Valuation Report

Indian Overseas Bank – Asset Recovery Management Branch,Kolkata

Borrower/Account Holder: M/s. Feedative Pharma Pvt.Ltd. (Mr. Anirban Chatterjee & Mrs. Kankana Chatterjee)

(Address of the property under valuation: Holding No.24, Chanditala Street, Ward No. 19, P.S.- Uttarpara, Under Uttarpara Kotrung Municipality, Dist-Hooghly)

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EVALUATORS & ACTUARIES Pvt. Ltd.
IBBI Registered Valuer
(Reg. No. IBBI/RV-E/02/2023/183)
(IOV Membership No. 1M-1005)

Annexure-5 (A)

VALUATION REPORT IN RESPECT OF LAND AND BUILDING ONLY

I.	**GENERAL**		
1.	Purpose for which the valuation is made	:	To assess the Market Value, Realizable Value & Distress Sale Value of the property for the purpose of bank recovery
2.	a) Date of inspection	:	**N.A.**
	b) Date on which the valuation is made	:	04.12.2025.
3.	List of documents produced for perusal	:	Previous Valuation Report dated: 12.06.2025. by M/s..Ghosh Surveyors & Valuers Pvt. Ltd.
	1. Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	OWNERS: MR. ANIRBAN CHATTERJEE & MRS. KANKANA CHATTERJEE(AS PER PREVIOUS REPORT)
	2. Brief description of the property (Including leasehold / freehold etc.)	:	Holding No.24, Chanditala Street, Mouza- Uttarpara, R.S. Dag No.2990 Ward No. 19, P.S.- Uttarpara, Dist-Hooghly, Under Uttarpara Kotrung Municipality, Dist-Hooghly.
4.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	:	OWNERS: MR. ANIRBAN CHATTERJEE & MRS. KANKANA CHATTERJEE(AS PER PREVIOUS REPORT)
5.	Location of property	:	Holding No.46, Chanditala Street, Mouza- Uttarpara, R.S. Dag No.2989, 3029, 2988/3096, Ward No. 18, P.S.- Uttarpara, Dist-Hooghly, Under Uttarpara Kotrung Municipality, Dist-Hooghly.
6.	Nearest Land Mark	:	The property is near to Union Girls High School within 10 minutes, about 15 minutes walking distance from Uttarpara Railgate
	a) Plot No. / Survey No.	:	Mouza- Uttarpara, R.S. Dag No.2990,
	b) Touzi No	:	**N.A**
	c) Ward / Taluka	:	**19**
	d) Gram Panchayat/Municipality / Municipal Corporation	:	Under Uttarpara Kotrung Municipality
	e) Mandal / District	:	Hooghly
7.	Postal address of the property	:	Holding No.24, Chanditala Street, Mouza- Uttarpara, R.S. Dag No.2990 Ward No. 19, P.S.- Uttarpara, Dist-Hooghly, Under Uttarpara Kotrung Municipality, Dist-Hooghly.
8.	City / Town	:	Town
	Residential Area	:	Yes
	Commercial Area	:	No
	Industrial Area	:	No
9.	Classification of the area	:	
	i) High / Middle / Poor	:	Middle Class locality
	ii) Urban / Semi Urban / Rural	:	Semi Urban Area
10	Coming under Corporation limit/Village Panchayat / Municipality	:	Under Jurisdiction of Uttarpara Kotrung Municipality
11	Whether covered under any State/Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area	:	**N.A.**

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12	In case it is an agricultural land, any conversion to house site plots is contemplated	:	N.A.

