



S. SEN & ASSOCIATES..

THREE DECADES OF DEDICATION

CONSULTING ENGRS/CHARTERED ENGINEER & GOVT. APPROVED VALUERS WITH THE INCOME TAX/ WEALTH TAX DEPARTMENT, FELLOW OF INSTITUTION OF ENGINEERS & VALUERS. INCOME TAX REGISTRATION NO. W.B. Cat-1/65/C.C. of 1988 & W.B./CCIT-4/Kol/193/2017-18/ Registration of Valuer/Manoj Kumar Sen, Kalyan Kumar Das & Mr. Goutam Mukherjee.

MAIN OFFICE: 4/12, MORDECAI LANE, CHHATAKAL, DUM DUM, KOLKATA-700074

Branch Office-

75, Southern Avenue
Kolkata-7000029

manojksen@yahoo.co.in

kalyankumardas461954@gmail.com

Mob :- 7439636788/9433543012

Branch Office-Barasat

80/19, Mallick Bagan

Rathtala, Jessore Road

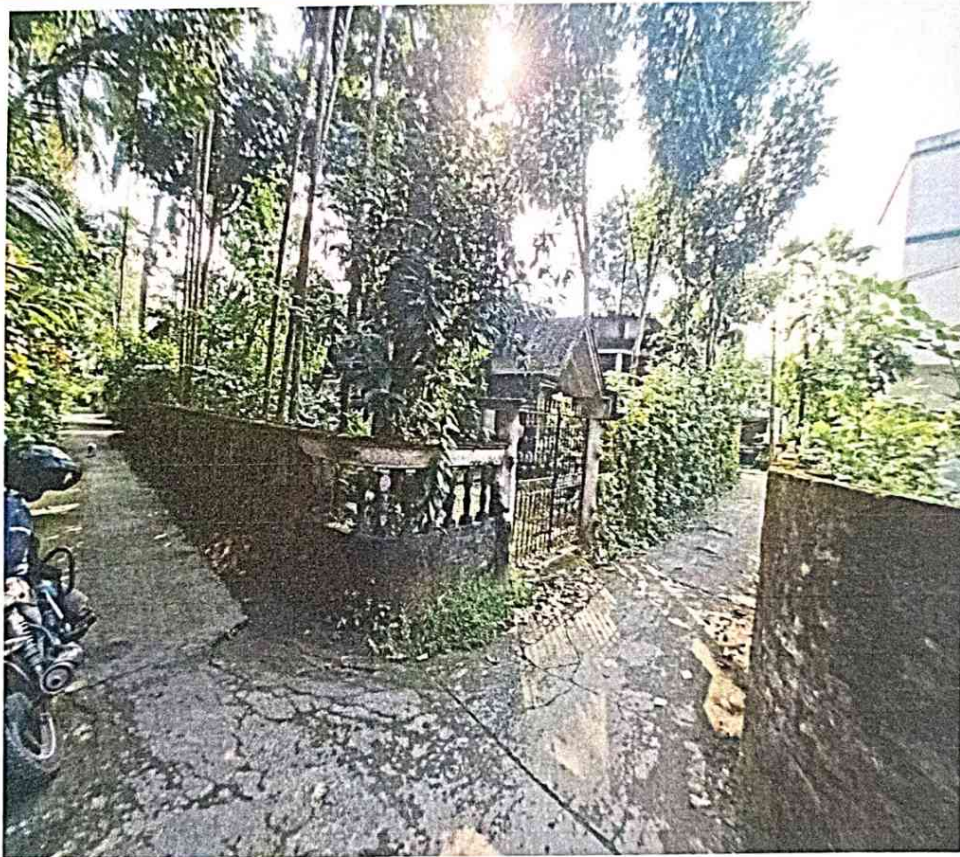
Barasat, Kolkata: - 700127

gmukherjee58@gmail.com

Branch Office-Durgapur

Main Gate, Durgapur

Paschim Bardhaman-713203



VALUATION REPORT

PROPERTY: - LAND WITH SINGLE STORIED BUILDING

OWNER: SMT. CHINTA RANI PAUL W/O LATE ASUTOSH PAUL

BORROWER: SRI SUBHASIS PAUL

ADDRESS: 460, VILLAGE-THUBA, ARADANI PARA, P.O.-TAKI, P.S.-HASNABAD, DISTRICT-NORTH 24 PARGANAS, WEST BENGAL, PIN-743411, WITHIN THE AMBIT OF TAKI MUNICIPALITY.



