

SUMAN KUMAR BOSE

M.Sc.(REV), AMIS, AIV, B.Tech.,

- APPROVED VALUER, (Land, Building, Plant & Machinery)
- CONSULTING ENGINEER, (Civil & Mechanical)
- INSURANCE SURVEYOR / LOSS ASSESSOR

"BOSE PARA", P.O.: EGRA
Dist.: Purba Medinipur, Pin.: 721429, W.B.

Mobile: 09434059513 / 09932946113.
e-mail: sumanbose93@yahoo.com

REF: VR/UCO/13/25

Date: 26/04/2025

INVOICE

To

Sri Swapan Pratihar

At.: **Raghunathpur**, P.O.+ P.S.: **Jhargram**,

Dist.: **Jhargram**, Pin.: **721 507**.

Account : For preparation a valuation Report of the property.
Purpose : **NPA Valuation from UCO Bank, Jhargram Branch.**

Property : Vacant land / **Residential** / Commercial **Building** / Shop / Others.
Valuation Ref. No & date : **VR/UCO/13/25**, dt.: 26/04/2025.
Amount of Valuation : **₹19,28,425.00**

Professional Fees for above : Professional fees (SAC: 9983). ₹3,000.00
Add: GST* @ 18.00 % on above (+) ₹540.00
Total ₹3,540.00

(Rupees Three Thousand Five Hundred Forty Only)

S Suman Kumar Bose.

S/B A/C No. : **15320110095485.**

IFSC : **UCBA0001532**

Bank : **UCO Bank.**

Branch : **Kharagpur Branch.**

PAN NO. : **ACXPB8011D.**



SUMAN KUMAR BOSE.

SUMAN KUMAR BOSE
M.Sc.(REV.) AMIS, B. Tech., AIV

Consulting Engineer
Approved Valuer
Insurance Surveyor/loss Assessor

***GST Registration No.: 19ACXPB8011D1ZN.**

SUMAN KUMAR BOSE

M.Sc.(Real-Estate and P&M), AMIS, AIV, B.Tech.,

- APPROVED VALUER, (Land, Building, Plant & Machinery)
- CONSULTING ENGINEER, (Civil & Mechanical)
- INSURANCE SURVEYOR / LOSS-ASSESSOR

"BOSE PARA", P.O.: EGRA

Dist.: Purba Medinipur, Pin.: 721429, W.B.

Mobile: 09434059513 / 09932946113.

e-mail: sumanbose93@yahoo.com

ANNEXURE – "A"

ANNEXURE – "II"

FORMAT – "A"

REF: VR/UCO/13/25

Date: 26/04/2025

NPA-VALUATION REPORT

Name & Address of Branch: UCO Bank, Jhargram Branch, Jhargram, Dist.: Jhargram.

Name of Customer(s) / Borrower unit: Sri Swapn Pratihar S/O Ananda Pratihar.

(For which valuation report is sought)

GENERAL

01. Purpose for which the valuation is made : To ascertain the "Fair Market Value" of the property under reference for the purpose of "NPA Valuation (Transaction Support of Bank)".
02. a) Date of Inspection : 21.04.2025
b) Date on which the valuation is made : 21.04.2025
03. List of documents produces for perusal : **Photo copies of**
i) Gift Deed No.: I-409, dt.: 23/05/2007.
ii) Notice U/S 13(4) of SARFAESI Act-2002, dt.: 27/03/2025.
iii) BLLRO Record.
iv) Old Valuation Report, dt.: 26/05/2016.
v) Plot Information from Govt. website.
04. Name of the owner(s) and his/their address (es) with phone No. : Sri Swapn Pratihar
(Details of share of each owner in case of joint ownership) At.: Raghunathpur, P.O.+ P.S.: Jhargram, Dist.: Jhargram, Pin.: 721 507.
05. Brief description of the property : A single storied RCC framed brick built building / structure.
06. Location of the Property:
a) Plot No. / Survey No. / Khatian No. : R.S. Plot No.: 232, L.R. Plot No.: 520,
b) T.S. No./Village : L.R. Khatian No.: 536, Mouza.: Raghunathpur, J.L. No.: 360, Land Type: "Bastu",
c) Ward / Taluka : Under Ward No.: 14 of Jhargram Municipality.
d) Police Station /District : Jhargram, Dist.: Jhargram.
e) Nearby Land Mark : Near Rani Binod Manjuri Girl's High School, Jhargram.
f) Google Map Independent access to the property : Lat: 22°26'47.1"N; Long: 86°59'45.0"E