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13.	Boundaries of the property		As per Documents (Deed)	As per Physical Verification/Actual
	North	:	House of Subrata Banerjee	House of Subrata Banerjee
	South	:	Chanditala Street	Chanditala Street
	East	:	House of Late Utpal Mukherjee	House of Late Utpal Mukherjee
	West	:	House of Mr. sunil Baran Paul	House of Mr. sunil Baran Paul

14	Dimensions of the site	:	A	B
			As per Documents (Meter)	As per Physical Measurement/Actual
	North	:	N.A.	N.A.
	South	:	N.A.	N.A.
	East	:	N.A.	N.A.
	West	:	N.A.	N.A.
15	Latitude, Longitude and Coordinates	:	Latitude-22.61541; Longitude-88.342792	
16	Extent of the site	:	Land Area:- 2 Katha (as per previous report)	
17	Extent of the site considered for valuation (least of 14 A & 14 B)	:	Land Area:- 2 Katha (as per previous report)	
18	Whether occupied by the owner/tenant? If occupied by tenant, since how long? Rent received per month.	:	N.A.	
II.	CHARACTERISTICS OF THE SITE			
1.	Classification of locality	:	Residential Area	
2.	Development of surrounding areas	:	Developed Area	
3.	Possibility of frequent flooding / sub- merging	:	N.A	
4.	Feasibility to the Civic amenities like school, hospital, bus stop, market etc.	:	Yes, all areas nearby within 2 km.	
5.	Level of land with topographical conditions	:	Road Level land	
6.	Shape of land	:	Rectangle in shape.	
7.	Type of use to which it can be put	:	Residential Purpose	
8.	Any usage restriction	:	Not in our knowledge	
9.	Is plot in town planning approved layout?	:	N.A	
10	Corner plot or intermittent plot?	:	Intermittent plot.	
11	Road facilities	:	Yes	
12	Type of road available at present	:	Pucca	
13	Width of road – is it below 20 ft. or more than 20 ft.	:	Below 20 ft	
14	Is it a land – locked land?	:	No	
15	Water potentiality	:	No	
16	Underground sewerage system	:	No	
17	Is power supply available at the site?	:	No	
18	Advantages of the site	:	Not Applicable	
19	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	:	N.A	

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PART – A (VALUATION OF LAND)					
1.	Size of plot			:	
	North & South			:	N.A
	East & West			:	N.A
2.	Total extent of the plot			:	Land Area:- 2 Katha (as per previous report)
3.	Prevailing market rate			:	Based On The Enquiry Made In The Locality And Other Sources, Taking Into Account Its Location Advantages-Surface Level-Frontage-Width Of Abutting Road-Built-up Permission Etc. The Market Rate Of The similar type of Plot As Ranging Between Rs. 9,00,000/-To Rs. 20,00,000/-per Cottah of Residential Land.
4.	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed)			:	Govt. Guideline rate obtained in the area: **R s . 6,30,000/- Per Katha (copy enclosed)**
5.	Assessed / adopted rate of valuation			:	Based on local enquiry and considering the location, position, socioeconomic activity, age, etc. We have assessed the rate of the subject land is Rs. 10,00,000/- per Cottah
6.	Estimated value of land			:	Estimated Value of The Land is= Rs.10,00,000/- X 2 Katha = **Rs. 20,00,000/- (Total Land Value)**
PART – B (VALUATION OF BUILDING)					
1.	**Technical details of the building**				
	a)	**Type of Building (Residential / Commercial/ Industrial)**		:	**Residential**
	b)	**Type of construction (Load bearing / RCC/ Steel Framed)**		:	**RCC**
	c)	**Year of construction**		:	**2001**
	d)	**Number of floors and height of each floor including basement, if any**		:	**Partly 3 storied**
	e)	**Plinth area floor-wise (more or less)**		:	**Ground + First + Second Floors: 706.18 Sq.ft each**
	f)	**Condition of the building**			
		i)	**Exterior – Excellent, Good, Normal, Poor**	:	**Entry was not allowed**
		ii)	**Interior - Excellent, Good, Normal, Poor**	:	**Entry was not allowed**
	g)	**Date of issue and validity of layout of approved map / plan**		:	**Building Sanction Plan was not made available to us**
	h)	**Approved map / plan issuing authority**		:	**Building Sanction Plan was not made available to us**
	i)	**Whether genuineness or authenticity of approved map / plan is verified**		:	**Building Sanction Plan was not made available to us**
	j)	**Any other comments by our empaneled valuers on authentic of approved plan**		:	**Building Sanction Plan was not made available to us**
Specifications Of Construction (Floor-Wise)					
Sl.	**Description**				
1.	**Foundation**				**N.A.**
2.	**Basement**				**N.A.**

