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Approved Valuer, Project Consultant, Structural Consultant,
Govt Regd. Valuer, Civil, Architectural, Electrical & Mechanical,
Consultant in Govt. Sector, Corporate Sector & Private Enterprises
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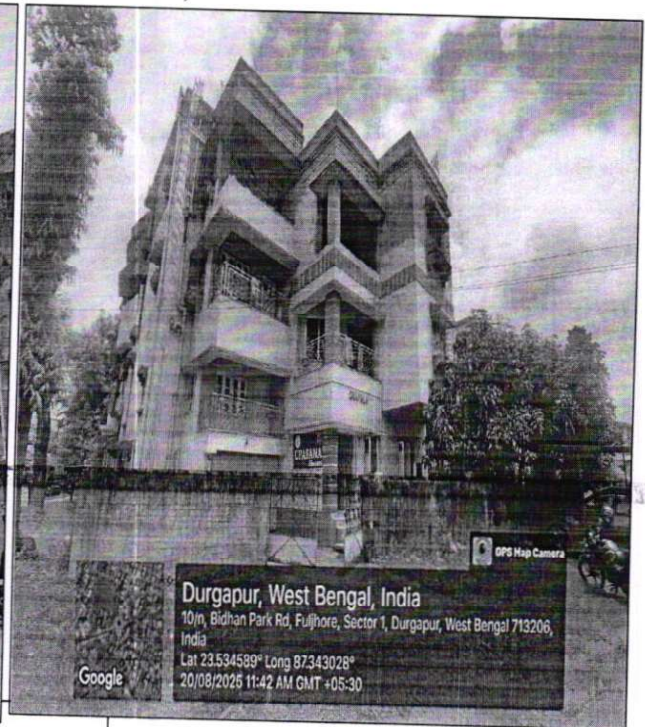
VALUATION REPORT

**FOR
THE SITE
OF**

SRI BHIM CHANDRA KARMAKAR

**AT- G.N-105, RAKESH SHARMA STREET, MOUZA-GOPINATHPUR,
P.S-DURGAPUR, PIN-713212, DIST-PASCHIM BARDDHAMAN,
WEST BENGAL**

(STRICTLY CONFIDENTIAL)



Prepared by

Head Office Address:- 234, G.L.T.Road, Kolkata-700036, West Bengal.

**Corporate Office:- Siliguri, Burdwan, Balurghat, Medinipur (E&W) Krishnanagar,
Murshidabad, Purulia, Bankura, Haldia, Asansol, Jhargram,**

Others State Office:- Sikkim, Bhubaneswar, Chuttack, Raipur

Email:- ullashmukherjee@yahoo.com

Appendix-II

To
The Branch Manager,
Central Bank of India,
Bidhannagar Branch
Dist- Paschim Burdwan

Ref No- PES/VAL/CBI/BIDHANNAGAR BRANCH/2025-26/7

DATE:-21.08.2025

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)

(To be filled in by the Govt. Regd. Valuer)

I. GENERAL	
1.	Purpose of which the valuation is made : Bank purpose.
2.	a) Date of inspection : 20/08/2025
	b) Date on which the valuation is made : 21/08/2025 (i.e. the date of Report.)
3.	List of documents produced for perusal
	<u>i) As per Lease Deed:-</u> : Deed I-7176/2018 Dated-24.10.2008 A.D.S.R:- Durgapur. Paschim Bardhaman. <u>Owners:-</u> Sri Bhim Chandra Karmakar. S/o- Late Digambar Karmakar. Mobile no-9933912654 (It's a Single Ownership property).
	<u>ii) As per LSR:-</u> : Dist.-Paschim Bardhaman, Mouza:- Gopinathpur, J.L.No.-85, C.S Plot no-219, Khatian no-147,151,163. Area of Land= 8.299 Decimal Nature of land Bastu.
	<u>iii) As per Sanctioned Building Plan:-</u> : Approved plan no-RB/442/11 of 2011-2012 Dated-05.01.2012(As per previous valuation report)
	<u>iv) TIR Copy</u> : Prepared by Mr. Subhash Roy Dated-17.06.2025
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) : <u>Owners:-</u> Sri Bhim Chandra Karmakar. S/o- Late Digambar Karmakar Mobile no-9933912654 (It's a single Ownership property).
5.	Brief description of the property (Including leasehold/freehold etc) : Lease Hold Property.
6.	Location of property : This property has Situated at- Mouza-Gopinathpur,(Under Durgapur Municipal Corporation),Pin-713212,P.s-Coke Oven, Dist.Paschim Bardhaman, West Bengal Near -Bank Colony More.
a)	Plot No. / Survey No. : Mouza:-Gopinathpur, J.L.No.-85, C.S Plot no-219, Khatian no-147,151,163
b)	Door No. : 3/405
c)	T.S. No. / Village : Gopinathpur