Contd.....P/2



-2-

07. Postal address of the property : At.: **Raghunathpur**, P.O.+ P.S.: **Jhargram**,
Dist.: **Jhargram**, Pin.: **721 507**.
08. City/ Town
i) Residential area : Residential area.
ii) Commercial area : No.
iii) Industrial area : No.
09. Classification of the area
i) High / Middle / Poor : Middle Class Residential locality.
ii) Urban / Semi-Urban / Rural : Urban.
10. Situated under Corporation limit / Village Panchayat / Municipality : Under **Jhargram Municipality**.
11. Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or noticed under agency area/scheduled area/cantonment area : Not yet known.
12. In case it is an agricultural land, any conversion to house site plots is contemplated : N.A.
12. Boundary of the property (as per Notice)
North : Residence of Jishu Dasgupta.
South : Residence of Ujjal Pratihari.
East : Residence of Gourmohan Jana.
West : 6 ft. wide Common Passage.
- North :
South : } as per Deed
East :
West :
15. Extent of the Site : **2.60 Decimal** (as per Deed)
16. Extent of the site considered for valuation (Least of 14a & 14b) : **2.60 Decimal** (as per Deed)
17. Whether the apartment is occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month. : Occupied by the owner.

Contd.....P/3



CHARACTERISTICS OF THE SITE

- | | | |
|-----|--|---|
| 01. | Classification of Locality | : Residential locality. |
| 02. | Development of surrounding areas | : Developing. |
| 03. | Possibility of frequent flooding / water logging | : No. |
| 04. | Availability of the Civic amenities like School, Hospital, Bus Stop, Market etc. | : All civic amenities are within 500 Meter. |
| 05. | Level of land with topographical Conditions | : Normal Level land. |
| 06. | Shape of land | : Not Known. |
| 07. | Type of use to that may be made | : Residential purpose. |
| 08. | Any usage restriction | : Nil. |
| 09. | Is plot in Town planning approved Layout | : Not Known. |
| 10. | Corner plot or Intermittent plot? | : Intermittent plot. |
| 11. | Road facilities | : Yes. |
| 12. | Type of road available at present | : PCC Road. |
| 13. | Width of road-is it below 20 ft. or more than 20 ft. | : Below 20 ft. wide. |
| 14. | Is it a Land-locked Land? | : No. |
| 15. | Water Potentiality | : Underground source. |
| 16. | Underground sewerage system | : Not Available at present. |
| 17. | Power supply is available in the site source | : Available from W.B.S.E.D.C. L. |
| 18. | Advantage of the site | : - |
| 19. | General remarks, if any | : A single storied RCC framed brick built building / structure. |

PART – A (Valuation of Land)

- | | | |
|-----|---|--|
| 01. | Size of plot
North & South
East & West | : 2.60 Decimal |
| 02. | Total Extent of the plot | : 2.60 Decimal |
| 03. | Prevailing market rate | : ₹5,00,000/- to ₹5,50,000/- per Decimal |
| 04. | Guideline rate obtained from the Register's Office (an evidence, thereof to be enclosed.) | : ₹11,60,250/-
(A.D.S.R. rate for 2.60 Decimal of Land) |
| 05. | Assessed / adopted rate of valuation | : ₹5,00,000/- per Decimal |
| 06. | Estimate value of land | : ₹13,00,000/- |

PART – B (Valuation of Building)**TECHNICAL DETAILS OF THE BUILDING**

- | | | |
|----|---|--------------------------------------|
| A) | Type of Building
(Residential/Commercial/Industrial) | : Residential Building / structure. |
| B) | Type of construction
(Load bearing/RCC/Steel Framed) | : RCC framed brick built building. |
| C) | Year of construction | : 2010 (as per old valuation report) |
| D) | Number of floors & height of each floor
including basement, if any | : Single Storied; 10 ft. |

