

Projexiq Engineering Services

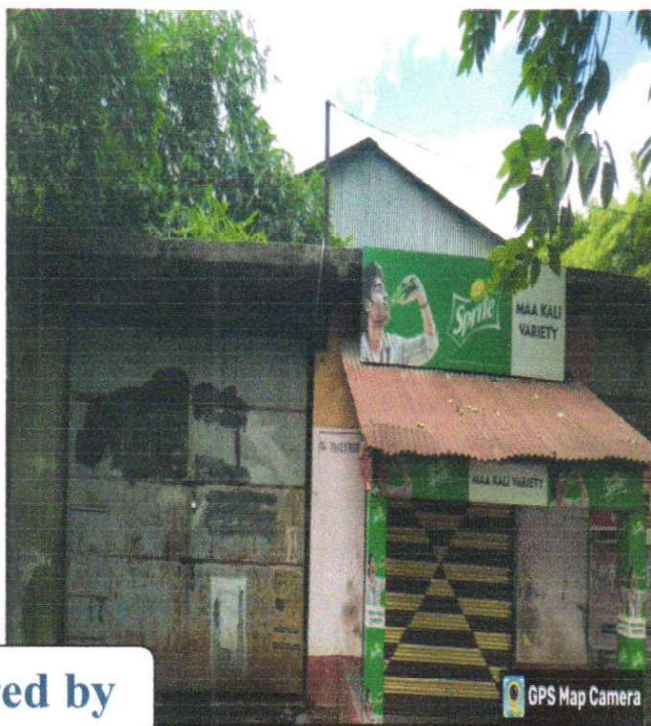
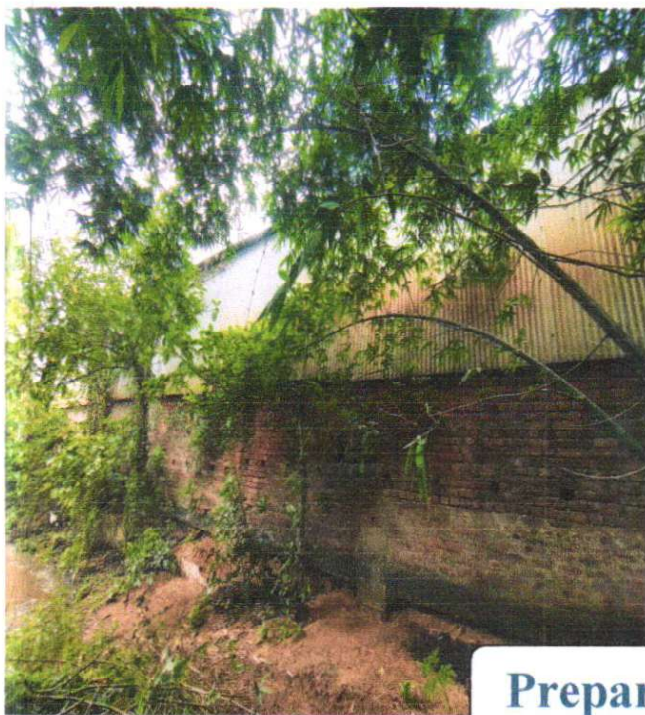
Approved Valuer, Project Consultant, Structural Consultant,
Govt Regd. Valuer, Civil, Architectural, Electrical & Mechanical,
Consultant in Govt. Sector, Corporate Sector & Private Enterprises
Empanelled in Banks, Financial Institute & Corporate Sector.
Empanelled in Banks, Financial Institute & Corporate Sector.

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VALUATION REPORT

**FOR
THE SITE
OF**

**UNIT NAME:-RELIABLE GRAMIN PACKING & TRADING COMPANY
PROP -MR. GOUTAM BHATTACHARJEE
AT- VILL DOMRA, P.O-TRILOKCHANDRAPUR, P.S-KANKSA, PIN-713172,
DIST.- PASCHIM BARDHAMAN
(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 Bardhaman.