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3.	Superstructure		N.A.
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)		N.A.
5.	Flooring		N.A.
6.	Plastering		N.A.
7.	Flooring, Skirting, dadoing		N.A.
8.	Special finish as marble, granite, wooden paneling, grills, etc.		N.A.
9.	Roofing including weather proof course		N.A.
10.	Drainage		N.A.
Sl.	Description		N.A.
2.	Compound wall		N.A.
	Height		N.A.
	Length		N.A.
	Type of construction		N.A.
3.	Electrical installation		N.A.
	Type of wiring	:	N.A.
	Class of fittings (superior / ordinary / poor)	:	N.A.
	Number of light points	:	N.A.
	Fan points	:	N.A.
	Spare plug points	:	N.A.
	Any other item	:	N.A.
4.	Plumbing installation		
	a) No. of water closets and their type	:	N.A.
	b) No. of wash basins	:	N.A.
	c) No. of urinals	:	N.A.
	d) No. of bath tubs	:	N.A.
	e) Water meter, taps, etc.	:	N.A.
	f) Any other fixtures	:	N.A.

Details of valuation (Building):

Sl.No.	Particulars	Age (Years)	Covered Area (Sq.ft)	Roof Height (in Ft.)	Type of Construction	Rate per Sq.ft.(Rs.)	Cost of Construction (Rs.)	Depreciation %	Value after Depreciation (Rs.)
1	Ground Floor	24	706.18	10	RCC	1000	706180/-	27%	515511/-
2	First Floor	24	706.18	10	RCC	1000	706180/-	27%	515511/-
2	First Floor	24	706.18	10	RCC	1000	706180/-	27%	515511/-
Total		24	2118.54	10	RCC	1000	2118540/-	27%	1546534/-

Part C-(Extra Items) (Amount in Rs.) **(Amount in Rs.)**

1.	Portico	:	N.A
2.	Ornamental front door	:	N.A
3.	Sit out/ Verandah with steel grills	:	N.A
4.	Overhead water tank	:	N.A
5.	Extra steel/ collapsible gates	:	N.A
	Total	:	N.A

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Part D-(Amenities) **(Amount in Rs.)**

1.	Wardrobes	:	N.A
2.	Glazed tiles	:	N.A
3.	Extra sinks and bath tub	:	N.A
4.	Marble / Ceramic tiles flooring	:	N.A
5.	Interior decorations	:	N.A
6.	Architectural elevation works	:	N.A
7.	Paneling works	:	N.A
8.	Aluminum works	:	N.A
9.	Aluminum hand rails	:	N.A
10.	False ceiling	:	N.A
	Total	:	N.A

Part E-(Miscellaneous) **(Amount in Rs.)**

1.	Separate toilet room	:	NA
2.	Separate lumber room	:	NA
3.	Separate water tank/ sump	:	NA
4.	Trees, gardening	:	NA
	Total		NA

Part F-(Services) **(Amount in Rs.)**

1.	Water supply arrangements	:	N.A
2.	Drainage arrangements	:	N.A
3.	Compound wall	:	N.A
4.	C. B. deposits, fittings etc.	:	N.A
5.	Pavement	:	N.A
	Total	:	N.A

TOTAL ABSTRACT OF THE ENTIRE PROPERTY LAND, BUILDING & SERVICES			
Part-A	Land	:	**Rs. 20,00,000/-**
Part-B	Building (Partly three storied)	:	**Rs. 15,46,534/-**
Part-C	Extra items	:	N.A
Part-D	Amenities	:	N.A
Part-E	Miscellaneous	:	N.A
Part-F	Service	:	N.A
	Total	:	**Rs. 35,46,534/-**
	Round Off	:	**Rs. 35,46,000/-**

Fair Market Value	:	**Rs. 35,46,000/-**
Realizable Value (90% of Fair Market Value)	:	**Rs. 31,91,400/-**
Distress Value (80% of Fair Market Value)	:	**Rs. 28,36,800/-**

Methodology of Valuation: - Considering the Residential nature of the property, the most appropriate valuation method applied is Market approach to assess the overall value of the property.