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18/Registration of Valuer/Manoj Kumar Sen & Kalyan Kumar Das Mr. Goutam Mukherjee

Main Office-

4/12, Mordecia Lane, Chhatakai
Dum Dum, Kolkata- 700 029
manojksen@yahoo.co.in
kalyankumardas461954@gmail.com
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80/19, Mallick Bagan
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UCO BANK

Engaged by: UCO

Branch: BASIRHAT

VALUATION REPORT IN RESPECT OF AN IMMOVABLE PROPERTY COMPRISING LAND WITH SINGLE STORIED BUILDING LOCATED AT 460, VILLAGE - THUBA, ARADANI PARA, P.O. TAKI, P.S. HASNABAD, DISTRICT-NORTH 24 PARGANAS, WEST BENGAL, PIN-743411, WITHIN THE AMBIT OF TAKI MUNICIPALITY

OWNER: SMT. CHINTA RANI PAUL W/O LATE ASUTOSH PAUL

BORROWER: SRI SUBHASIS PAUL

On the instructions received from Branch Manager **UCO Bank, Basirhat Branch**, and our subsequent engagement, **M/S. S. Sen & Associates** has been appointed to estimate the Market Value of the Land and Building located at the above address. Accordingly, we visited the site on 03.11.2025, but could not enter into the premises as the subject building was under "**LOCK & KEY**" as a result of which we have inspected the subject property and furnishing the details, as follows, by viewing from outside and by following copy of Previous valuation Report. Further While carrying out these instructions, we undertook verbal/web-based enquiries referred to in relevant sections of this report. We have relied on this information as being accurate and complete. In particular we detail the following:

I	GENERAL	
1	Purpose for which the valuation is made	To ascertain the fair value of the property as well as the minimum realizable value & distress value thereof.
2	a) Date of Inspection	03.11.2025
	b) Date of valuation	04.11.2025
	c) Accompanied by	Accompanied by Bank Representative.
	d) Reference No.	SSA/UCO-BASIRHAT/AR/AD/395/2025-26
3	List of documents produced for perusal	Copy of Sale Deed No. I-3138/1997, Dated- 31.07.1997. Copy of Sanction Building Plan Dated-12.09.2018, Duly Sanctioned by The Chairman of Taki Municipality. Copy of Porcha Copy of Previous Valuation Report Dated-21.02.2022
4	a). Name of the Owner and his/their address(es) with Phone no (details of share of each owner in case of joint ownership)	SMT. CHINTA RANI PAUL W/O LATE ASUTOSH PAUL Residing at 460, Village-Thuba, P.O. Taki, P.S. Hasnabad, District-North 24 Parganas, West Bengal
5	a). Name of the Borrower and his/their address(es) with Phone no (details of share of each owner in case of joint ownership)	SRI SUBHASIS PAUL Residing at 460, Village-Thuba, P.O. Taki, P.S. Hasnabad, District-North 24 Parganas, West Bengal