Bill No- PES/VAL/CBI/BIDHANNAGAR /2024-25/040

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	:	04/12/2025
	b) Date on which the valuation is made	:	05/12/2025 (i.e. the date of Report.)
3.	List of documents produced for perusal		
	<u>i) As per Gift Deed:-</u>	:	Gift Deed I-1948 of 1989, A.D.S.R:- Durgapur. Paschim Barddhaman. <u>UNIT NAME:-</u> Reliable Gramin Packing & Trading Company <u>Prop:-</u> i) Mr. Goutam Bhattacharjee. S/o.- Anandamoy Bhattacharjee. (It's a Single Ownership property).
	<u>ii) As per L.R. Porcha:-</u>	:	Dist:- Purba Barddhaman, Mouza:- Domra, J.L.No.-68, L.R. Plot No.-1548. L.R. Kh. No.- 54 Area of Land =14.00 Satak. Nature of land Bastu
	<u>iii) As per Sanctioned Building Plan:-</u>	:	Not Available
	<u>iii) As per Conversion paper:-</u>	:	Bastu.
	<u>iv) As per L.S.R:-</u>	:	Prasanta Bandyopadhyay, Date:-22.06.2020
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>UNIT NAME:-</u> Reliable Gramin Packing & Trading Company <u>Prop:-</u> i) Mr. Goutam Bhattacharjee. S/o.- Anandamoy Bhattacharjee. (It's a Single Ownership property).
5.	Brief description of the property (Including leasehold/freehold etc)	:	Free hold Property.
6.	Location of property		This property has Situated At- Vill Domra, P.O-Trilokchandrapur, P.S-Kanksa, Pin-713172, Dist.- Paschim Barddhaman. Near- Domra Bus Stop.
	a) Plot No. / Survey No.	:	Mouza:- Domra, J.L.No.-68, L.R. Plot No.-1548. L.R. Kh. No.- 54
	b) Door No.	:	N/A



c)	T.S. No. / Village	:	Domra, Kanksa, Paschim Bardhaman																		
d)	Ward / Taluka	:	Under Trilokchandrapur, Gram Panchayet																		
e)	Mandal / District	:	Paschim Bardhaman																		
7.	Postal address of the property	:	This property has Situated At- Vill Domra, P.O-Trilokchandrapur, P.S-Kanksa, Pin-713172, Dist.- Paschim Barddhaman. Near- Domra Bus Stop.																		
	Latitude & Longitude	:	Lat: 23.52180 & Long: 87.453958																		
8.	City / Town	:	Vill Domra, P.O-Trilokchandrapur, P.S-Kanksa, Pin-713172, Dist.- Paschim Barddhaman.																		
	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	:	Semi Urban.																		
10.	Coming under corporation limit / Village Panchayet / Municipality	:	Under Trilokchandrapur, Gram Panchayet																		
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																		
13.	Boundaries of the property	:																			
	North	:	Plot No-1548 (P)																		
	South	:	Plot No-1549 (P)																		
	East	:	Panagarh Moregram Highway																		
	West	:	Plot No-1547																		
14.	Dimensions of the site	:	<table border="1"> <thead> <tr> <th></th><th>A.</th><th>B.</th></tr> <tr> <th></th><th>As per Documents</th><th>Actual As Shown in the Sanctioned Plan</th></tr> </thead> <tbody> <tr> <td>North</td><td>Not Available</td><td>141' - 00"</td></tr> <tr> <td>South</td><td>-</td><td>147' - 00"</td></tr> <tr> <td>East</td><td>-</td><td>44' - 00"</td></tr> <tr> <td>West</td><td>-</td><td>45' - 00"</td></tr> </tbody> </table>		A.	B.		As per Documents	Actual As Shown in the Sanctioned Plan	North	Not Available	141' - 00"	South	-	147' - 00"	East	-	44' - 00"	West	-	45' - 00"
	A.	B.																			
	As per Documents	Actual As Shown in the Sanctioned Plan																			
North	Not Available	141' - 00"																			
South	-	147' - 00"																			
East	-	44' - 00"																			
West	-	45' - 00"																			
15.	Extent of the site	:	14.0 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	:	This property has Situated At- Vill Domra,																		



	School, Hospital, Bus Stop, Market etc.		P.O-Trilokchandrapur, P.S-Kanksa, Pin-713172, Dist.- Paschim Bardhaman. Near- Domra Bus Stop.Is 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 [As shown in the Sanctioned Plan]
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	:	East side Has road.
12.	Type of road available at present	:	Panagarh Moregram Highway Road.
13.	Width of road - is it below 20 ft. or more then 20 ft.	:	Below 20 ft.
14.	Is it a Land – Locked land?	:	No. East side 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 Under Katwa Municipality.	:	--
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)	:	Does not arise.

