# **VALUATION REPORT**

## **Authum Investment and Infrastructure Limited**

ASC: Mumbai Type of Case: Other

Valuer Name : Adroit Technical Services Date of Visit: 27/03/2025

Ref. No.: Authum Investment and Infrastructure Limited/Mumbai/Mar/25/16/BATCHU GAYATRI/55437119 Date of Report: 31/03/2025

Name of the Document Holder  Application No. / Cust. Id.  Documents Provided  Address as per TRF  Address as per Inspection  Address as per Document  Landmark  Location / Zone  Availability of Local Transport	GRAM PANCI VILLAGE - G. GRAM PANCI MOUZA - RO' NO. 14 UNDE BISHNUPUR	Deed  GAZIPUR, F CHAYET, D GAZIPUR, F CHAYET, D DYPUR, J.L ER L.R. KH WITH IN 1 BISHUPUF r Beria Fre	P.O. KANGAI DISTRICT - SO P.O. KANGAI DISTRICT - SO NO. 12, TO HATIAN NO. S THE LOCAL I R, DISTRICT e Primary	NBERIA, DUTH 24 NBERIA, DUTH 24 UZI NO. 3 552, APPI LIMITS O - SOUTH	P.S. BISHNUPUR UND PARAGANAS, PIN CO P.S. BISHNUPUR UND PARAGANAS, PIN CO 32, PARGANA - MAGU ERTAINING TO R.S. DE F KHAGRAMURI GRA 1 24 PARGANAS.	DDE - 743503.  DER KHAGRAMURI DDE - 743503.  JRA , R.S. KHATIAN DAG NO. 89, P.S AM PANCHAYET,		
Documents Provided  Address as per TRF  Address as per Inspection  Address as per Document  Landmark  Location / Zone	Conveyance I  VILLAGE - G GRAM PANCI  VILLAGE - G GRAM PANCI  MOUZA - RO' NO. 14 UNDE BISHNUPUR A.D.S.R.O E  Nearby Angar School [Appro	Deed  BAZIPUR, FEHAYET, D  BAZIPUR, FEHAYET, D  BYPUR, J.L  ER L.R. KH  WITH IN T  BISHUPUF  T Beria Fre	P.O. KANGAI P.O. KANGAI PISTRICT - SO P.O. 12, TO PIATIAN NO. 5 PIE LOCAL I R, DISTRICT PIMARY	OUTH 24 NBERIA, OUTH 24 UZI NO.: 552, APPI LIMITS O - SOUTH	PARAGANAS, PIN CO P.S. BISHNUPUR UND PARAGANAS, PIN CO 32, PARGANA - MAGU ERTAINING TO R.S. D F KHAGRAMURI GRA 1 24 PARGANAS.	DDE - 743503.  DER KHAGRAMURI DDE - 743503.  JRA , R.S. KHATIAN DAG NO. 89, P.S AM PANCHAYET,		
Address as per TRF  Address as per Inspection  Address as per Document  Landmark  Location / Zone	VILLAGE - G GRAM PANCI VILLAGE - G GRAM PANCI MOUZA - RO' NO. 14 UNDE BISHNUPUR A.D.S.R.O E Nearby Angar School [Appro	GAZIPUR, F CHAYET, D GAZIPUR, F CHAYET, D DYPUR, J.L ER L.R. KH WITH IN 1 BISHUPUF I Beria Fre	P.O. KANGAI P.O. KANGAI PISTRICT - SO P.O. 12, TO PIATIAN NO. 5 PIE LOCAL I R, DISTRICT PIMARY	OUTH 24 NBERIA, OUTH 24 UZI NO.: 552, APPI LIMITS O - SOUTH	PARAGANAS, PIN CO P.S. BISHNUPUR UND PARAGANAS, PIN CO 32, PARGANA - MAGU ERTAINING TO R.S. D F KHAGRAMURI GRA 1 24 PARGANAS.	DDE - 743503.  DER KHAGRAMURI DDE - 743503.  JRA , R.S. KHATIAN DAG NO. 89, P.S AM PANCHAYET,		
Address as per Inspection  Address as per Document  Landmark  Location / Zone	GRAM PANCI VILLAGE - G GRAM PANCI MOUZA - RO' NO. 14 UNDE BISHNUPUR A.D.S.R.O E Nearby Angar School [Appro	CHAYET, D GAZIPUR, F CHAYET, D DYPUR, J.L ER L.R. KH WITH IN 1 BISHUPUF IT Beria Fre	P.O. KANGAI P.O. KANGAI PISTRICT - SO P.O. 12, TO PIATIAN NO. 5 PIE LOCAL I R, DISTRICT PIMARY	OUTH 24 NBERIA, OUTH 24 UZI NO.: 552, APPI LIMITS O - SOUTH	PARAGANAS, PIN CO P.S. BISHNUPUR UND PARAGANAS, PIN CO 32, PARGANA - MAGU ERTAINING TO R.S. D F KHAGRAMURI GRA 1 24 PARGANAS.	DDE - 743503.  DER KHAGRAMURI DDE - 743503.  JRA , R.S. KHATIAN DAG NO. 89, P.S AM PANCHAYET,		
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Location / Zone	School [Appro		-	Distanc	ce from City Centre	(in km): 22 F		
	Bishnupur		rs. Away]	Diotaire	ce from City Centre (in km): 23.5			
Availability of Local Transport								