- Verification of legal documents and authenticity of the property is recommended at your end, as valuers we do not have the scope to check any legal documents related to the applicant/customer/borrower.
- This report's validity is contingent upon the clear marketable title of the property. Please refer to the Advocate Search Report for the title status of the property.

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- This report only contains general assessment & opinion on the fair market Value and the indicative, estimated Market Value of the property of which Bank/ customer asked us to conduct the Valuation for the property found on as-is-where basis as shown on the site by the Bank/ customer of which photographs is also attached with the report. No legal aspects in terms of ownership or any other legal aspect is taken into consideration. Even if any such information is mentioned in the report it is only referred from the information provided for which we do not assume any responsibility. Due care has been given while doing valuation assessment, but it doesn't contain any due-diligence or audit or verification of any kind other than the valuation computation of the property shown to us on site. Information/ data/ documents given to us by Bank/ client have been relied upon in good faith.
- For knowing comparable market rates, significant discreet local enquiries have been made from our side based on the hypothetical/ virtual representation of ourselves as both buyer and seller for the similar type of properties in the subject location and thereafter based on this information and various factors of the property, rate has been judiciously taken considering the factors of the subject property, market scenario and weighted adjusted comparison with the comparable properties unless otherwise stated.
- References regarding the prevailing market rates and comparable are based on the verbal/ informal/ secondary/ tertiary information which are collected by our team from the local people/ property consultants/ recent deals/ demand-supply/ internet postings are relied upon as may be available or can be fetched within the limited time & resources of the assignment during market survey in the subject location. No written record is generally available for such market information and analysis has to be derived mostly based on the verbal information which has to be relied upon.

VALUE OF THE PROPERTY AT PRESENT CONDITION		
Fair Market Value	:	**Rs. 35,46,000/-**
Realizable Value	:	**Rs. 31,91,400/-**
Distress Value	:	**Rs. 28,36,800/-**

As a result of our appraisal and analysis, it is my considered opinion that the Fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs. 35,46,000/-** (Rupees Twenty Thirty Five Lac Forty Six Thousand only). The Realizable value of the above property as of is **Rs. 31,91,400/-** (Rupees Thirty One Lac Ninety One Thousand Four Hundred Only) and the Distress value Rs. **Rs. 28,36,800/-** (Rupees Twenty Eight Lac Thirty six Thousand Eight Hundred Only).

Place – Kolkata **Signature**
Date – 04.12.2025. **(Name and Official seal of the Approved Valuer)**

- The undersigned has inspected the property detailed in the Valuation Report dated **04.12.2025**
- The Report is processed on **04.12.2025.**
- Whether satisfied with the description of the property, boundaries of the property, characteristic: Yes
- The site and specification of the construction given in the report: Yes
- Property is directly accessible: Yes

Signature **Signature**
(Name of the Asst. / Manager) **(Name of the Branch Manager with official Seal)**

Encl:

1. Declaration from the valuer in Format E (Annexure 6)
2. Model code of conduct for valuer (Annexure 7)
3. Government Guideline Price of Freehold Land
4. Third Pary Sell Instances Like 99 Acres, Magic bricks etc.
5. GPS Co-ordinate of the site and the approved site plan of the property.
6. Photographs of the property.

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Annexure – 6

FORMAT-E
DECLARATION FORM
VALUERS

I hereby declare that-

a. The information furnished in my Valuation Report dated 04.12.2025 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the

b. I have no direct or indirect interest in the property valued.

c. The work is not sub-contracted to any other Valuer and carried out by me.

d. I have not been convicted of any offence and sentenced to a term of Imprisonment;

e. I have not been found guilty of misconduct in my professional capacity.

f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.

g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for in the IVS in "General Standards" and "Asset Standards" as applicable.

h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure I- A signed copy of same to be taken and kept along with this declaration)

i. I am registered under Section 34 AB of the Wealth Tax Act 1957.