Contd.....P/4



-4-

- E) Area of the building (Built Up Area) : G. Fl.: 540.00 sq.ft, (as per Old Valuation Report)
- Total Area of Land : 2.60 Decimal (as per Deed)
- F) Condition of the building : Normal.
- i) Exterior – Excellent, Good, Normal, Poor
- ii) Interior – Excellent, Good, Normal, Poor : Normal.
- G) Tenement Details : -

SPECIFICATIONS OF CONSTRUCTION (FLOOR- WISE) IN REPECT OF:**Detailed given in the valuation report**

SL.No.	Description	Ground Floor	1 st Floor
01.	Foundation	Isolated Column footing	-
02.	Basement	-	-
03.	Superstructure	Brick Masonry	-
04.	Joinery/Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	Wooden frame with wooden panel & Iron Grill gate	-
05.	RCC Works	Normal	-
06.	Plastering	Cement Plastered	-
07.	Flooring, skirting, dado	-	-
08.	Special finish as marble, granite, wooden paneling, drills etc.	-	-
09.	Roofing	RCC Roofing	-
10.	Drainage	Surface drain	-

02. COMPOUND WALL
- Height -
- Length -
- Type of Construction -
03. ELECTRICAL INSTALLATION
- Type of wiring Surface
- Class of fitting (Superior / Ordinary / Poor) -

DETAILS OF VALUATION COMPUTATION:

Cost Approach method (Land & Building) is adopted for valuation of the Property.

(A) **LAND:-**Total Area of Land = 2.60 Decimal

Market Rate of Land = ₹5,00,000/- per Decimal

Total Market Value of Land = 2.60 Decimal x ₹5,00,000/- = ₹13,00,000.00.....(A)

Contd.....P/5



(B) BUILDING / STRUCTURE:

Particulars of Item	Plinth Area	Roof Height	Age of Building	Estimated replacement rate of Cost of construction	Replacement Cost Rs.	Depreciation. Age (100-10)% life.	Net Value after Depreciation. ₹
G. Floor	540.00	10	15 Yrs.	₹1,400/-	₹7,56,000/-	16.875 %	₹6,28,425.00
Total							₹6,28,425.00

Therefore, Depreciated replacement cost of the building as on date = ₹6,28,425/-.....(B)

Value of The Property A+B = ₹13,00,000 + ₹6,28,425 = ₹19,28,425/-

Thus, the fair Market Value of the Property becomes = ₹19,28,425/-

Realizable Value of the Property = 90 % of ₹19,28,425/- = ₹17,35,583/-
(Less: 10 % considered for sale process, brokerage etc.)

Distress Sale Value of the Property = 80 % of ₹19,28,425/- = ₹15,42,740/-
(Less: 20 % considered for sale process, legal activities etc.)

Summary of Valuation**i) Guideline Value**

- Land: ₹11,60,250/- (A.D.S.R. rate for 2.60 Decimal of land)
- Building: -Not available (We considered as per local cost of construction rate)

ii) Fair Market Value- ₹19,28,425/-

iii) Realizable Value – ₹17,35,583/-

iv) Forced / Distress Sale Value – ₹15,42,740/-(Approx)

[**Valuation:** Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also such aspects as (i) sale- ability (ii) likely rental values in future and (iii) any likely income it may generate may be discussed; The Valuer should invariably bring out here onerous clauses, if any, regarding the title of the property which will have an adverse effect on the value of the property]

The report may be read as a whole with all pertinent notes and observations, which are integral part of this report.

As a result of my appraisal and analysis it is my considered opinion that the present market value of the above property in the prevailing condition with aforesaid specifications may be taken as of **₹19,28,425.00 (Rupees Nineteen Lakh Twenty Eight Thousand Four Hundred Twenty Five Only)**

