

ENTERPRISE**Md. Maniruzzaman**

B.E.(C), F.I.E. (Ind.) C. Eng.,

AS/CE (U.S.A.) F.I.V. (India)

Chartered Engineer, FIE - 12600

Chartered Valuer, F.I.V. - 4985

Project Management Consultant

BB-28, Flat - 3, Sector - I

Salt Lake, Kolkata - 700 064

Phone : 2289 2391, (O) 2358 1049

Mobile : 98306 34289 / 98364 28900 / 91233 47274

E-mail : mzaman_valuer@yahoo.co.in

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Chartered Engineer & Govt. Regd. Valuer under C.B.D.T.W.B.- Category - 1. No. 17/CC-III of 1998 Ministry of Finance, Govt. of India

	a) Plot no. / Survey no.	R.S. & L.R. Dag no. 260, L.R. Khatian nos. 4241 new L.R. Kahtain no. 11560, of R.S. no. 126, Touzi no. 173, at Mouza – Bishnupur, J.L. no. 44, Kolkata - 700135, under P.S. Rajarhat, within the limit of Rajarhat – Bishnupur – II Gram Panchayet, in the Dist. of-24 Pgs. (North).
	b) T.S. No./Village	Mouza – Bishnupur
	c) Ward/Taluka	Not applicable
	d) Mandal/District	24 Pgs (North).
07.	Postal address of the property	The R.S. & L.R. Dag no. 260, L.R. Khatian nos. 4241 new L.R. Kahtain no. 11560, of R.S. no. 126, Touzi no. 173, at Mouza – Bishnupur, J.L. no. 44, Kolkata - 700135, under P.S. Rajarhat, within the limit of Rajarhat – Bishnupur – II Gram Panchayet, in the Dist. of-24 Pgs. (North).
08.	City/Town	City
	Residential area	Yes
	Commercial area	No
	Industrial area	No
09.	Classification of the area	Residential area
	i) High/Middle/Poor	Middle class
	ii) Urban/Semi-Urban/Rural	Rural
10.	Coming under Corporation limit/ Village Panchayat/Municipality	Mouza – Bishnupur, Rajarhat – Bishnupur – II 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	N.A.
13.	Boundaries of the property	
	North	Dag no. 244
	South	6 ft wide common Passage
	East	Dag no. 260
	West	Dag no. 260
14.	Dimensions of the site	

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		A. As per title Deed	B . Actuals
15.	North	Not Known	Not Known
	South	Not Known	Not Known
	East:	Not Known	Not Known
	West	Not Known	Not Known
	Extent of the site	01 cottah 08 chittak 00 sq. ft. or 1.5 cottah	
16.	Extent of the site considered for Valuation (least of 14A & 14 B)	01 cottah 08 chittak 00 sq. ft. or 1.5 cottah	
17.	Whether occupied by the owner/ tenant? If occupied by tenant since how long? Rent received per month.	Owner occupied	

I. CHARACTERISTICS OF THE SITE

01.	Classification of Locality	Medium
02.	Development of surrounding areas	Well
03.	Possibility of frequent flooding	No
04.	Availability of the Civic amenities like School, Hospital, Bus Stop, Market etc.	All are near by.
05.	Level of land with topographical conditions	High level
06.	Shape of land	Rectangular shape land
07.	Type of use to which it can be put	Bastu land
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	Are available
12.	Type of road available at present	Concrete & Bituminous Road
13.	Width of road - Is it below 20 ft. or more than 20 ft.	More than 20' road.
14.	Is it a Land-locked Land?	No
15.	Water Potentiality	Yes
16.	Underground sewerage system	Yes
17.	Power supply is available in the site	Yes
18.	Advantages of the site	All are near by.
19.	General remarks, if any	Good.

PART-A (Valuation of Land)

01.	Size of plot	01 cottah 08 chittak 00 sq.ft. or 1.5 cottah
	North & South	Not Known

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	East & West	Not Known
02.	Total extent of the plot	01 cottah 08 chittak 00 sq.ft. or 1.5 cottah
03.	Prevailing market rate	As per annexure : 1
04.	Guideline rate obtained from the Registrar's Office (an evidence, thereof to be enclosed)	Rs. 10,58,062.00 (Govt. Rate of Land)
05.	Assessed / adopted rate of valuation	As per annexure : 1
06.	Estimated value of Land	As per annexure : 1

RT-B (Valuation of Building)

01. TECHNICAL DETAILS OF THE BUILDING		
a)	Type of Building (Residential/ Commercial / Industrial)	Residential
b)	Type of construction (Load bearing / RCC / Steel Framed)	RCC with brick masonry.
c)	Year of construction & Age of building : Residual life :	2019-2021 Under Construction, 65% work done. Residual age – After completion 70 years
d)	Number of floors & height of each floor including basement, if any	This is a two storied building.
e)	Plinth area floor-wise	Built up area of GF - 590 sq. ft. & FF - 590 sq. ft.
f)	Condition of the building	
	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	Complete position	Complete position
02.	Basement	Not applicable	Not applicable
03.	Superstructure	Complete position	Complete position
04.	Joinery/Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and	Incomplete position	Incomplete position

	specify the species of timber)		
05.	RCC Works	Complete position	Complete position
06.	Plastering	Incomplete position	Incomplete position
07.	Flooring, skirting, dadoing	Incomplete position	Incomplete position
08.	Special finish as marble, granite, wooden panelling, drills etc.	Incomplete position	Incomplete position
09.	Roofing including weather proof course	Incomplete position	Incomplete position
10.	Drainage	Sewer lines are available	Sewer lines are available

02.	COMPOUND WALL	Yes.
	Height	
	length	
	Type of Construction	R.C.C. & brick built construction
03.	ELECTRICAL INSTALLATION	
	Type of wiring	
	Class of fittings (Superior/ Ordinary /Poor)	

DETAILS OF VALUATION: This is a two storied residential building.

S1. No	Particulars of Item	Plinth Area	Roof Ht.	Age of Building	Estimated replacement rate of construction Rs.	Replace ment Cost Rs.	Depre- citation Rs.	Net Value after depre citation Rs.
	Ground Floor							
	First Floor							
	Other floors, if any							
	TOTAL							

PART -C (Extra Items)

(Amount in Rs.)

01.	Portico	N.A.
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02.	Ornamental front door	N.A.
03.	Sitout / Varandah with steel grills	N.A.
04.	Overhead water tank	YES
05.	Extra steel/collapsible gates	N.A.
	TOTAL	

PART -D (Amenities)

(Amount in Rs.)

01.	Wardrobes	N.A.
02.	Glazed tiles	N.A.
03.	Extra sinks and bath tub	YES
04.	Marble/Ceramic tiles flooring	YES
05.	Interior decorations	N.A.
06.	Architectural elevation works	N.A.
07.	Panelling works	N.A.
08.	Aluminium works	N.A.
09.	Aluminium hand rails	N.A.
10.	False ceiling	N.A.
	TOTAL	

PART-E (Miscellaneous)

(Amount in Rs.)

01.	Separate toilet room	N.A.
02.	Separate lumber room	N.A.
03.	Separate water tank/sump	YES
04.	Trees, gardening	YES
	TOTAL	

PART-F (Services)

(Amount in Rs.)

01.	Water supply arrangements	YES
02.	Drainage arrangements	YES
03.	Compound wall	YES
04.	C.B. deposits, fittings etc.	N.A.
05.	Pavement	N.A.

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part-A	Land	01 cottah 08 chittak 00 sq.ft. or 1.5 cottah
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