6	Brief description of the property (including Leasehold/freehold etc.)		The Property as it Stands on the date of valuation is a Single Storied Building admeasuring 391.00 Sq. Ft. (as per Building Plan) more or less erected over a freehold 'Bastu' category land admeasuring 3.93 Cottah or 6.49 Decimal more or less located at above address. Accommodation: N.A.	
7	Location of property			
	a).	Plot No./Survey No	Mouza- Thuba, J.L. No.-47, R.S. & L.R. Dag No.-120, R.S. Khatian No.-2199, 2237, 2238, 124, L.R. Khatian No.-3707.	
	b)	Door No	Aradani Para.	
	c)	T.S. No/Village	Village-Thuba.	
	d)	Ward/Taluka	N.A.	
	e)	Mandal/District	Dist. North 24 Parganas.	
8	Postal address of the property		460, Village - Thuba, Aradani Para, P.O. Taki, P.S. Hasnabad, District-North 24 Parganas, West Bengal, Pin-743411, Within the ambit of Taki Municipality Land Mark - Thuba Recreation Club The site is approximately 10.5 Km away from the branch.	
9	City/Town/ Village		Town.	
	Residential area		Yes	
	Commercial area		No.	
	Industrial area		No.	
10	Classification of the area			
	i)	Class I/Posh/Middle class	Middle class	
	ii)	Urban/Semi Urban/Rural	Semi Urban.	
11.	Coming under Corporation /village Panchayat/Municipality		Within the ambit of Taki Municipality.	
12	Whether covered under any State/ Central Govt. Enactments (e.g., Urban land Ceiling Act) or notified under agency area/Schedule area/cantonment area		Does not arise.	
13	In case it is an agricultural land, any conversion to house site plots is contemplated		No, it's a "Bastu" Land	
14	Boundaries of the property		As per Physical Inspection	
	As per Deed			
	North	By the 6 ft. wide Municipal Road.	By the 6 ft. wide Municipal Road.	
	South	By the Property of Sambhu Nath Kundu	By the Property of Sambhu Nath Kundu	
	East	By the 6 ft. wide Municipal Road.	By the 6 ft. wide Municipal Road.	
	West	By the 6 ft. wide Common Passage.	By the 6 ft. wide Common Passage.	
14.a	Dimension of the Site		A	B
			As per Site Plan	Actual
	North		NA.	NA.
	South		NA.	NA.
	East		NA.	NA.
	West		NA.	NA.
14.b	Latitude. Longitude and Coordinates of the site		Latitude-22.59256833, Longitude-88.91721333 Coordinates- 22°35'33.3"N 88°55'02.0"E	
15.	Extent of the site		3.93 Cottah or 6.49 Decimal more or less.	
16.	Extent of the site considered for valuation (Least of 14 A & 14 B)		Land Area - 3.93 Cottah or 6.49 Decimal more or less Covered Area- GF → 391.00 Sq. Ft. more or less	
17.	Whether occupied by owner /tenant If If occupied by tenant, since how long? Rent received per month.		Presently Under Possession of Bank.	
II	CHARACTERISTICS OF THE SITE			



1.	Classification of Locality	Middle Class Area
2.	Development of Surrounding areas	Developing
3.	Possibility of frequent flooding/ Sub merging	No, as the land developed as per road level.
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.	All the Civic amenities like:- School- Taki Government High School. Rail Station- Taki Road. College- Taki College. Bus Stop: Taki. Hospital- Taki Government Hospital. Bazar- Thuba Pouro Bazar
5.	Level of land with topographical conditions	Plain Land
6.	Shape of land	Rectangular.
7.	Type of use to which it can be put	Residential Purpose
8.	Any usage restriction	Not aware
9.	Is plot in town planning approved layout?	No, as the subject land is exclusively recorded and in the name of the above owners.
10.	Corner plot or intermittent plot?	Corner Plot
11.	Road facilities	The property adjacent to 6 ft wide Municipal Road.
12.	Type of road available at present	The property adjacent to 6 ft wide Municipal Road connects to Taki Road.
13.	Width of road -is it below 20ft or more than 20ft	Below 20 ft.
14.	Is it a land-locked land?	No, as the property abutting to 6 ft. wide Municipal Road
15.	Water potentially	Own arrangement
16.	Underground sewerage system	Yes
17.	Is power supply available at the site?	W.B.S.E.D.C.L.
18.	Advantage of the site	
	1 Road Facilities	The property is adjacent by to 6 ft wide Municipal Road connects to 40 ft wide Taki Road
	2 Civic amenities	Mentioned in the above point II (4)
19.	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provision etc. (Distance from sea-coast/tidal level must be incorporated)	
	1 Land acquisition	No notice served till the date of inspection
	2 Sea- coast	Far away from sea coast.
Part-A (Valuation of land)		
1	Size of plot	3.93 Cottah or 6.49 Decimal more or less
	North & South	N.A.
	East & West	N.A.
2	Total extent of the plot	3.93 Cottah or 6.49 Decimal more or less
	Prevailing market land (Along with details /reference of at least two latest deals /transaction with respect to adjacent properties in the areas):	The developed land i.e., Residential category plots under consideration is property adjacent to 6 ft wide Municipal Road Road, Taki Area , the rate of such landed properties are highest in compare to other type of land. On surveying local market rate, it was revealed that the such type of developed land adjacent to 6 ft wide Municipal Road, Taki Area is generally used to sell/purchase by the willing parties @ Rs. 2,00,000.00 to Rs. 4,00,000.00 per Decimal for developed Residential land, depending upon site, situation, frontage, depth, nature and existing use. So, it is prudent to apply average rate taking into consideration a conservative approach. The average rate of land, as mentioned above, is thus estimated as