Place.: Egra, Purba Medinipur

Date.: 26/04/2025



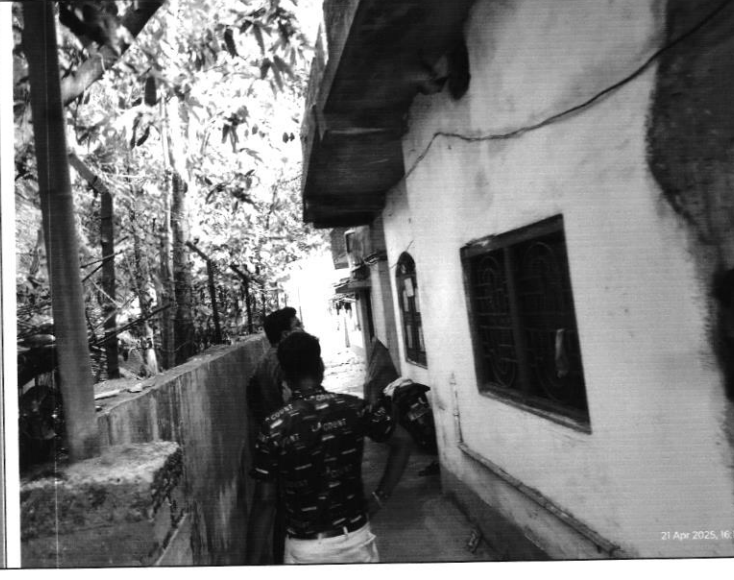
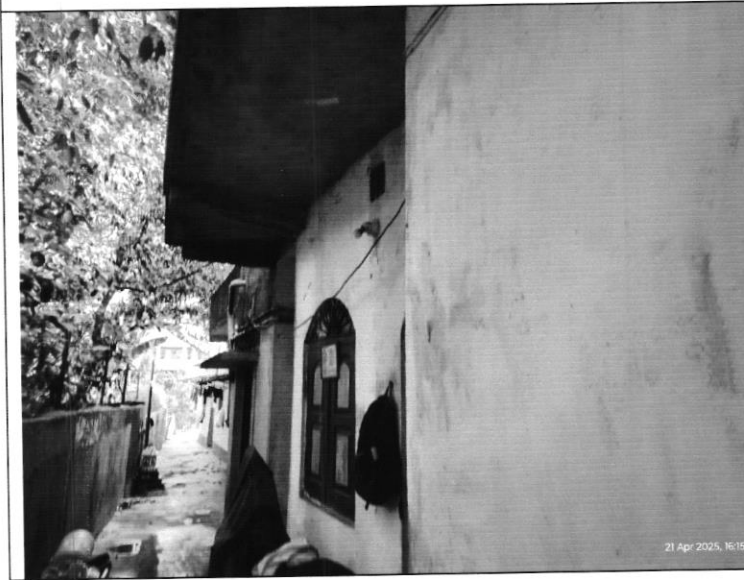
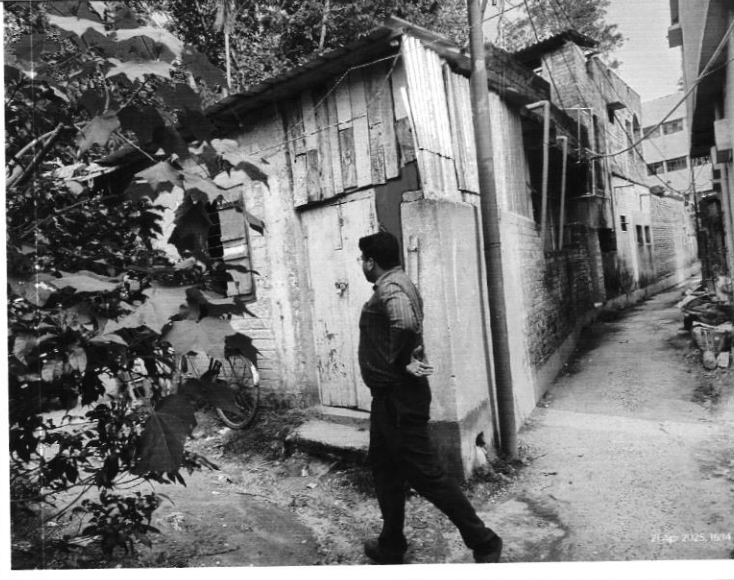