Part – A (Valuation of land)

1.	Size of plot		
	North & South	:	141'- 00" & 147'- 00"
	East & West	:	44'- 00" & 45'- 00"
2.	Total extant of the plot	:	14.00 Decimal (As per Deed, Parcha) We considered for valuation 14.00 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.1,00,000/- per Decimal to Rs.2,00,000/- per Decimal.
4.	Guideline rate obtained from the registrar's office (an evidence thereof to be enclosed)	:	<u>N.B.:- as Per Bastu</u> As per query, visitor no. 4701866 Query Date 17.07.2024, of Directorate of Registration & Stamp Revenue, Finance Department, Government of West Bengal. Market value of land Rs.17,85,000/- 14.00 Satak.
5.	Assessed / adopted rate of valuation	:	Considering all the above factors & locational advantages the rate of the aforesaid plot may be



			assessed as Rs.1,50,000/- per Decimal which is fair & justified.
6.	Estimated value of land	:	The Land of Rs.1,50,000/- Per Decimal. =Rs.1,50,000/- per Decimal Total present market value of land stands 14.00 Decimal @ Rs.1,50,000/- per Decimal. =Rs.21,00,000.00/- (Rupees Twenty One Lac Only)

Part – B (Valuation of Building)

I.	Technical details of the building			
a)	Type of building (Residential / Commercial / Industrial)	:	Single Storied Building.	
b)	Type of construction (Load bearing / RCC / Steel framed)	:	R.C.C/ Shed Building.	
c)	Year of construction	:	Ground floor:- 2015 (Previous Valuation Report) Shed:- 2015 (Previous Valuation Report)	
d)	Number of floors and height of each floor including basement, if any	:	floor Height is - 15'-6"[each floor]	
e)	Plinth area floor-wish	:	<u>As per Sanctioned Plan:-</u> Not Available	<u>As Per Previous Valuation Report:-</u> Ground floor Area:-270.00 Sft Tin Shed Area -4525.00 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	Floor
1.	Foundation	Shed Building / R.C.C. footing foundations are provided with necessary reinforcement.
2.	Basement	Does Not arise.
3.	Superstructure	R.C.C /Shed Building Structure
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.
5.	RCC Works	Column, lintel, Grade Beam, Sunshade, roof, etc. (1 : 1.5 : 3)
6.	Plastering	Under construction
7.	Flooring, Skirting, dawdling	Not available
8.	Special finish as marble, granite, wooden paneling, grills etc.	Yes
9.	Roofing including weather proof course	Roof treatment complete.
10.	Electric wiring	Conceal
11.	Water Connection	Submersible Pump set.
2.	Compound wall	
	Height	: Not available

	Length	:	Not available
	Type of construction	:	Not available
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 / Verandah 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

Sl. No.	Particulars of item	Plinth area	Roof Height	Age of building	Estimated replacement rate of construction Rs.	Replacement Cost Rs.(a)	Depreciation Rs.(b)	Net value after depreciation Rs.
1.	Ground floor	270.00 Sq ft	10'-6"	9 Year	@ Rs.1200/- per Sq. ft.	Rs.3,24,000/-	10.125%	Rs.2,91,195/-
2.	Tin Shed	4525.00 Sq ft	15'-6"	9 Year	@ Rs.650/- per Sq. ft.	Rs.29,41,250/-	16.2%	Rs.24,64,767/-
Ground floor (R.C.C roof):- Year of construction 2015 Present age 9 years. Residual age = 71 years. Expected Total life = 80 years. Depreciation as per straight line method $\frac{9 \times 100}{80} = 10.125\%$ Depreciation 10.125% + Maintenance & Renovation works of Capital Cost 0% = 10.125% Shed Area (Shed Building):- Year of construction 2015 Present age 9 years. Residual age = 41 years. Expected Total life = 50 years. Depreciation as per straight line method $\frac{9 \times 100}{50} = 16.2\%$ Depreciation 16.2% + Maintenance & Renovation works of Capital Cost 0% = 16.2%								
Total =								Rs.27,55,962/-
Say =								Rs.27,56,000/-