	Yes Available	Yes Available						
Class of Locality		Lower Middle Class						
Type of Locality		Others						
Boundaries			West		North	South		
As Per Documents		er Dag	By Village Road		By Land Under Dag	By Land Under Dag		
s Per Site			By Water Body And Vacant Land		No. 89  By Vacant Land	No. 89  By Vacant Land		
Roundaries Matching	Not Matched	Not Matched						
Status of the Land / Flat	Free Hold							
Type of Property	Land	Land						
Accommodation Details								
Ground floor	cant Land	Land						
Approved usage of Property	Agricultural	Agricultural						
Actual usage of Property		NA						
Type of Structure		No of Floors: G						
Location of plot	Gram Pancha	Gram Panchayat						
Built-up Area (Sft.)	0	0						
Occupation Status		Vacant						
Occupancy	Vacant							
	Class of Locality Type of Locality  Dundaries See Per Documents See Per Site  Boundaries Matching Status of the Land / Flat Type of Property  Ccommodation Details  Ground floor  Approved usage of Property  Actual usage of Property  Type of Structure  Location of plot  Built-up Area (Sft.)  Occupation Status  Occupancy	Availability of Local Transport  Class of Locality  Type of Locality  Others  Dundaries  East  By And Und No. 89  By Vacant L  Boundaries Matching  Status of the Land / Flat  Type of Property  Ccommodation Details  Bround floor  Approved usage of Property  Actual usage of Property  Actual usage of Property  Location of plot  Built-up Area (Sft.)  Occupation Status  Occupancy  Vacant  Vacant	Availability of Local Transport  Class of Locality  Class of Locality  Others  East  Dundaries  Seper Documents  Seper Site  By And Under Dag No. 89  By Vacant Land  Boundaries Matching  Status of the Land / Flat  Type of Property  Ccommodation Details  Bround floor  Approved usage of Property  Actual usage of Property  Location of plot  Built-up Area (Sft.)  Occupation Status  Decupancy  Vacant  Vacant	Availability of Local Transport  Class of Locality  Class of Locality  Others  East  By And Under Dag No. 89  By Vacant Land  By Water Bo Vacant Land  Boundaries Matching  Status of the Land / Flat  Type of Property  Ccommodation Details  Ground floor  Approved usage of Property  Actual usage of Property  Location of plot  Built-up Area (Sft.)  Occupation Status  Others  Lower Middle Class  West  By Vacant By Village Re No. 89  By Vacant Land  By Water Bo Vacant Land  Free Hold  Free Hold  Vacant  Vacant  NA  Occupation Status  Vacant  Vacant	Availability of Local Transport  Class of Locality  Type of Locality  Others  Doundaries  East  By And Under Dag No. 89  By Vacant Land  By Water Body And Vacant Land  Boundaries Matching  Status of the Land / Flat  Type of Property  Ccommodation Details  Bround floor  Approved usage of Property  Actual usage of Property  Location of plot  Gram Panchayat  By Water Body And Vacant Land  Vacant Land  Vacant Land  Free Hold  Agricultural  No of F  Occupation Status  Vacant  Vacant	Availability of Local Transport  Per Available  Class of Locality  Others  Dundaries  East  Dundaries  East  Dundaries  East  Dundaries  East  Dundaries  By And Under Dag  No. 89  By Vacant Land  By Water Body And  Vacant Land  By Vacant Land  Commodation Details  Cround floor  Vacant Land  Approved usage of Property  Actual usage of Property  Actual usage of Property  Actual usage of Property  Actual usage of Property  Cocation of plot  Gram Panchayat  Built-up Area (Sft.)  Occupancy  Vacant  Vacant		

