Report dated ……. on…… , . I have gone through the report and am satisfied, to the best of my knowledge that the value of the property stated at Rs. …… by the approved valuer is realistic.

Branch Manager/
Officer-in-charge of Advance Department
Date –

...rectorate of Registration and Stamp Revenue

...ce (Revenue) Department, Government of West Bengal

Market Value of Apartment

(*) marked items are mandatory

...rah

...ra

...OMJUR

...a Body

...am Panchayat

...uza *

...tar Jhapardah

...ea

...ea Zone

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...rediction of *



...operty?

...r Road

...proach Road (In feet)

...ed By Tenant ?

...e a Purchaser?

...ng has more than two floors ?

...r Amenities
...ft Facility **Roof Garden** ☐ **Swimming Pool** ☐ **Club Facility** ☐ **Gymnasium**
Shopping **Complex**

...e the characters **shown**

21323

...new characters

A. B. MUKHOPADHYAY Chartered Engineer Govt. Regd. Valuer

...arket Value of **Apartment :- Rs. 33,45,000/-**

Display Market Value

...ervice Count: 5,78,126

...B-To be verified from the appropriate Registration Office after filling up proper e-Requisition Form

e-Nathikaran/CORD

What is e-Registration (../e_registration.aspx)
e-Registration Benefit (../benifits.aspx)
Registration Process in CORD (../reg_process_cord.aspx)
Registration Process in e-Nathikaran (../reg_process_eNathikaran.aspx)
Frequently Asked Question (../faq.aspx)



PLOT INFORMATION

Identification

ADRA

OMJUR

Uttar Jhapardah

LIVE

By **Khatian**

By **Plot**

No. :* 4739 /

Captcha* **9R RIY3** cap

VIEW

A.B. MUKHOPADHYAY Chartered Engineer Govt. Regd. Valuer

(Owner Name) :	তরুন গঙ্গোপাধ্যায়
(Father/Husband):	নিরাপদ গঙ্গোপাধ্যায়
(Address):	নিজ
মোট (TOTAL LAND):	0.15(একর/Acre)
(Total Plot):	1

জমির দাগের বিবরণ ও পরিমাণ:

Classific শ্রেণী	Share অংশ	Share Area(Acre) অংশ পরিমাণ(একর)	Remarks মন্তব্য
বাস্তু	0.5498	0.1500	Nil

A.B. MUKHOPADHYAY Chartered Engineer Govt. Regd. Valuer

ent of this page is near exact replication of land record database collocated at the central server and in case of any factual error(s) in the content, viewer(s) is/are advised to contact the concerned BL&LRO office for authentication.

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Administrative Setup

ARTI

OWNER :- SRI BADAL DAS













ASIT BARAN MUKHOPADHYAY

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