Rs. 3,00,000.00 per Decimal. It includes huge developments made towards filling, leveling and dressing of land.

- 3 Guideline rate obtained from the Registrar's Office (Evidence thereof to be enclosed)
Guideline Rate obtained from Registrar's office/State Govt. Gazette/ Income Tax Notification/Other Net-Work services:-
Comparison of land rate under Bastu category
Guideline Price: 1,07,100.00 Per Decimal.

Directorate of Registration and Stamp Revenue
 Finance Department, Government of West Bengal

Market Value of Land

District * North 24 Parganas Thana * Haldia
 Local Body * Municipality Mouza * Thana
 Road * Taki Road Road Zone *
 Plot No. * 1234 Ward No. *
 Jurisdiction * A.T. & S. K. Khatun Municipality * Taki
 Project Name * Taki Road

To get owner details of property please enter LR plot no and LR khatian no.
 Plot No. * 1234 LR Khatian No. * 1234

Proposed Land Use * Residential Nature of Land * (as recorded in ROR) Residential
 Area of Land * Acre Decimal Bigha Khar * 6.49 0.00 0.00 0.00 Chatak Sq. Feet Total Area of Land(Decimal) 6.49
 Adjacent to Main Road * No Approach Road Width * (ft) 6
 Encumbered by Tenant * No Tenant is Purchaser? * No
 Bargadar * No Bargadar is Purchaser? * Yes No
 Registered Property * Yes No
 This plot has any road access in any side be mentioned properly below:
 North side * Yes No East side * Yes No West side * Yes No South side * Yes No
 Type the characters shown: MSP6VT Try now characters

Existing Market Value of Land: Rs. 6,95,679/-

Details of Land Record							
Sl No	Plot No. (LR)	Khatian No.	Recorded Owner Details			Classification of Plot	Share Area (Acre)
			Name	Father's/Husband's Name	Address		
1	1234	1234	Mr. X	Mr. Y	1234	Residential	6.49

Display Market Value

While studying the above web site rate and local market rate, the Govt. Web site rate seems to be on a **substantially low** as of now, keeping in view the development of surrounding areas, marketability, connectivity, Demand of Vacant space etc. and cannot be taken as barometer for assessing value. This rate is, perhaps, for assessing the stamp duty and apparently has no relationship with market trends that takes into consideration such factors as location, shape & size, nature of surrounding, tenure & status of the land, usage, demand & supply of the land etc. Since this has been an exclusive and affluent locality, the information's tended to become speculative. As a matter of fact, the price of Real Estate Sector has been affected considerably by the consequence of substantial disparities have come about between the Government rates and fair open market prices of Land. This, evidently, is a phenomenon of recent origin of unpredictable duration. Moreover, In the open market the value of such type of land being used for residential purpose and situated little bit away from the **6 ft. wide Municipal Road of Taki Area** depends not upon its usefulness only but also on the demand of the services for which it is used. On studying the above Web-site rate and Local Market rate prevalent as on the date of Inspection it is our considered opinion that the average rate per Decimal for such type of developed bastu category land we are considering the **Rs. 3,00,000.00 per Decimal** for Residential usage.

