

15. Description

Land

through Belur & Bally Railway Station.

- : The free hold Bastu land-  
Part-I:- 03 kottah 00 Chittack 00 Sqft.( Sale Deed no.-I-2648, I-2699 & I-4546)  
Part-II:- 07 kottah 04 Chittack 07 Sqft.( Deed of Conveyance no-I-5080/19)  
Part-III:- 07 kottah 04 Chittack 07 Sqft.( sale Deed no.-I-3180/2018)

comprises an total area of – **17 kottah 08 Chittack 14 Sqft, equivalent to 17.519 kottah**, (more or less) as per Sale Deed, furnished by the Bank, Branch. It is developed plot.

Building

- : Proposed Five(G+4) storied building apartment having three Blocks(Block-A, Block-B & Block-C) and is bounded by brick compound wall on 4 sides with m.s. gate at entrance.

Only 10% work is completed.

Block-A covered area- 11,124 sqft,  
Block-B covered area – 19,496 sqft,  
Block-C covered area- 6,831 sqft, and  
Stair & lift covered area – 1,252 sqft. .

- a) Sanctioned Plan : Building sanction Plan no.-173/032/HZP/P5, dated-08.10.2021, from Howrah Zilla Parishad .  
b) Year of construction : Under construction.  
c) Expected Res. Life : 80 years.  
d) Mode of maintenance : N.A.

16. Methodology of Valuation

Land

- : Valuation is done by land & building method.  
: Value of land is estimated at per prevailing market price of identical plots in the locality.

Govt. Price was collected as Rs: 5,79,150 /- per kottah (copy enclosed).

Local enquiry reveals that, similar type of land may fetch a price per kottah, between Rs.6.00lacs to Rs.8.00 lacs depending on location & choice of the buyer.

Based on local enquiry and considering location, position, and demand & availability in the market, price per kottah of this particular plot is assessed as Rs.7.00 lacs.

Building

- : Current replacement value of buildings is estimated at per current market price of building materials and rates of labours. Only RCC pile work is Completed, Work is in progress.