	d) Ward / Taluka	:	27	
	e) Mandal / District	:	Paschim Burdwan	
7.	Postal address of the property	:	This property has Situated at- Mouza-Gopinathpur,(Under Durgapur Municipal Corporation),Pin-713212,P.s-Coke Oven, Dist.Paschim Bardhaman, West Bengal	
8.	City / Town	:	Durgapur	
	Residential Area	:	Residential area	
	Commercial Area	:	No	
	Industrial Area	:	No.	
9.	Classification of the area			
	i) High / Middle / Poor	:	Middle	
	ii) Urban / Semi urban / Rural	:	Urban	
10.	Coming under corporation limit / Village Panchayet / Municipality	:	Under Durgapur Municipal Corporation	
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	
12.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	Bastu Land	
13.	Boundaries of the property	:		
	North	:	ADDA Road.	
	South	:	Lay out Plot no-G-55.	
	East	:	ADDA park	
	West	:	ADDA Road	
14.	Dimensions of the site	:		
		A.	B.	
		As per Sketch Map	Actual As Shown in the Sanctioned Plan	
	North	:	48'-0	48'-0
	South	:	47'-0"	47'-0"
	East	:	55'-0"	55'-0"
	West	:	57'-0"	57'-0"
14.2	Latitude & Longitude	:	Lat: 23.516575 N & Longitude: - 87.35733 E	
15.	Extent of the site	:	8.299 Decimal	
16.	Extant of the site considered for valuation (least of 14a & 14b) *	:	14 B	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Occupied by the owner.	
II. CHARACTERSTICS OF THE SITE				
1.	Classification of locality	:	Residential	
2.	Development of surrounding areas	:	The Surrounding locality has under developed.	
3.	Possibility of frequent flooding / submerging	:	Not affected by frequent flooding.	
4.	Feasibility to the civic amenities like School, Hospital, Bus Stop, Market etc.	:	This property has Situated at- Mouza-Gopinathpur,(Under Durgapur Municipal Corporation),Pin-713212,P.s-Coke Oven, Dist.Paschim Bardhaman, West Bengal, Having for	

			residential aspect. With Some Civic amenities available Within 800 mtr.- 5 km (approx).
5.	Level of land with topographical conditions	:	Level land (more or less)
6.	Shape of land	:	Rectangular Shape
7.	Type of use to which it can be put	:	It can be used for residential purpose.
8.	Any usage restriction	:	No
9.	Is plot in town planning approved layout?	:	Yes
10.	Corner plot or intermittent plot?	:	intermittent plot
11.	Road facilities	:	North & West Side Has road.
12.	Type of road available at present	:	Pitch Road.
13.	Width of road - is it below 20 ft. or more then 20 ft.	:	30 ft.
14.	Is it a Land - Locked land?	:	No. North & West Has road.
15.	Water potentiality	:	Moderate.
16.	Underground sewerage system	:	N.A
17.	Power supply is available in the site	:	Yes. Through W.B.S.E.D.C.L
18.	Advantages of the site	:	Disadvantage of the site
	b) Some social & civic amenities available.		--
	c) Property.		--
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)	:	At present, the 2 nd floor approved building sanction plan is not Available. Hence, building value is being given only Ground & 1 st Floor. (As per previous valuation report)

Part - A (Valuation of land)