	Total Land area in Decimal	W.B. Govt. Rate. per Decimal	Total Rate
	6.49	Rs. 1,07,100.00	Rs. 6,95,079.00
4	Assessed /adopted rate of Valuation		
5	Estimated value of land		
		Rs. 3,00,000.00 per Decimal	
		6.49 Decimal X Rs. 3,00,000.00 per Decimal	
		= Rs. 19,47,000.00	



Part-B (Valuation of Building):**Technical details of the building**

1	a)	Type of Building - (Residential/Commercial/Industrial)	Residential
	b)	Type of construction (Load bearing /RCC/Steel Framed)	RCC
	c)	Year of construction	2017 (as inform during inspection)
	d)	Number of Floors and height of each floor including basement if any.	Single Storied
	e)	Plinth area floor wise	GF → 391.00 sq. ft. more or less (as per Plan).
	f)	Condition of the building	
	i)	Exterior-Excellent, Good, Normal, Poor	Normal.
	ii)	Interior-Excellent, Good, Normal, Poor	Normal.
	g)	Date of issue and validity of layout of approved map/plan	Issue Date: 12.09.2018
	h)	Approved map/plan issuing authority	Sanction by the chairman of taki municipality
	i)	Whether genuineness or authenticity of approved map/plan is verified	Do
	j)	Any other comments by our empanelled valuers on authentic of approved plan	Do

Specification of construction (floor-wise) in respect of

Sl. No.	Description	
1	Foundation	RCC
2	Basement	NA
3	Superstructure	RCC framed structure
4	Joinery/Doors& windows (Please furnish details about size of frames, Shutters, glazing, fitting etc. and specify the species of timber.	Door- Collapsible & Wooden. Window: Wooden Window with MS. Grill.
5	RCC works	RCC
6	Plastering	Inside: Plastered & Painted Outside: Plastered & Painted
7	Flooring, Skirting, Dadoing	Net Cemented.
8	Special finish as marble, granite, wooden paneling grills etc.	NA
9	Roofing including weather proof course	No
10	Drainage	Open
Sl. No.	Description	
1	Compound wall	Yes.
	Height	
	Length	
2	Type of construction	RCC
3	Electrical installation	
	Type of wiring	Concealed
	Class of fittings (Superior/Ordinary/Poor)	Ordinary
	Number of light points	Good Numbers
	Fan points	Do
	Spare plug points	Do
	Any other item	Do
	Plumbing installation	



4	a)	No. of water closets and their type	NA
	b)	No. of wash basins	NA
	c)	No of urinals	NA
	d)	No of bath tubs	NA
	e)	Water Meter, Taps etc.	NA
	f)	Any other fixtures	NA

Details of valuation-

Technical details of the building

In arriving at the valuation as per this method the following assumptions have been made:

Since, the details of estimate and costs of individual items of construction are not known to us, a rate per sq. ft. for the building of the superstructure has been taken into our calculation which has been based on market rates of building materials as well as labor charges estimated to be prevalent at present. Here construction cost is considered GF @Rs.1600.00 per Sq. Ft.

DEPRECIATION

Depreciation of the said building is Considered as on the date of Valuation as follows: -

Ground Floor

Total Life = 80 Years, Age = 08 Years, Remaining Life = 62 Years

Thus, Market Value=Building Covered area X cost of Construction as on the date of valuation- Depreciation

Rate of Depreciation on GF: $\{[(08 \times 0.9)/80] \times 100\} = 9.00\%$

Minimum Realizable Market Value and Distress Value

We have estimated the Minimum Realizable Market Price and Distress Value by taking into consideration the age of the building, local conditions and general market trend etc. as 90% and 80% respectively of the calculated Fair and Reasonable price.

Sl. No	Particulars of item	Plinth Area in Sq. Ft.	Roof Height in ft.	Age of Building In years.	Rate in Rs.	Value in Rs.	@Dep. Value	Total Cost in Rs.
1	GF	391.00	10	08	1600.00	6,25,600.00	56,304.00	5,69,296.00
Total								5,69,000.00

Part C-(Extra items)

(Amounts in Rs.)

1	Portico					Nil
2	Ornamental front door					Nil
3	Sit out/Verandah with Steel grills					Nil
4	Overhead water tank					Nil
5	Extra steel /Collapsible gates					Nil
	Total					Nil

Part D-(Amenities)

(Amounts in Rs.)