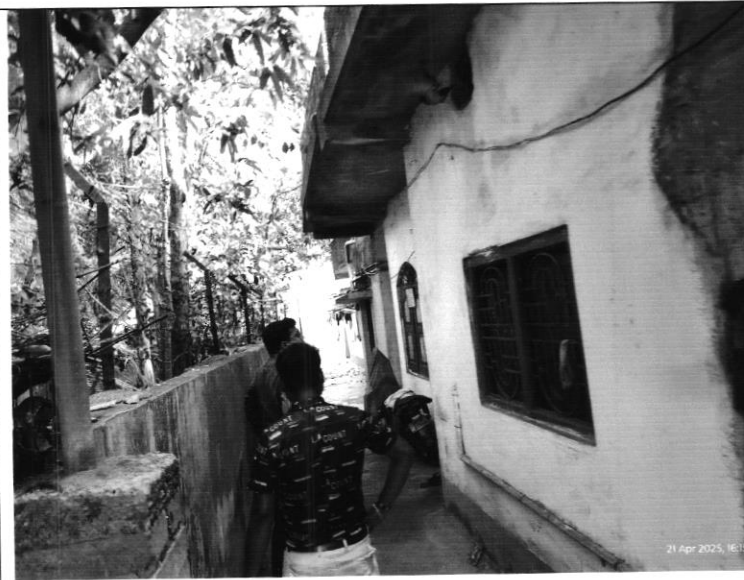
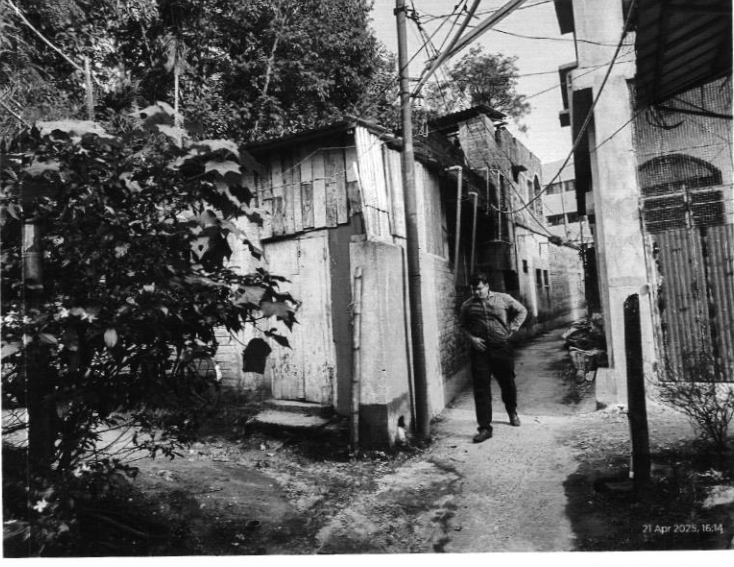
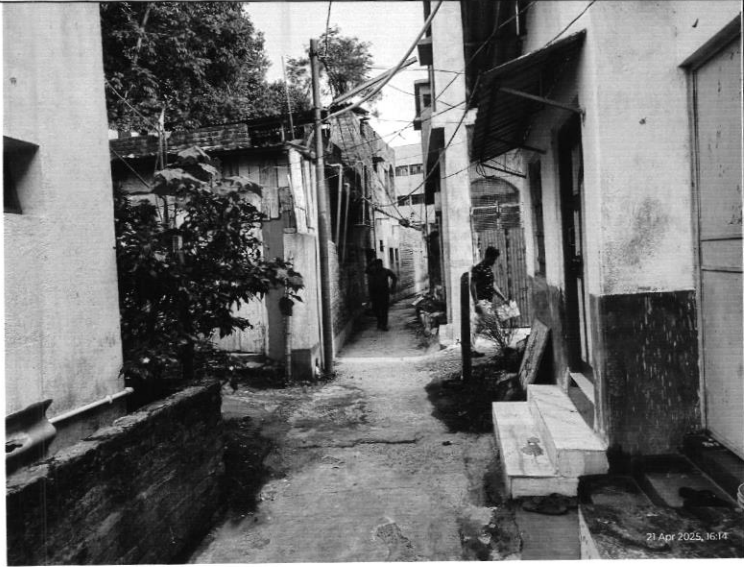
Signature of valuer.

