

**VALUATION REPORT
FOR**

ASSESSMENT OF FAIR MARKET VALUE OF ONE RESIDENTIAL FLAT BEING NO. F2 AT FIRST FLOOR OF A TWO STORIED RESIDENTIAL BUILDING NAMED "LILA BHABWAN" SITUATED AT MUNICIPAL PREMISES NO. 95, POSTAL ADDRESS - 82/2/6, BECHARAM CHATTERJEE ROAD, BEHALA, P.O. - BEHALA, P.S. - PARNASREE, KOLKATA - 700 034 UNDER JURISDICTION AND MUNICIPAL LIMITS OF WARD NO. 129 OF KOLKATA MUNICIPAL CORPORATION, SOUTH 24 PARGANAS, WEST BENGAL.

REPORTED OWNER: SMT. SHARMISTHA CHANDRA

**VALUATION OF FLAT BY COMPOSITE RATE METHOD
REPORT ON VALUATION
(Under construction/ existing flat)**

GENERAL	
Purpose for which the valuation is made	: To assess "Fair Market Value" of the Property under consideration.
a) Date of inspection	: 10.09.2024
b) Date on which the valuation is made	: 11.09.2024
Name of the reported owner and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	: SMT. SHARMISTHA CHANDRA Address - 293/2, Becharam Chatterjee Road, Behala P.O. - Behala, P.S. - Parnasree Kolkata- 700 034, South 24 Parganas
List of documents produced for perusal	
i) Deed of Conveyance	Photo copy of Deed of Conveyance being no. I-16049/2021 dated 08.12.2021 between Sri Subhajit Ganguly residing at 82/2/6, Becharam Chatterjee Road, P.O. - Behala, P.S. - Parnasree, Kolkata - 700 034, District - South 24 Parganas — hereinafter referred to as VENDOR and Smt. Sharmistha Chandra residing at 293/2, Becharam Chatterjee Road, Behala, P.O. - Behala, P.S. - Parnasree, Kolkata - 700 034, District - South 24 Parganas -- hereinafter referred to as PURCHASER in connection with purchase of one Residential Flat being no. F2 at First Floor admeasuring 795 sq. ft. Super Built up area more or less of a Two Storied Residential Building situated at Municipal Premises no. 95, Becharam Chatterjee Road, P.O. - Behala, P.S. - Parnasree, Kolkata - 700 034, District - South 24 Parganas, West Bengal
ii) Previous Valuation Report	Photo copy of Previous Valuation Report dated 30.10.2021 prepared by Panel Valuer of Bank (C. Roy & Associates) . Report Ref no. V-CF-CNB-SC-IS-039-2021-22 Area of the Subject Property - 795 sq. ft. SBUA more or less. FMV of the Property - Rs.25, 00,275.00

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Brief description of the property

All that piece and parcel of **One Residential Flat** being no. F2 at **First Floor** admeasuring **795 sq. ft. Super Built up area more or less** of a Two Storied Residential Building named "**LILA BHABWAN**" situated at Municipal Premises no. 95, Postal Address - Becharam Chatterjee Road, P.O. - Behala, P.S. - Parnasree, Kolkata - 700 034, District - South 24 Parganas, West Bengal along with undivided proportionate share of land together with enjoyment of all relevant facilities.

We couldn't enter into the Property. Therefore, actual measurements of units / rooms of the Property under consideration could not be taken. Moreover, specification / details of the Property couldn't also be observed. So, we have considered valuation on the basis of Super Built up area mentioned in document i.e. 795 sq. ft. SBUA more or less.

The subject property is complete in all respects and as information received, present age of the Building is about 18 years or so.

Location of property:

a) Plot No. / Survey No.	:	R.S. Dag no. 83, C.S. Dag no. 6688, Khatian no. 877, R.S. Khatian no. 5202, J.L no. 7, Mouza - Behala
b) Door No.	:	Premises no. 95
c) T. S. No. / Village	:	NA
d) Ward / Taluka	:	Ward no. 129 of Kolkata Municipal Corporation
e) Mandal / District	:	South 24 Parganas
f) Date of issue and validity of layout of approved map / plan	:	Sanction Plan of the Building has not been provided
g) Approved map/plan issuing Authority	:	NA
h) Whether genuineness / authenticity of approved map / plan is verified	:	NA
i) Any other comments by our empaneled valuers on authentic of approved plan	:	No

Postal address of the property : "**LILA BHABWAN**"
82/2/6, Becharam Chatterjee Road, Behala
P.O. - Behala, P.S. - Parnasree
Kolkata - 700 034, South 24 Parganas

City / Town	:	Behala / Kolkata
Residential Area	:	Yes
Commercial Area	:	No
Industrial Area	:	No
Classification of the area	:	Middle Class
i) High / Middle / Poor	:	Urban
ii) Urban / Semi Urban Rural	:	Ward no. 129 of Kolkata Municipal Corporation
Coming under Corporation limit / Village Panchayat / Municipality	:	No.

Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area

Boundaries of the property	:	
As per Document ----	:	Boundary of the Building
North	:	By 93, Becharam Chatterjee Road.
South	:	By 94, Becharam Chatterjee Road.
East	:	By 97, Becharam Chatterjee Road.
West	:	By 8 ft. wide Becharam Chatterjee Road.

	:	Boundary of the Flat
As per Document ----	:	
North	:	Open to Sky
South	:	Open to Sky

East		Open to Sky
West		Building Stair Case & Other Flat
As physically observed at Site --	:	Boundary of the Building
	:	Boundary of the Flat
North	:	By Under-construction Building.
South	:	By House of Others.
East	:	By House of Others.
West	:	By 10 ft. wide KMC Road.
Dimensions of the site	:	A
	:	B
	:	As per the Deed
	:	As per Actuals
North	:	NA
South	:	Unable to measure
East	:	Do
West	:	Do
Extent of the site	:	3 Kattah 1 Chattack 32 sq. ft. = 2,237 sq. ft. more or less.
Latitude, Longitude and Co-ordinates of the Flat	:	Latitude & Longitude - (22.494718, 88.309197) GPS Coordinates - 22°29'41.0"N, 88°18'33.1"E
Extent of the site considered for valuation	:	The property, which is to be valued, is a Flat at First Floor admeasuring 795 sq. ft. Super Built up area more or less.
Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.	:	At present, the Property is under possession of Owner.
APARTMENT BUILDING		
Nature of the Apartment	:	Residential
Flat no. and Floor	:	Flat no. F2, First Floor
Name of the Apartment	:	"LILA BHABWAN"
Postal Address	:	82/2/6, Becharam Chatterjee Road, Behala P.O. - Behala, P.S. - Parnasree Kolkata - 700 034, South 24 Parganas
Location	:	Located on a Bye-Lane of Becharam Chatterjee Road in Behala area and at a distance of about 1.2 Km or so from Behala Manton on D.H. Road. Majerhat Railway Station is about 3.7 Km or so away from the property. Landmark - YOUNG ASSOCIATION CLUB / BEHALA SANTI SANGHA
T.S. No.	:	NA
Block No.	:	NA
Ward No.	:	129
Village/ Municipality / Corporation	:	Under Kolkata Municipal Corporation
Door No., Street or Road (Pin Code)	:	82/2/6, Becharam Chatterjee Road, Behala, Kolkata - 700 034
Description of the locality Residential / Commercial / Mixed	:	Residential area.
Year of Construction	:	2006 or so - as per information received at site.
Number of Floors	:	Two Storied Building
Type of Structure	:	RCC Structure
Number of Dwelling units in the building	:	Not known
Quality of Construction	:	Standard (as observed from outside)
Appearance of the Building	:	Standard
Maintenance of the Building	:	Do (as observed from outside)
Facilities Available	:	
Lift	:	No
Protected Water Supply	:	Yes
Underground Sewerage	:	Connected to main sewer grid of KMC.
Car Parking	:	No
Open/ Covered	:	NA
Around Compound wall	:	Yes

Any other facility	:	First Floor
FLAT	:	F2
The floor on which the flat is situated	:	As observed from outside and as per supplied document
Door No. of the flat	:	RCC roof
Specifications of the flat	:	Mosaic Flooring with necessary skirting.
Floor	:	Wooden Flush Type Doors.
Doors	:	M.S. Glazed Windows with Protective Grills.
Windows	:	Not known
Fittings	:	Do
Finishing	:	House Tax Details not available
House Tax	:	
Assessment No.	:	
Tax paid in the name of	:	
Tax amount	:	Electricity Service Connection details not available
Electricity Service Connection no	:	
Meter Card is in the name of	:	Not known
How is the maintenance of the flat?	:	Smt. Sharmistha Chandra
Sale Deed executed in the name of	:	Proportionate.
What is the undivided area of land as per Sale Deed?	:	The Flat is of 795 sq. ft. Super Built area more or less.
What is the plinth area of the flat?	:	Not known.
What is the floor space index (app.)	:	Unable to measure – as we couldn't enter into the Property.
What is the Carpet Area of the flat?	:	Medium
Is it Posh / I class / Medium / Ordinary?	:	Residential
Is it being used for Residential or Commercial purpose?	:	
Is it Owner-occupied or tenanted?	:	The said Flat is under possession of Owner at present.
If tenanted, what is the monthly rent?	:	NA

DRAWING APPROVAL (Discuss here the building approval, reference, violations observed if any, and its consequences thereof) – Sanction Plan has not been provided and we couldn't enter into the property. So it is not able to make any comment.

PART B - VALUATION OF FLAT UNDER CONSTRUCTION

a) CERTIFICATE ON GENUINENESS OF RATE:

.....sq.m of undivided share of land @	=	Rs.
Rs.per sq.m		
.....sq.m of building construction @	=	Rs.
Rs.sq.m		
Total value on completion	=	Rs.
Composite Rate	=	Rs.