1	Wardrobes					Nil
2	Glazed Tiles					Nil
3	Extra sinks and Bath Tub					Nil
4	Marble /Ceramic tiles flooring					Nil
5	Interior decorations					Nil
6	Architectural elevation works					Nil
7	Paneling works					Nil
8	Aluminum works					Nil
9	Aluminum hand rails					Nil
10	False Ceiling					Nil
	Total					Nil

Part E-(Miscellaneous)

(Amounts in Rs.)

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



Part F-(Services)		(Amounts in Rs.)	
1	Water supply arrangements		Nil
2	Drainage arrangements		Nil
3	Compound wall		Nil
4	C.B. deposits, fittings , M.S. gate etc.		Nil
5	Pavement		Nil
	Total		Nil

Total abstract of the entire property

Part A	Land		Rs. 19,47,000.00
Part B	Building		Rs. 5,69,000.00
Part C	Extra items (Boundary Wall & Main Gate)		Nil
Part D	Amenities		Nil
Part E	Miscellaneous		Nil
Part F	Services		Nil
	Total		Rs. 25,16,000.00

(Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income approach and cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening /public service purpose, sub merging & Applicability of CRZ provisions (Distance from sea-coast/tidal level must be incorporated) and their effect on i) Salability ii) Likely rental values in future in iii) Any likely incomes it may generate, may be discussed).

As a result of my appraisal and analysis it is my considered opinion that the present:

FAIR MARKET	Rs. 25,16,000.00 (Rupees Twenty-Five Lac Sixteen Thousand only)
REALISABLE VALUE (10% less than fair market value & rounded off)	Rs. 22,64,400.00 or say Rs. 22,64,000.00 (Rupees Twenty-Two Lac Sixty-Four Thousand only).
DISTRESS VALUE (20% less than fair market value & rounded off)	Rs. 20,12,800.00 or say Rs. 20,13,000.00 (Rupees Twenty Lac Thirteen Thousand only).



MANDATE

NAMES OF VALUER: S. SEN & ASSOCIATES, MAIN OFFICE ADDRESS: 4/12, MORDECAI LANE, CHHATAKAL, DUM DUM, KOLKATA-700074, CONTACT NO. 7439636788/9433543012
DATE OF VISIT: 03.11.2025

1	Nature of Security	Already Mortgaged
	a. Vacant Land [Agriculture / non agriculture]	Non agriculture
	b. Land with Building thereon	Land & Single Storied Building
2	Area of the land	3.93 Cottah or 6.49 Decimal more or less
3	In case of Flat, S/ built-up area	N.A.
4	In case of Flat under construction, status/ progress of construction and approximate time required for completion	N.A.
5	Distance of the site from the branch	10.5 Km approx.
6	Location (with boundary)	Butted and bounded by: (As per physical Inspection)
	North -	By the 6 ft. wide Municipal Road.
	South -	By the Property of Sambhu Nath Kundu
	East -	By the 6 ft. wide Municipal Road.
	West -	By the 6 ft. wide Common Passage.
	Fair description and proper location of the assets, which are the subject of the valuation, giving clearly identification, comments with reference to legal rights and restrictions in ownership, if any	
7	Plot No./Dag No.	R.S. & L.R. Dag No.-120. Mouza- Thuba, J.L. No.-47.
	Khatian No.	R.S. Khatian No.-2199, 2237, 2238, 124, L.R. Khatian No.-3707.
	P.S.	Hasnabad Within Sub- Registrar's office of - A.D.S.R.O. Hasnabad Dist. North 24 Parganas.
	The valuer should enclose the sketch of the property identified along with his report and the owner of the property should also sign on drawing or sketch made thereon. In case of a large plot, the valuer must arrange for the 'Amin'/ 'Local Government Officials' to measure the property and identify the boundaries from all the four sides. The valuer should pay visit to the 'Amin' in his office.	
8	Name of the present owner of the property	SMT. CHINTA RANI PAUL W/O LATE ASUTOSH PAUL
9	Present address of the owner	Residing at 460, Village-Thuba, P.O. Taki, P.S. Hasnabad, District-North 24 Parganas, West Bengal
10	Name of the Borrower	SRI SUBHASIS PAUL
11	Present address of the Borrower	Residing at 460, Village-Thuba, P.O. Taki, P.S. Hasnabad, District-North 24 Parganas, West Bengal
12	Occupation of the owner (if other than the applicant)	Service
13	Relationship with the applicant	Self-property
14	No. of stories and age of the Flat	Single Storied Building, Age-08 year.
15	Whether the property has been purchased by the present owner or inherited or received as gift	Received as a Purchase.
	The valuer should verify seller's photo Id and address	Verified
16	Consideration / reason for offering the property as mortgage (In case of third-party property) in case of third-party collateral security.	Already Mortgaged
	Valuer should obtain certified copy of the same documents and compare it with originals submitted to the Bank. He should collect the receipt from the 'Amin' with	Mentioned Above