J I am Proprietor of the firm/company, who is competent to sign this Valuation Report.

K. Further, I hereby provide the following information.

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SL.	Particulars	Valuer comment
1	Background information of the assets being valued;	Details already in Report
2	Purpose of valuation and appointing authority;	Valuation is done to know the Fair Market Value of the Property and the same has been allotted by **IOB, Asset Recovery Management Branch, Kolkata.**
3	Identity of the valuer and any other experts involved in the valuation;	M/S. Sthapatya Evaluators & Actuaries Pvt. Ltd. Through its Ex. Director Mr. B.S. Suresh (Govt. Registered Valuer)
4	Disclosure of the valuer interest or conflict, if any;	Nil
5	Date of appointment, valuation date of the report;	Date of Appointment is 03.12.2025 and Valuation Date is 04.12.2025
6	Inspection and/or investigation undertaken;	N.A.
7	Nature and source of the information used or relied upon;	Enquired from the nearby location and nearby property dealers. Also taken references from property sites viz. 99acres.com and magicbricks.com, etc
8	Procedures adopted in carrying out the valuation and valuation standards followed	Valuation is carried out on Market Approach Method.
9	Restrictions on use of the report, if any;	Only for the use for Indian Overseas Bank.
10	Major factors that were taken into account during the valuation	All Major aspects which are governing the market value such as Age, Connectivity, Location, Floor rise, View is taken into consideration.
11	Caveats, limitations and Dis-claimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	Our Disclaimer.

Date – 04.12.2025
Place – Kolkata

Signature
(Name of the Approved Valuer and Seal of the Firm / Company)

ANNEXURE – 7

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its Business follow high standards of integrity and f
2. aimless in all his/its dealings with his/its clients and other Valuers.
3. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional Relationships.
4. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
5. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
6. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

7. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care ana exercise independent professional judgment.
8. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time.
9. A valuer shall continuously maintain professional knowledge and skill to provide competent

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professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.

10. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions Are Based on Statement of Face Provided By Company or its auditors or Consultants or Information Available in Public Domain And Not Generated By the Valuer.
11. A valuer shall not cary out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
12. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

13. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
14. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. Relationships and shall conduct the valuation independent of external influences interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.

Information Management

21. A Valuer shall ensure that he/ it maintain written contemporaneous records for any decision taken, the reasons for taking the decision and the information and evidence in support of such decision. This shall be Maintained so as to sufficiently enable A reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A Vauer shall appear, co-operate and be available for inspections and investigations camped out by the authority, any person authorized by the authority, the registered valuer's organization with which he/it is registered or any other statutory regulatory body.
23. A Valuer shall provide all information and records as may be required by the authority, the Tribunal Appellate Tribunal, the registered valuer's organization with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course or performing professional services shall maintain proper working papers of a period of three years or such longer period as required in its contract for a specific valuation for, production before a

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regulatory authority or for a peer review. in the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the dispose of the case.

Gifts and hospitality.

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.

Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (7) of Section 2 of the Companies Act, 2013 (18 of 2013).

26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a publr servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.

Remuneration and Costs

27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service. Occupation, employability and restrictions.
29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time

Date – 04.12.2025
Place – Kolkata

Signature
(Name of the Approved Valuer and Seal of the Firm I Company)

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<u>Government Guideline Value of the Property (land only)</u>

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Is Property on Road? : No

Approach Road Width : * 20

Encumbered by Tenant : No

Tenant is Puchaser? : No

Metal Road : No

Bargadar : No

Bargadar is Purchaser? : Yes No

Litigated Property : ○Yes ◉No

Security Code :

X78P8

Display Market Value | Clear

Service Count: 13,32,352

Market Value of Land: Rs. 7,37,100/-

N.B.-To be verified from the appropriate Registration Office after filling up proper e-Requisition Form

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Market Value of Land

District : * Hooghly

Thana : * Uttarpara

Local Body : Municipality

Mouza : Uttarpara

Road : Chanditala Road

Road Zone : * Not Available

Premises No. : 46

Ward No. : 18

Jurisdiction of : A.D.S.R. UTTARP.