SUMAN KUMAR BOSE
M.Sc.(REV.) AMIS, B. Tech., AIV

Consulting Engineer
Approved Valuer
Insurance Surveyor/ Loss-Assessor

The undersigned have inspected the property detailed in the Valuation Report dated.....on....., I have gone Through the report and am satisfied, to the best of my knowledge that the value of property stated at Rs.....by the approved valuer is realistic.

Branch Manager / Office-in-charge of Advance Department.
Date.:



Date: 21.04.2025
Place: Egra, Purba Medinipur.




Signature of the Approved Valuer
SUMAN KUMAR BOSE
SUMAN KUMAR BOSE
M SC.(REV.) AMIS, B. Tech., AIV
Consulting Engineer
Approved Valuer
Insurance Surveyor/Loss Assessor

Mandate for Valuer

Name of Valuer with Address and Telephone No. :

Suman Kumar Bose

"Bose Para",

Egra, Purba Medinipur, 721429.

(Cell.: 9434059513)

Date of Visit.: 21/04/2025

- Nature of Security
01. a. vacant land : No.
[agricultural / non- agricultural]
b. Land with building thereon : Yes.
02. Area of land : 2.60 Decimal (as per Deed)
03. In case of building, built-up area : G. Floor.: 540.00 sq.ft,
(as per Old Valuation Report)
04. In case of building under construction, status / : N.A.
progress of construction and approximate time
required for completion
05. Distance of the site from the Branch : About 9.00 K. M.
06. Location [with boundary] : (as per Notice)

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

N.: Residence of Jishu Dasgupta.
S.: Residence of Ujjal Pratihari.
E.: Residence of Gourmohan Jana.
W.: 6 ft. wide Common Passage.

07. R.S. Plot No. : 232 R.S. Khatian No. : - J. L. No. : 360
L.R. Plot No. : 520 L.R. Khatian No. : 536 Mouza : Raghunathpur
P.S. : Jhargram ADSR : Jhargram.

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 of 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.

08. Name of the present Owner of the property : Sri Swapan Pratihari
09. Present address of the owner [if other than the Applicant] : At.: Raghunathpur, P.O.+ P.S.: Jhargram,
Dist.: Jhargram, Pin.: 721 507.
10. Occupation of the owner : Not Known.
[if other than the Applicant]
11. Relationship with the Applicant : Owner himself.
12. No. of stories and age of the building : N.A.

Contd.....P/2



13. Whether the property has been Purchased by the present owner or received as a gift : Received as a gift.
- The valuer should verify seller's photo id and address : Not available and supplied
14. Consideration / reason for offering the property as mortgage [in case of third party properly] in case of third party collateral security. : NPA Valuation for transaction support.
- Valuer should obtain certified copy of the same documents and compare it with the original submitted to the Bank. He should collect the receipt from the 'Amin' with 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. : Not available and supplied
15. 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). He should apply suitable reduction in the valuer. : Property is occupied by owner, but, the family member was not allowed to enter the room.
16. Who is occupying the house at present? : Not known
17. Condition of the land / land & building from the point of view of sale. : Average
18. Whether local enquiry made to satisfy about history of the property : Referred Title Investigation Report.
19. Comments on the locality : Average, Banks representative has identified the property.
20. Surroundings : Developing.
21. Connection of the locality with main city. : Average
22. Type of construction of the building : N.A.
23. Any discouraging report about the property : N.A.

Contd.....P/3



I / we certify that:

- 1) The property as mentioned above has been inspected by me/ us physically on **21.04.2025** 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 **₹19,28,425/-**.
- 2) During inspection I/ We have not talked to the owner of the property and have not satisfied myself/ ourselves about his identity. I/ We not verified his Ration Card/ voter's Identity Card/ Passport/ Pan card. The reason has given by the owner for offering the property as security is apparently not acceptable.
- 3) I/ We am / are in no way having any interest in the property.
- 4) I/ We have revisited the site once again on **21.04.2025** to make local enquiries from the market and neighbors to confirm location, ownership, value, boundaries, etc.
- 5) Methods used, factors influencing the analysis, opinions, conclusion and assumptions made are clearly recorded in the valuation certificate.



