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Ref – AD/SR/ UCO (Chak Barbaria) / 2024-25/775

Date- 04.12.2024

FORMAT - A

UCO BANK

Branch- CHAK BARBARIA

VALUATION REPORT

(IN RESPECT OF LAND/SITE AND SINGLE STORIED PARTLY INCOMPLETE RESIDENTIAL BUILDING)

(To be filled in by the Approved Valuer)

Value as on 02.12.2024

Name of Owner – Sri Pritam Nandi

I. GENERAL

01.	Purpose for which the valuation is made	For valuation & to assess the present fair market value of the property as per market rate. for the purpose of recovery of bank dues.														
02.	a) Date of Inspection	02.12.2024														
	b) Date on which the valuation is made	02.12.2024														
03.	List of documents produced for perusal	1) Copy of Gift Deed No.– 151700215, Year – 2017, Vide Book No.– I, Volume No.– 1517-2017, Pages from 4018 to 4040, Dated – 19/01/2017 2) Copy of Municipal Tax Pay Receipt – Receipt No.- AKM/14 104933, Dated – 25/04/2018 3) Copy of Sanction Building Plan – SL No.– 4831 Dated – 29/03/2019, from Ashokenagar-Kalyangarh Municipality Located at: Holding No.- 03/269/143(ii), 12 No. Koyadanga, Kalyangarh Mouza – Koyadanga & P. S.– Ashokenagar Nature of Land – Bastu, JL – 31, Re Sa No - 258, Touji – 146, Hal - 14 <table><tr><th>R.S Dag</th><th>LR Dag</th><th>RS Kh</th><th>LR Kh</th><th>Area of Land</th></tr><tr><td>249</td><td>Do</td><td>52</td><td>314</td><td>4.84 Satak = 2110 Sft. = 2.93 Kattahs</td></tr></table>					R.S Dag	LR Dag	RS Kh	LR Kh	Area of Land	249	Do	52	314	4.84 Satak = 2110 Sft. = 2.93 Kattahs
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249	Do	52	314	4.84 Satak = 2110 Sft. = 2.93 Kattahs												
04.	Name of the owner's)and his /their															



	address) with Phone No. (Details of share of each owner in case of joint ownership)	Owner/ Sri Pritam Nandi, S/o – Sri Joydeb Nandi, residing at Holding No.- 03/269/143(ii), 12 No. Koyadanga, Kalyangarh, P.O – Kalyangarh, P.S – Ashokenagar, Pin – 743272, North 24 parganas, West Bengal	
05.	Brief description of the property	The land with single storied residential building is R.C.C framed structure with R.C.C roof Located at 6 ft. wide Common Passage which is connected to Kalyangarh Road Through Kalyangarh 12 No. Road .The area is residential & having all facilities close to the property	
06.	Location of the property		
	a) Plot No./Survey No.	R.S & L.R Dag No.– 249,	
	b) T.S. No./Village	Holding No.- 03/269/143(ii), 12 No. Koyadanga, Kalyangarh, P.O – Kalyangarh, P.S – Ashokenagar, Pin – 743272, North 24 parganas, West Bengal	
	c) Ward/Taluka	Under Ashokenagar-Kalyangarh Municipality, Ward No - 03	
	d) Mandal/District	Mouza – Koyadanga, District – North 24 parganas, Pin -743272	
07.	Postal address of the property	Holding No.- 03/269/143(ii), 12 No. Koyadanga, Kalyangarh, P.O – Kalyangarh, P.S – Ashokenagar, Pin – 743272, North 24 parganas, West Bengal	
08.	City/Town	Town	
	Residential area	Yes	
	Commercial area	No	
	Industrial area	No	
09.	Classification of the area		
	i) High/Middle/Poor	Middle Class	
	ii) Urban/Semi-Urban/Rural	Urban	
10.	Coming under Corporation limit/ Village Panchayat/Municipality	Under Ashokenagar-Kalyangarh Municipality, Ward No.- -03	
11.	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/ cantonment area	Not Known	
12.	In case it is an agricultural land, any conversion to house site plots is contemplated	Parcha was not provided during inspection. Bastu Category Land(As Per Web Search)	
13.	Boundaries of the property(physical Inspection)		
	North	By Common Wall then House of Kali Das Nandi	
	South	By Vacant Land	
	East	By Property of Mr. Chakraborty	
	West	By 6 ft. Wide Common Passage	
14.	Dimensions of the site		
		A. As per title Deed	B .Actuals
	North	50'00, 14'0"	Property was not demarcated during inspection
	South	61'0"	
	East:	19'9", 21'0"	
	West	36'0"	
15	Extent of the site	4.84 Satak = 2110 Sft. = 2.93 Kattahs	
16.	Extent of the site considered for Valuation (least of 14A & 14 B)	4.84 Satak = 2110 Sft. = 2.93 Kattahs (As Per Deed & Sanction Plan)	