Municipality : UTTARPARA-KO'

Plot No. : LR 03610 00000

Khatian No : Khatian No Bata Khatian No

Proposed Land Use : Bastu

Nature of Land : Bastu

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Premises No. : 46

Ward No. : 18

Jurisdiction of : A.D.S.R. UTTARP.

Municipality : UTTARPARA-KO'

Plot No. : LR 03610 00000

Khatian No : Khatian No Bata Khatian No

Proposed Land Use : Bastu

Nature of Land : Bastu

Area of Land

Acre : Acre

Decimal : Decimal

Bigha : Bigha

Katha : 1.17

Chatak : Chatak

Sq. Feet : Sq Feet

Total Area of Land(Decimal) : 1.9304999999999999

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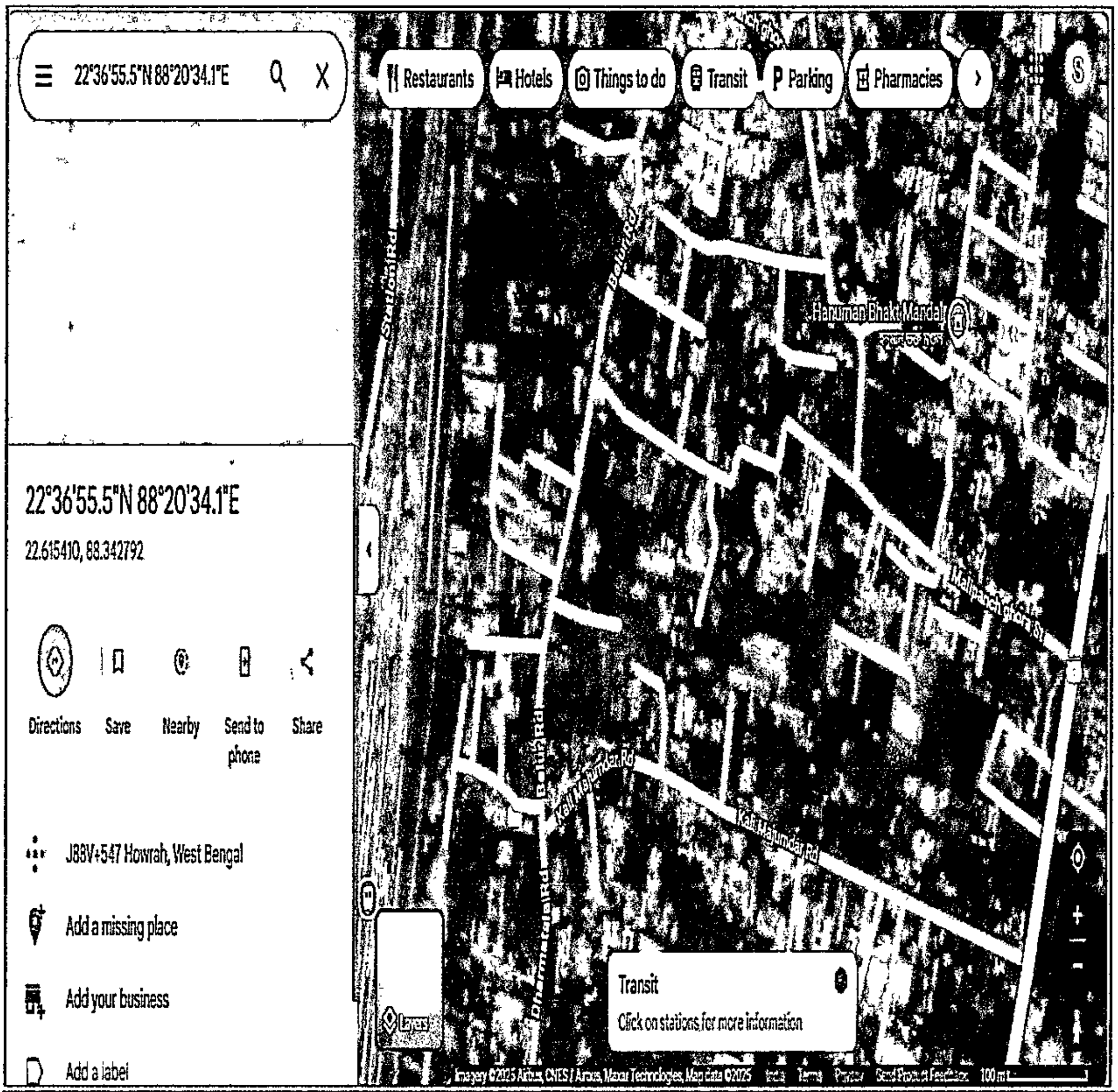
Date: 2026.01.21 17:37:44 +05'30'