Total abstract of the entire property

Part - A	Land	:	Rs.21,00,000/-
Part - B	Building	:	Rs.27,55,962/-
Part - C	Extra Items	:	Nil
Part - D	Amenities	:	Nil
Part - E	Miscellaneous	:	Nil
Part - F	Services	:	Nil
	Total	:	Rs.48,55,962 /- Say Rs.48,56,000.00 Rupees Forty Eight Lac Fifty Six Thousand Only



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.48,56,000.00	Rupees Forty Eight Lac Fifty Six Thousand Only
Realizable value of the above property (Present Market Value 90%)	Rs.43,70,400.00	Rupees Forty Three Lac Seventy Thousand Four Hundred Only
Distress value of the above property (Present Market Value 85%)	Rs.41,27,600.00	Rupees Forty One Lac Twenty Seven Thousand Six Hundred Only

I hereby declare that-

- The information furnished in my valuation report dated- 05.12.2025 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 – 04.12.2025
- I have not been convicted of any offence and sentenced to a term of imprisonment,

Date: 05.12.2025

Place: Kolkata



For PROJEXIQ ENGINEERING SERVICES

ULLASH MUKHERJEE
BE, LLB(H), FIE, FIV Chartered Engineer
APPROVED VALUER

Regd. Office: 234 G. L. T. Road, Kolkata-36
Ph: 9819255820

(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. 43,70,400/- (Rupees Forty three lakh Seventy thousand ^{four hundred} Only)

Date

Signature

(Name & Designation of the Inspecting Official/s)

Countersigned

(BRANCH MANAGER)



Govt. Value – Rs.17,85,000.00 For 14.00 Decimal. Land/-



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

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Market Value of Land

(*) marked items are mandatory

District *	Paschim Bardhaman	Thana *	Kankra
Local Body *	Gram Panchayat	Mouza *	Domra
Road		Road Zone	
Premises No	Premises No	Ward No.	Ward No.
Jurisdiction of *	A.D.S.R. DURGAPUR	Gram Panchayat *	TRILOKCHANDRAPUR
Project Name	Not Available		

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

Plot No	LR	01540	/	0	LR Khatian No	54	/	State Khatian
Proposed Land Use *	Other Commercial Usage				Nature of Land * (as recorded in ROR)	Baru		
Area of Land *	Acre	Decimal	Bigha	Katha	Chatak	Sq. Feet	Total Area of Land(Decimal)	
	Acre	14	Bigha	Katha	Chatak	Sq. Feet	14	
Adjacent to Metal Road	Yes				Approach Road Width * (in feet)	120		
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

Type the characters shown

Z4P8V4

[Try new characters](#)

Existing Market Value of Land: Rs. 17,85,000.-

[Display Market Value](#)

Service Count: 47,01,866

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

G&PS

Finance Department
Government of West Bengal

Bangla Sahayata Kendra

IFMS
WEST BENGAL

Land & Land Reforms
GOVERNMENT OF WEST BENGAL

SILPASATHI
State of Living Business
Single window services for business

India.gov.in

Site Map



The information provided Online is updated and no physical visit is required for the Services provided Online.