1.	Size of plot		
	North & South	:	48' - 0" & 47' - 0"
	East & West	:	55' - 0" & 57' - 0"
2.	Total extant of the plot	:	8.299 Decimal We considered for valuation 8.299 Decimal.
3.	Prevailing market rate	:	We Considering all the above factors & locational advantages/disadvantages, local enquires from different authentic sources, market survey, high demand, availability of land etc. the average market value of land is reported to be about Rs.7,50,000/- per Satak to Rs.8,00,000/- per Satak.
4.	Guideline rate obtained from the registrar's office (an evidence thereof to be enclosed)	:	N.B.:- as Per Bastu As per query, visitor no. 4701866 Query Date 21.08.2025, of Directorate of Registration & Stamp Revenue, Finance Department, Government of West Bengal. Market value of land Rs.40,23,754/- 8.299 Satak. therefore, 1.0 Satak = Rs.4,84,848.00/-.
5.	Assessed / adopted rate of valuation	:	Considering all the above factors & locational advantages the rate of the aforesaid plot may be assessed as Rs.8,00,000/- per Satak which is fair & justified.

6.	Estimated value of land	:	The Land of Rs.7,80,000/- Per Satak. =Rs.8,20,000/- per Satak. Total present market value of land stands 8.299 Satak @ Rs.8,00,000/- per Satak. =Rs.66,39,200.00/- (Rupees Sixty Six Lac Thirty Nine Thousand Two Hundred rupees Only)
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Part – B (Valuation of Building)

I.	Technical details of the building		
a)	Type of building (Residential / Commercial / Industrial)	:	Residential building.
b)	Type of construction (Load bearing / RCC / Steel framed)	:	R.C.C.
c)	Year of construction	:	2013(G.F), 2015(F.F) (Owner Statement)
d)	Number of floors and height of each floor including basement, if any	:	All floor Height is - 10'-6"[each floor]
e)	Plinth area floor-wish	:	As per Building Plan:- Ground floor Area:-1581.72 Sq. ft 1 st floor Area:- 1775.4 Sq. ft
f)	Condition of the building	:	
i)	Exterior – Excellent, good, normal, poor	:	Good
ii)	Interior - Excellent, good, normal, poor	:	Good

II. Specifications of construction (floor-wise) in respect of – **Land with Building**

Sl. No.	Description	Ground, 1 st Floor	Others Building
1.	Foundation	R.C.C. footing foundations are provided with necessary reinforcement.	R.C.C. footing foundations are provided with necessary reinforcement.
2.	Basement	Does Not arise.	Does Not arise.
3.	Superstructure	R.C.C Structuru	R.C.C Structuru
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	Door & Window made with sal, panel are made with gamar.	Door & Window made with sal, panel are made with gamar.
5.	RCC Works	Column, lintel, Grade Beam, Sunshade, roof, etc. (1 : 1.5 : 3)	Column, lintel, Grade Beam, Sunshade, roof, etc. (1 : 1.5 : 3)
6.	Plastering	Complete	Complete
7.	Flooring, Skirting, dawdling	ASF	ASF
8.	Special finish as marble, granite, wooden paneling, grills etc.	Yes	Yes
9.	Roofing including weather proof course	Roof treatment complete.	Roof treatment complete.
10.	Drainage	Yes	Yes
2.	Compound wall		
	Height	:	Yes
	Length	:	Yes
	Type of construction	:	Brick Foundation

3.	Electrical installation		
	Type of wiring	:	Conceal
	Class of fittings (superior / ordinary / poor)	:	Ordinary
	Number of light points	:	-----
	Fan points	:	-----
	Spare plug points	:	-----
	Any others items	:	-----
4.	Plumbing installation		
a)	No. of water closets	:	N/A.
b)	No. of wash basins	:	-----
c)	No. of urinals	:	-----
d)	No.- of bath tubs	:	-----
e)	Water meters, taps etc.	:	-----
f)	Any other fixtures	:	-----

Part – C (Extra Items):-

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

Part – D (Amenities) :-

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

Part – E (Miscellaneous):-

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

Part – F (Services):-

1	Water supply arrangements	:	Rs. Nil
2	Drainage arrangements	:	Rs. Nil
3	Compound wall With Gate	:	Rs. Nil
4	C.B. deposits, fitting etc.	:	Rs. Nil
5	Pavement	:	Rs. Nil
	Total	:	Rs. Nil