Latitude, Longitude & Coordinates of the Property



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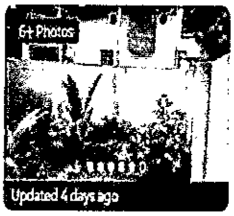
Third party sell instances

Buy ∨ Uttarpara... Add More | Top Localities ∨ | Purpose ∨ | Budget ∨ | Plot/Land ⊗ | Posted By ∨ | 1 More Filters ∨



Owner: Bidhan Chandra Banerjee

Plot/Land for Sale in Khardaha Kolkata

See on map

PLOT AREA 1533 sqft | DIMENSIONS (L X B) 48.99 X 31.29 | OWNERSHIP Freehold

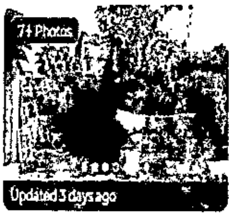
This property is located in ward no 6, khardaha... ∨

Legal & Civic Info Status

₹20 Lac
₹1,305 per sqft

Contact Owner

Get Phone No.



Owner: Supratik Banerjeee

★ Premium Member

Plot/Land for Sale in Kanaipur Kolkata

See on map

PLOT AREA 5125 sqft | DIMENSIONS (L X B) 112 X 45.76 | TRANSACTION Resale

This plot in Kanaipur offers good value for its pric... ∨

₹90 Lac
₹1,756 per sqft

Contact Owner

Get Phone No.

99acres | Buy ∨ Uttarpara X Add more

Uttarpara X

Hide already seen

Budget ∧

No min ∨ No max ∨

Hindmotor, Uttarpara, Hooghly RESALE

Residential land / Plot in Hindmotor, Uttarpara

₹31 Lac | 1,126 sqft (105 sqm) | Plot/Land
₹2,753/sqft | Plot Area | Ready To Move

I am looking for buyer to purchase land available for sale in...

1w ago
Owner

View Number | Contact

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Invoice

Date: 04.12. 2025 **Invoice No: KOL04122025/07**

PAN No.: ABCCS0933J
GST No.: 27ABCCS0933J1ZB
Place of Supply: Kolkata

Name of Customer (s): Indian Overseas Bank – Asset Recovery Management Branch, Kolkata

GSTIN: 19AAAC11223J1ZT

Professional Fees (HSN/SAC Code:998399) for valuation of property owned by Mr. Anirban Chatterjee & Mrs. Kankana Chatterjee (M/s. Feedative Pharma Pvt. Ltd.) - Holding No.24, Chanditala Street, Mouza- Uttarpara, R.S. Dag No.2990,Ward No. 19, P.S.- Uttarpara, Dist-Hooghly, Under Uttarpara Kotrung Municipality, Dist-Hooghly.

Valuation Fees: Rs.5,000/-
GST % (18%) : Rs. 900/-
Total : Rs. 5,900/-
In Words: (Rupees Five Thousand Nine Hundred only)

BENEFICIARY NAME: STHAPATYA EVALUATORS & ACTUARIES PRIVATE LIMITED

BANK NAME: INDIAN OVERSEAS BANK

BRANCH NAME: CONNAUGHT PLACE, NEW DELHI.

ACCOUNT NUMBER: 120502000000806

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