18	Does Property have Electricity / Water / Drainage Connection			NA					
19	Proximity to Civic Amenities / Public Transport		3-5	3-5 Kms					
20	Development of Surrounding Area		Rura	Rural					
20 A	Risk of Demolition		NA	NA					
21	Approval Details	3							
	Building Plan Approval No. / Date		No	No NA since no sanction plan has been provided					
22	Date of Commencement of Construction		NA	NA					
23	Construction Details Completed(%)		NA	NA					
24	Construction Details	Construction Details Recommended(%)		NA					
Α	Area of the Plot / Fla	lat (Sq.Ft.) :		NA		Demarcation at Site: : No			
В	Built-up Area (Sft.)	)		0					
С	Floor Wise Area (In Sft.)								
	FLOOR	Actual (Sft.)		Permissible (Sft.)		rea adopted for Valuation	Deviations (%)		
	Ground Floor	NA		NA		NA	NA		
	Total	0		0		0	NaN		
25	Total Built-up Area		0	0					
26	Deviation from sanction plan / bylaws		Refe	er Remarks					
27	Whether Property Falls in MCD Demolition List		No						
28	Quality of Construction		Sele	ect, Wall-NA, Fall Ceiling-	-NA, Wo	od Work-NA NA			
29	Age of Property (Year)								
	Maintenance of the Property								
	Projected life (Year)			NA					
	Height of The Building(Meter)			NA					
30	Construction / Space								
	Car parking			NA					
	PLC/EDC/Club Membership etc			NA					
	Interior Fit outs, Wood Work, Flooring etc			NA					
	Total Amenities Charges			NA					
31	Stage of Constru	uction							
	Stage of Construction			er / Property		Entire Project	Entire Project		
	Completed (%)					NA			
	Recommended (%)			NA NA					



Calculation of Fair Market Value					
·	IN SQUARE FEET				
Land Area (Sq.Ft.)	3600				
Total Built Up Area(Sq. Ft.)	NA				
Carpet Area(Sq. Ft.)	NA				
Area adopted of the valuation (Sq. Ft.)	NA				
Current Market Rate of land in the locality (INR) In (Sq. Ft.)	100 - 120				
Applicable Rate of Land (INR) In (Sq. Ft.)	110				
Current Market Value of Land (INR)	396000				
Value of Land Share for subject property (INR)	396000				
Applicable rate on construction(INR)	NA				
Value of Construction (For Permissible Area) (INR)	NA				
Fair Market Value of property (INR)	396000 (In Rupees - Three Lakh Ninety Six Thousand Only)				
Value of Amenities (INR)	NA				
Fair Market Value with Amenities (INR)	396000 (In Rupees - Three Lakh Ninety Six Thousand Only)				
Rental Value (If Rented) (INR)	NA				
Distress Value (INR)	297000				
Insurable Value (INR)	NA				
Realizable Value (INR)	336600				
Proposed area of construction	NA				
Proposed rate per future construction (Sq. Ft.)	NA				
Proposed rate per Sq. Ft. future construction	NA				
Estimate Recommended for renovation/ construction	NA				
Net market value (after completion)	NA				
Valuation As per Govt. approved rate (INR)	Rs. 133200/- @Rs. 37/- Per Sft. (For Shali Land)				



Remarks: 1. The subject property is a vacant land parcel situated at Village - Gazipur, P.O. Kanganberia, P.S. Bishnupur, District - South 24 Paraganas, State - West Bengal.