	date and seal. The valuer should verify documents Like Patta, title deed and legal heir certificates from the issuing authorities. The valuer should also verify the latest property tax receipt, electricity bills, etc.	
17	Whether the property is free from tenancy?	Yes
	The valuer should make enquiries with people residing in the property. He should also note the nature of tenancy (commercial or residential) and period of occupation. He should apply suitable reduction in the value.	No tenancy at the time of inspection
18	Who is the occupying the house at present?	Presently Under Possession of Bank.
19	Condition of the land / land & Flat from the point of view of sale.	Having Potential of good Marketability.
20	Whether local enquiry made to satisfy about history of the property.	Yes
21	The valuer in his report should mention the name / names of the persons present at the time of inspection or the person identifying the property.	Bank Representative was present
22	Comments on the locality\	Posh / Middle class / Lower Class-Middle Class.
23	Surroundings	Very good / good / average-Good.
24	Connections of the locality with main city	Well connection / gradual development taking place. gradual development taking place.
25	Type of construction of the building	RCC Frame Structure-Photocopy Enclosed
26	Any discouraging report about the property	Nothing else.

I/We certify that,

THE PROPERTY AS MENTIONED ABOVE HAS BEEN INSPECTED BY ME/US PHYSICALLY ON 03.11.2024 AND BASED ON LOCAL ENQUIRY I/WE AM/ARE SATISFIED THAT THE INFORMATION OBTAINED ABOUT HISTORY OF THE PROPERTY IS CORRECT AND THE VALUATION MADE BY ME IS REALISTIC AND VALUED AT **Rs. 25,16,000.00**

DURING INSPECTION I/WE HAVE TALKED TO THE OWNER OF THE PROPERTY AND HAVE SATISFIED MYSELF/OURSELVES ABOUT HIS IDENTITY. I/WE HAVE VERIFIED HIS RATION CARD/ VOTER'S IDENTITY CARD/ PASS PORT/ PAN CARD. THE REASON GIVEN BY THE OWNER FOR OFFERING THE PROPERTY AS SECURITY IS APPARENTLY ACCEPTABLE.

I/WE AM/ARE IN NO WAY HAVING ANY INTEREST IN THE PROPERTY.

I/WE HAVE REVISITED THE SITE ONCE AGAIN ON TO MAKE LOCAL ENQUIRIES FROM THE MARKET AND NEIGHBORS TO CONFIRM LOCATION, OWNERSHIP, VALUE, BOUNDARIES, ETC.

METHODS USED, FACTORS INFLUENCING THE ANALYSIS, OPINIONS, CONCLUSION AND ASSUMPTIONS MADE ARE CLEARLY RECORDED IN THE VALUATION CERTIFICATE.

Date: 04.11.2025

Place: Kolkata

Kalyan Kumar Das

(Kalyan Kumar Das)

Managing Partner, S. Sen & Associates
(Name and Official seal of the Approved Valuer)

S. SEN & ASSOCIATES
Chartered Engr. & Govt. Regd. Valuer
Under I.T Act Section 34 AB
WB Cat-1/65/C.C. of 1988
& W.B./CCIT-J/Kol/103/2017-18