Signature of the valuer with seal

SUMAN KUMAR BOSE
M.SC. (REV.) AMIS, B. Tech., AIV

Consulting Engineer
Approved Valuer
Insurance Surveyor/Loss-Assessor

Note:

- The property is SARFAESI compliant: As per Title Investigation / Searching report.
- The property does not belong to any social infrastructure like hospital, school, old age home etc.
- The entire piece of land on which the property is situated has been mortgaged.
- The building / structure is 15 years old as per old valuation report and residual life of the building is 65 years.
- At the time of inspection, representative of recovery was present and he identified the property.
- The covered area of the building as per old valuation is considered valuation computation as the family member of the owner didn't allow to enter the rooms.
- We have considered the cost of construction as per local construction rate and also we considered the land value as per local market rate / enquiry.
- We have worked on the basis of Xerox copy of all documents; list of original documents may please be verified and retained by Bank, all documents returned to the Bank.
- ADSR Copy, Google map, Plot information and 6 nos. photographs of the property is enclosed herewith.

ভূমি ও ভূমি সংস্কার এবং উদ্ধার ত্রাণ ও পুনর্বাসন দপ্তর
Land & Land Reforms and Refugee Relief and Rehabilitation Department



ABOUT US

TENDERS/NOTICES

ACTS/RULES/GOS

LATEST NEWS/EVENTS

DOWNLOADS

GALLERY

FAQ

KI

DASHBOARD

CAREERS

RESULT



Revenue Court Case Management System (RCCMS)



Citizen Services



Know Your Property



Query Search



Public Grievance



Mouza Information

KHATIAN & PLOT INFORMATION

Mouza Identification

Code Wise Name Wise * Code Wise Name Wise

District*

[22] JHARGRAM

Block*

[05] JHARGRAM

Mouza*

[360] Raghunathpur

Choose Your Language:

Bengali

Option:

Khatian Type: * Normal Khatian Lease Khatian FHTD Khatian

* Search By Khatian

Khatian No.* 536

Enter Capitcha*

KK JR6P S

VIEW

LIVE

(Live Data As On 26/04/2025,12:58:19)

জে.এল.নং : 360 খানা : আড়গ্রাম

খতিয়ার নং :	536
ব্রাহ্মণের নাম :	ব্রাহ্মণ প্রতিহার
নিয়োগকারী :	আলম
টিকানা :	নিজ
অধির পরিমাণ:	0.026 একর
দাগের সংখ্যা:	1

অত্রখাতের দাগের বিবরণ ও পরিমাণ:

দাগ নং:	শ্রেণী	আবহ	আবহ পরিমাণ(একর)	মহলা
520	বাড়	0.0383	0.0260	Ni

Market Value of Land

(*) marked items are mandatory

District *Jhargam

Local Body *Municipality

RoadNot Available

Premises No

Jurisdiction of *A.O.S.R. -46054V

Project NameNot Available

Thana *Jhargam

Mouza *Rajnarampur

Road Zone

Ward No

Municipality *JHARGRAM

To get owner details of property please enter LR plot no and LR khatian no.

Plot NoLR00000

LR00000

Proposed Land Use *Semi-Commercial

AreaAcre

Decimal2.60

Area of Land *2.60

Adjacent to Main RoadYes

Encumbered by TenantNo

BargadarNo

Litigated PropertyYes * No

Nature of Land * (as recorded in ROR) *Vastu

Chatak

Sq. Feet

Total Area of Land (Decimal)2.60

Approach Road Width * in feet

Tenant is Purchaser ?No

Bargadar is Purchaser ?Yes No

West side

Yes * No

South side

Yes * No

This plot has any road access in any side be mentioned property below:

North side

Yes * No

East side

Yes * No

Type the characters shown

F6V45

Try new characters

Existing Market Value of Land: Rs. 11,60,250/-

Details of Land Record

SI No	Plot No (LR)	Khatian No	Recorded Owner Details			Classification of Plot	Share Area (Acre)	Mutation Status
			Name	Father's/Husband's Name	Address			
1	520	536	new owner	new owner	new owner	new	0.0260000	OK

22°26'47.1"N 86°59'45.0"E

22°26'47.1"N 86°59'45.0"E

22.446408, 86.995823

Directions

Save

Nearby

Send to phone

Share

CXWW+H88 Jhargram, West Bengal

Add a missing place

Add your business

Get the app