- 2. AS PER DEED OF CONVEYANCE AND PORCHA THE TOTAL LAND AREA IS 5 COTTAHS OR EQUIVALENT TO 3600 SFT. HOWEVER, NO DEMARCATION HAS BEEN OBSERVED ON SITE. THUS, THE MEASUREMENT OF LAND AREA IS OUT OF SCOPE. SO SAID PROPERTY NOT IDENTIFIED.
- 3. As per Deed of Conveyance, the nature of land is "Shali".
- 5. AS PER DEED OF CONVEYANCE SITE BOUBDARIES ARE MENTIONED AS DAG NOS. SO THE BOUNDARY COMPARISON IS OUT OF SCOPE.
- 4. AS PER DEED ACCESS ROAD IS MENTIONED IN WESTERN SIDE. NO ACCESS ROAD IS OBSERVED ON THE SITE VISIT. SO THE PROPERTY IS LAND LOCK.
- 5. NO SITE PLAN HAS BEEN PROVIDED.
- 6. The locality is agricultural in nature with lower middle-class neighborhood; however, it is under developed.
- 8. The basic civic amenities are all available nearby to the subject property and it is located at a distance of 3.9 Km Bibir Hat Bus.
- 9. AS THE SUBJECT PLOT OF LAND IS UN-DEMARCATED AND THERE IS BOUNDARY MISMATCH THUS, MARKET VALUE OF THE SUBJECT PROPERTY HAS NOT BEEN RELEASED. VALUATION IS THUS NOT RECOMMENDED.
- 10. THE LENDER IS ADVISED TO ARRANGE FOR PROPER PHYSICAL DEMARCATION AND ARRANGE SUBSEQUENT SITE INSPECTION ALONG WITHN SITE PLAN.
- 14. Legal aspects are out of scope of valuation.
- 15. Genuineness of original documents to be verified by the bank authorities before disbursement.
- 17. Agreement for Sale has been referred as ownership document for valuation.
- 18. Property Is Identified By Sk Azad (Brother Of Owner); Whose Contact No Is 7003779979.
- 18. Report Status Negative.

Document(s) Verified for Valuation:

- 1. Deed of Conveyance [No. I-1021/16; dt. 22.02.2016]
- 2. Poracha [ No. 1605012]
- 3. Khajna
- 4. Conversion Certificate
- 5. Tax Receipt

#### I/We hereby declare that :

- (1) The property was inspected by Arghyadeep Majumder
- (2) I/We have no direct or Indirect Interest in the property valued
- (3) The information furnished above is true and correct to my/our knowledge

(Authorized Signatory)



## Appendix: Photograph

## Authum Investment and Infrastructure Limited/Mumbai/Mar/25/16/BATCHU GAYATRI/55437119

### **NAJIRUL MIR**

Village - Gazipur, P.O. Kanganberia, P.S. Bishnupur Under Khagramuri Gram Panchayet, District - South 24 Paraganas, Pin Code - 743503.

Latitude - 22.414905 Longitude - 88.239624









Ref. No.: Authum Investment and Infrastructure Limited/Mumbai/Mar/25/16/BATCHU







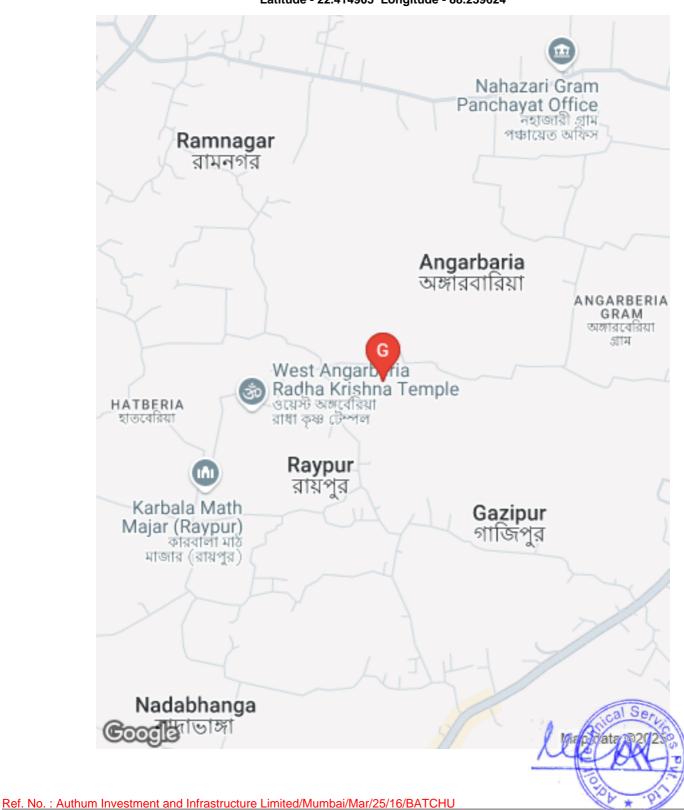
## **Appendix: Google Map**

#### Authum Investment and Infrastructure Limited/Mumbai/Mar/25/16/BATCHU GAYATRI/55437119

#### **NAJIRUL MIR**

Village - Gazipur, P.O. Kanganberia, P.S. Bishnupur Under Khagramuri Gram Panchayet, District - South 24 Paraganas, Pin Code - 743503.

Latitude - 22.414905 Longitude - 88.239624



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