17.	Whether occupied by the owner/ tenant? If occupied by tenant since how long? Rent received per month.	Under the control of owner.
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II. CHARACTERISTICS OF THE SITE

01.	Classification of Locality	Residential area
02.	Development of surrounding areas	Developed area
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 conditions	At road level
06.	Shape of land	Square
07.	Type of use to which it can be put	Residential Purpose
08.	Any usage restriction	No
09.	Is plot in Town Planning approved layout?	No
10.	Corner plot or Intermittent plot?	Intermediate plot
11.	Road facilities	Abutted to 6 ft. wide Common Passage which is connected to Kalyangarh Road through Kalyangarh 12 No. Road. Bus stand namely Millinium Park Road More is 1.1 Km. & Ashokenagar Railway station is about 3.8 km. distance. from the site
12.	Type of road available at present	6 ft. Wide Common Passage
13.	Width of road - Is it below 20 ft. or more than 20 ft.	Less than 20' width
14.	Is it a Land-locked Land?	No
15.	Water Potentiality	Normal
16.	Underground sewerage system	Open System
17.	Power supply is available in the site	Yes
18.	Advantages of the site	Connected by road ways & railways
19.	General remarks, if any	Being Close to Kalyangarh Road, there is demand for land for construction & area is developed with all facilities Land Mark – Near Kalyangarh Bazar

PART-A (Valuation of Land)

01.	Size of plot	
	North & South	
	East & West	
02.	Total extent of the plot	4.84 Satak = 2110 Sft. = 2.93 Kattahs
03.	Prevailing market rate	Between Rs. 4,00 000.00 to Rs.6,00,000.00 / Kattah
04.	Guideline rate obtained from the Registrar's Office (an evidence, thereof to be enclosed)	Rs. 05,80,140.00 for 2.93 Kattahs Land Rate/ Kattah = Rs.1,98,000.00. Which is much lower than the present market rate
05.	Assessed/adopted rate of valuation	Considering the Location , Shape , Size , abutting road , the reasonable rate is considered @ Rs.4,50,000.00 / Kattah
06.	Estimated value of Land	2.93 Kattahs x @ Rs.4,50,000.00 = Rs.13,18,500.00



PART-B (Valuation of Building)

01. TECHNICAL DETAILS OF THE BUILDING		
a)	Type of Building (Residential/ Commercial/ Industrial),	Residential Building
b)	Type of construction (Load bearing /RCC/ Steel Framed)	R.C.C framed Structure
c)	Year of construction	2013(As per information)
d)	Number of floors & height of each floor including basement, if any	Single Storied
e)	Plinth area floor-wise	As per Sanction Building Plan Built Up area of R.C.C roof. – G.F(Exis.)- 402.64 Sft., Exis. Covered Area C.I On B/W – 450.56 Sft., Demolish Area C.I On B/W – 202.10 Sft. & Prop. Roof Area – 248.45 Sft. & Prop. Covered Area of G.F – 842.76 Sft. As per Measurement Built Up area of without R.C.C roof. – G.F- 1029 Sft. (approx.) .Area considered as per sanction building plan
f)	Condition of the building	Good
	i) Exterior - Excellent, Good, Normal, Poor	Good
	ii) Interior - Excellent, Good, Normal, Poor	Good

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF :

S1.No	Description	Ground Floor	Other Floors
01.	Foundation	R.C.C framed structure	
02.	Basement	No	
03.	Superstructure		
04.	Joinery/Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	All doors are wooden & Windows are also same	
05.	RCC Works	R.C.C Roof(standard)	
06.	Plastering	1:6 Sand Cement Plaster /Distemper	
07.	Flooring, skirting, dadoing	Vitrified floor tiles & Neat Cement	
08.	Special finish as marble, granite, wooden panelling, drills etc.	Toilet is ordinary type	
09.	Roofing including weather proof course	Yes	
10.	Drainage	Surface	

02.	COMPOUND WALL	No
	Height	
	length	
	Type of Construction	
03.	ELECTRICAL INSTALLATION	
	Type of wiring	Concealed
	Class of fittings (Superior/ Ordinary /Poor)	Ordinary