Lat: 23.52180 & Long: 87.453958

23°31'18.5"N 87°27'14.3"E

23.521805, 87.453958

Directions Save Nearby Send to phone Share

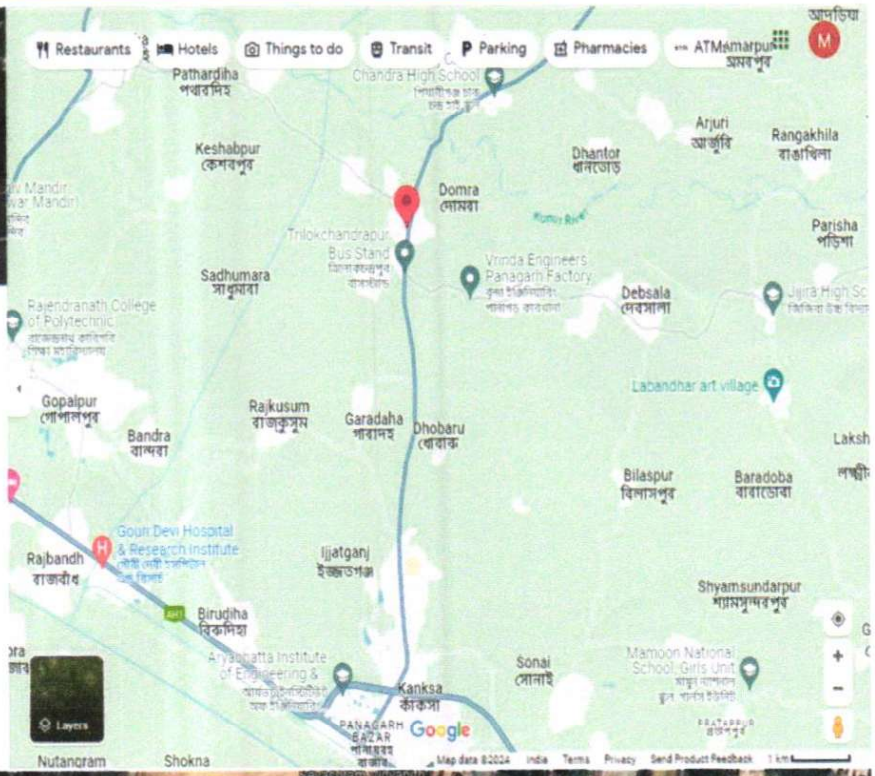
GFC3+PJ7, Domra, West Bengal 713172

GFC3+PHG Domra, West Bengal

Add a missing place

Add your business

Add a label



23°31'18.5"N 87°27'14.3"E

23.521805, 87.453958

Directions Save Nearby Send to phone Share

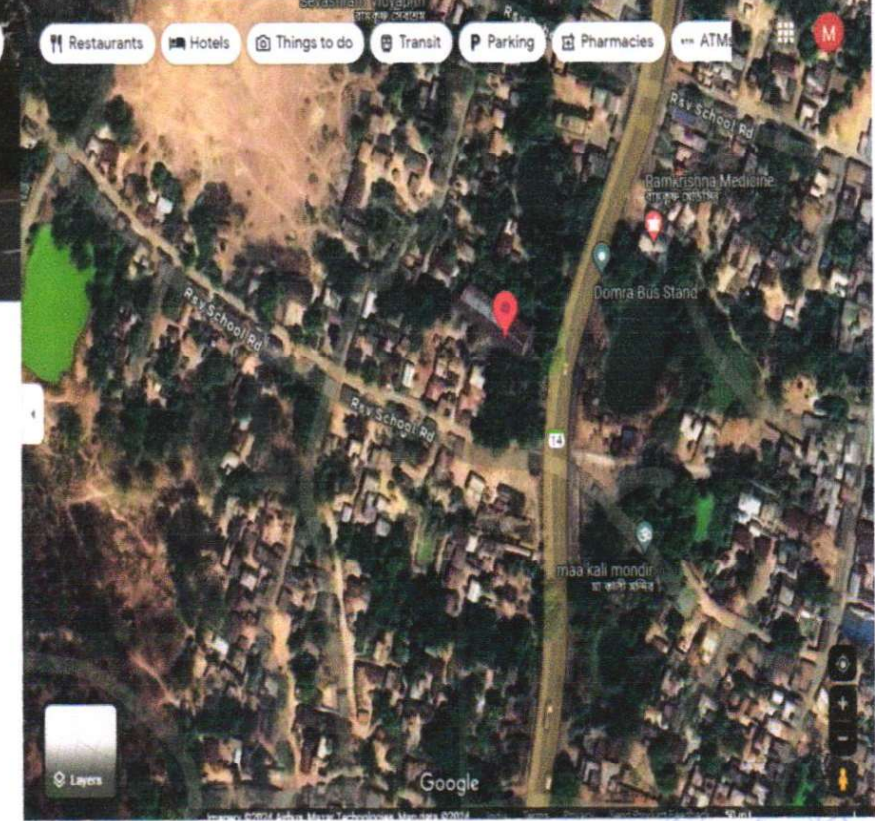
GFC3+PJ7, Domra, West Bengal 713172

GFC3+PHG Domra, West Bengal

Add a missing place

Add your business

Add a label



Photograph For The Site Of

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PROP -MR. GOUTAM BHATTACHARJEE

AT- VILL DOMRA, P.O-TRILOKCHANDRAPUR, P.S-KANKSA, PIN-713172,

DIST.- PASCHIM BARDHAMAN

