

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

1.	Name(s) of the Applicant(s)	Najirul Mir			
	Name of the Document Holder	Mr. Nazirul Mir S/O Late Abul Kasem Mir			
2.	Application No. / Cust. Id.	RLALKOL000345214			
3	Documents Provided	Conveyance Deed			
4	Address as per TRF	VILLAGE - GAZIPUR, P.O. KANGANBERIA, P.S. BISHNUPUR UNDER KHAGRAMURI GRAM PANCHAYET, DISTRICT - SOUTH 24 PARAGANAS, PIN CODE - 743503.			
	Address as per Inspection	VILLAGE - GAZIPUR, P.O. KANGANBERIA, P.S. BISHNUPUR UNDER KHAGRAMURI GRAM PANCHAYET, DISTRICT - SOUTH 24 PARAGANAS, PIN CODE - 743503.			
	Address as per Document	MOUZA - ROYPUR, J.L. NO. 12, TOUZI NO. 32, PARGANA - MAGURA , R.S. KHATIAN NO. 14 UNDER L.R. KHATIAN NO. 552, APPERTAINING TO R.S. DAG NO. 89, P.S. - BISHNUPUR WITH IN THE LOCAL LIMITS OF KHAGRAMURI GRAM PANCHAYET, A.D.S.R.O. - BISHUPUR, DISTRICT - SOUTH 24 PARGANAS.			
5	Landmark	Nearby Angar Beria Free Primary School [Approx. 170 Mtrs. Away]	Distance from City Centre (in km): 23.5		
6	Location / Zone	Bishnupur			
7	Availability of Local Transport	Yes Available			
8	Class of Locality	Lower Middle Class			
9	Type of Locality	Others			
10	Boundaries	East	West	North	South
	As Per Documents	By And Under Dag No. 89	By Village Road	By Land Under Dag No. 89	By Land Under Dag No. 89
	As Per Site	By Vacant Land	By Water Body And Vacant Land	By Vacant Land	By Vacant Land
	Boundaries Matching	Not Matched			
11	Status of the Land / Flat	Free Hold			
12	Type of Property	Land			
Accommodation Details					
	Ground floor	Vacant Land			
13	Approved usage of Property	Agricultural			
14	Actual usage of Property	NA			
15	Type of Structure	No of Floors: G			
16	Location of plot	Gram Panchayat			
B	Built-up Area (Sft.)	0			
17	Occupation Status	Vacant			
	Occupancy	Vacant			



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• Engineers

• Valuers

• Inspections

18	Does Property have Electricity / Water / Drainage Connection	NA
19	Proximity to Civic Amenities / Public Transport	3-5 Kms
20	Development of Surrounding Area	Rural
20 A	Risk of Demolition	NA
21	Approval Details	
	Building Plan Approval No. / Date	No NA since no sanction plan has been provided
22	Date of Commencement of Construction	NA
23	Construction Details Completed(%)	NA
24	Construction Details Recommended(%)	NA
A	Area of the Plot / Flat (Sq.Ft.) :	NA
B	Built-up Area (Sft.)	0
C	Floor Wise Area (In Sft.)	
	FLOOR	Actual (Sft.)
	Ground Floor	NA
	Total	0
	Permissible (Sft.)	NA
	Area adopted for Valuation (Sft.)	NA
	Deviations (%)	NA
		NaN
25	Total Built-up Area	0
26	Deviation from sanction plan / bylaws	Refer Remarks
27	Whether Property Falls in MCD Demolition List	No
28	Quality of Construction	Select, Wall-NA, Fall Ceiling-NA, Wood Work-NA NA
29	Age of Property (Year)	NA
	Maintenance of the Property	NA
	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 Construction	
	Stage of Construction	Tower / Property
	Completed (%)	NA
	Recommended (%)	NA
		Entire Project
		NA
		NA



32	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 BOUDBARIES 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 WITHIN 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





Appendix: Google Map

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

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**Village - Gazipur, P.O. Kanganberia, P.S. Bishnupur Under Khagramuri Gram Panchayet, District - South
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