III. Specifications of construction (floor-wise) in respect of –Details of Valuation:- House Building

[illegible]

Total abstract of the entire property

Part - A	Land	:	Rs.66,39,200/-
Part - B	Building	:	Rs.51,41,373/-
Part - C	Extra Items	:	Nil
Part - D	Amenities	:	Nil
Part - E	Miscellaneous	:	Nil
Part - F	Services	:	Nil
	Total	:	Rs.1,17,80,573 /- Say Rs.1,17,81,000/- (Rupees One crore Seventeen Lac eighty one Thousand Only)

Expected total life = 80 years.

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

Present market value of the above property in the condition with aforesaid specifications is	Rs.1,17,81,000/-	Rupees One crore Seventeen Lac eighty one Thousand Only
Realizable value of the above property (Present Market Value 90%)	Rs.1,06,02,900/-	Rupees One crore six Lac Two Thousand nine Hundred Only
Distress value of the above property (Present Market Value 85%)	Rs.1,00,13,850/-	Rupees One crore Thirteen Thousand eight hundred fifty rupees Only

I hereby declare that-

- The information furnished in my valuation report dated- 21.08.2025 is true and Correct to the best of my knowledge and belief and I have an impartial and true Valuation of the property,
- I have no direct or indirect interest in the property valued,
- I have personally inspected the property on – 20.08.2025
- I have not been convicted of any offence and sentenced to a term of imprisonment,

Date: 21.08.2025

Place: Kolkata

Signature
(Name & Seal of the Approved Valuer)

The Undersigned has inspected the property detailed in the valuation report dated on _____.
We are satisfied that the fair and reasonable market value of the property is

Rs. 1,06,00,000/- (Rupees One crore six lakh only/-) Only)

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)

(Name & Seal of the Approved Valuer)

Encl:

- A.D.S.R -----(Annexure-)**
- Latitude & Longitude-----(Annexure-)**

NOTE:- 1. This valuation is done without prejudice under existing situation, condition and circumstances and subject to proper legal verifications of the property under consideration.

2. ASSUMPTIONS AND LIMITATIONS OF THIS REPORT:

We have not checked legal validity of the title of the property which is beyond our scope of work. This Valuation is being conducted based on the presumption that the owner holds a clear, undisputed title of the subject property. In other words, the subject land has been considered to be free from encumbrance, litigation and other tax liabilities.

Govt. Value – Rs.40,23,754.00 For 8.299 Decimal. Land/-



Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

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Market Value of Land

(*) marked items are mandatory

District *	Paschim Bardhaman	Thana *	Coke Oven
Local Body *	Municipality	Mouza *	Gopinathpur
Road *	Gopinathpur Zonal Centre	Road Zone	Not Available
Premises No.	Premises No.	Ward No.	Ward No.
Jurisdiction of *	A.D.S.R. DURGAPUR	Municipality *	DURGAPUR MC
Project Name	Not Available		

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

Plot No	LR	00219	/	0	LR Khatian No.	147	/	Ekta Khatian
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Proposed Land Use *

Bastu	Nature of Land * (as recorded in ROR)	Bastu
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Acre	Decimal	Bigha	Katha	Chatak	Sq. Feet	Total Area of Land(Decimal)
Area of Land *	8.299					8.299

Adjacent to Metal Road	Yes	Approach Road Width * (in feet)	30
Encumbered by Tenant	No	Tenant is Purchaser?	No
Bargadar	No	Bargadar is Purchaser?	Yes + No
Litigated Property	Yes + No		

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

North side	Yes + No	East side	Yes + No	West side	Yes + No	South side	Yes + No
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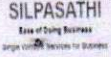
Existing Market Value of Land: Rs. 40,23,754/-