I hereby certified that the composite rate is genuine / not genuine for the specification and location.

STAGE VALUE

- a) Actual works completed = Rs.
b) Percentage of works completed = Rs.

VALUATION DETAILS

Present stage value of the flat:

1. Undivided share of land sq ft = Rs.
2. Stage value of building % x Rs = Rs
3. Total stage value of the flat as on date = Rs.

PART C - VALUATION OF EXISTING FLAT

GENERAL:

How is the marketability?	:	Standard
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What are the factors favoring for an extra Potential Value?	:	The Premises under consideration is situated in a residential locality of Behala area and close to Becharam Chatterjee Road. Behala Manton Bus Stop on D.H. Road is about 1.2 Km or so away from the property & Majerhat Railway Station is about 3.7 Km. or so away from the property. From this place, anyone can access central area of Kolkata by Bus or similar type of vehicles via Diamond Harbour Road without much hassle. Schools, Colleges, Market, Hospital etc. all are present within nearby areas. All these can be considered as advantageous of the property under consideration.
Any negative factors observed which affect the market value in general?	:	Nothing as such
RATE After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details reference of at least two latest deals/ transactions with respect to adjacent properties in the areas)	:	Composite Rate of Similar Flat / Unit in this area varies between Rs.3, 200.00 per sq. ft. to Rs.3, 800.00 per sq. ft. of SBUA – considering all possible parameters.
Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details);	:	<u>Rs.3, 400.00 per sq. ft. of SBUA can be considered as Justified Undepreciated Rate for the Property under consideration.</u>
Break - up for the rate	:	
i) Building + Services	:	Rs.1,400.00 per sq. ft. of SBUA
ii) Land + Others	:	Rs.2,000.00 per sq. ft. of SBUA
Guideline rate obtained from the Registrar's office (an evidence thereof to be enclosed)	:	Rs.2,602.16 per sq. ft. of SBUA Refer www.wbregistration.gov.in . Registrar's office (an evidence thereof has been enclosed)
VI. COMPOSITE-RATE ADOPTED AFTER DEPRECIATION	:	
Depreciated building rate.	:	
Replacement cost of flat with Services(v (3)i)	:	Rs.1,400.00 per sq. ft. of SBUA
Age of the building	:	18 years or so
Life of the building estimated	:	Total economic life of the building can be estimated as 70 years or so. Residual life expected is about 52 years or so – if maintained properly and periodically.
Depreciation percentage assuming the salvage value as 10%	:	23 %
Depreciated Ratio of the building	:	
Total composite rate arrived for valuation	:	
Depreciated building rate VI (a)	:	Rs.1,078.00 per sq. ft. of SBUA
Rate for Land & other V (3)ii	:	Rs.2,000.00 per sq. ft. of SBUA
Total Composite Rate	:	Rs.3,078.00 per sq. ft. of SBUA

DETAILS OF VALUATION:

Description	Qty.	Rate per unit Rs.	Rate per unit Rs.
Present value of the Flat	795 sq. ft. SBUA	Rs.3, 078.00 per sq. ft. of SBUA	Rs.24, 47,010.00
Wardrobes			
Showcases			
Kitchen Arrangements			
Superfine Finish			

Interior Decoration –			
Electricity deposits / electrical fittings, etc.,			
Extra collapsible gates / grill works etc.,			
Potential value, if any			
Others			
Share of common amenities – if any			NIL
Total			Rs.24, 47,010.00
Factors favoring for an additional value			Say, Rs.24, 47,000.00
Add (+)	Rs.		
Factors favoring for less value			
5% deduction can be imposed as we failed to enter into the property.		(-) Rs.1, 22,350.00	
Less (-)		(-) Rs.1, 22,350.00	
Present Market Value		Rs.23, 24,650.00 say, Rs.23, 25,000.00	

Conclusion: Here, the approved valuer should discuss in details his approach to valuation of property and indicate the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging 6 applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) salability ii) likely value in future and iii) any likely income it may generate may be .(discussed).

As a result of my appraisal and analysis, it is my considered opinion that the **Present Fair Market Value of the above property in the prevailing condition with aforesaid specifications is Rs.23, 25,000.00** (Rupees Twenty Three Lac Twenty Five Thousand Only). The **Realizable Value of the above property can be considered more or less as 85% of FMV i.e. Rs.19, 75,000.00** (Rupees Nineteen Lac Seventy Five Thousand Only) and The **Distress Value of the above property can be considered more or less as 75% of FMV i.e. Rs.17, 40,000.00** (Rupees Seventeen Lac Forty Thousand Only).

Place: Kolkata
Date: 11.09.2024

Signature

(TUSHAR KANTI ROY)
Tushar Kanti Roy
 B.C.E., M.I.E., F.I.V.
 Chartered Engineer & Approved Valuer
 Registered Valuer (Income Tax CAT-I)
 IBBI Registered Valuer
 Registration no. IBBI/RV/07/2019/12507