Service Count: 47,01,866

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



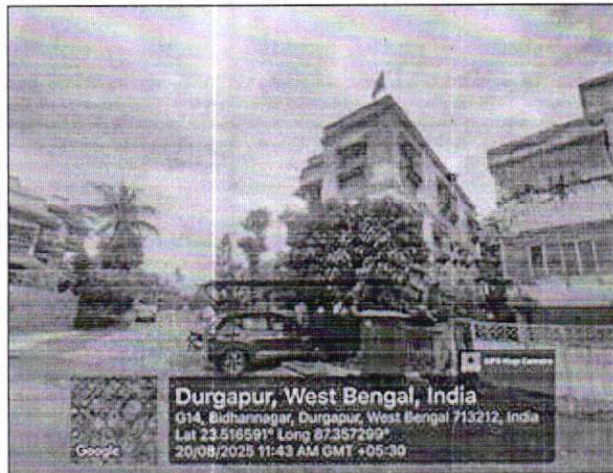
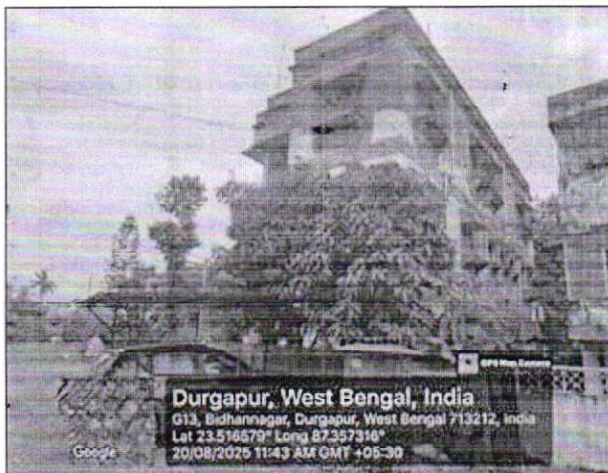
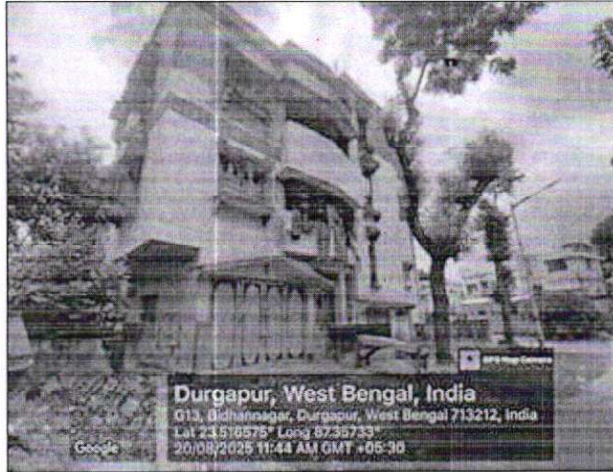



Lat: 23.516575 N & Longitude: - 87.35733 E



Photograph For The Site Of
SRI BHIM CHANDRA KARMAKAR
AT- G.N-105, RAKESH SHARMA STREET, MOUZA-GOPINATHPUR,
P.S-DURGAPUR, PIN-713212, DIST-PASCHIM BARDDHAMAN,
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Mob: - 8917253820 & 7077796635
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umnnv2016@gmail.com

To
The Branch Manager,
Central Bank of India,
Bidhannagar Branch
Dist- Paschim Burdwan

Date-21.08.2025

Bill No- PS 25-26 CBI /D34

OWNER/APPLICANT

SRI BHIM CHANDRA KARMAKAR

Sub: Bill for Valuation fees for Residential Building
At- G.N-105, Rakesh Sharma Street, Mouza-Gopinathpur,
P.S-Durgapur, Pin-713212, Dist-Paschim Barddhaman,
West Bengal

G.S.T. No- 19AHJPM8765E1ZT

Professional Fees For the valuation Fees Rs.5000.00 + 18.0 % G.S.T –Rs.-900

= Rs.5900.00

(Five Thousand Nine Hundred Rupees Only)

Thanking You
Yours faithfully

Note: The bill amount may be remitted / credited
to my A/C-No-5533467950 of SALT LAKE BRANCH, IFSC CODE
CBIN0281353 My PAN No-AHJPM8765E