

Prof Dr. Sujoy Kumar Biswas

B.Tech., M.Tech., MBA., Phd.(Engg.)

F.I.E., F.I.V., M.S.C.E., F.I.C.I.

Chartered Engineer & Approved Valuer

Licenciate Building Surveyior Class (LBS-I): Kolkata Municipal Corporation

Corporation Empanelled Structural Engineer Class (ESE-I): Kolkata Municipal Corporation

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Empanelled Civil Engineer : HIDCO, Rajarhat

Empanelled Structural Engineer : HIDCO, Rajarhat

Wealth Tax (34A/B) Reg. No -W.B/CCIT - 4/

Kol/85/2016-17/Registration of Valuer/ Sujoy Kumar Biswas

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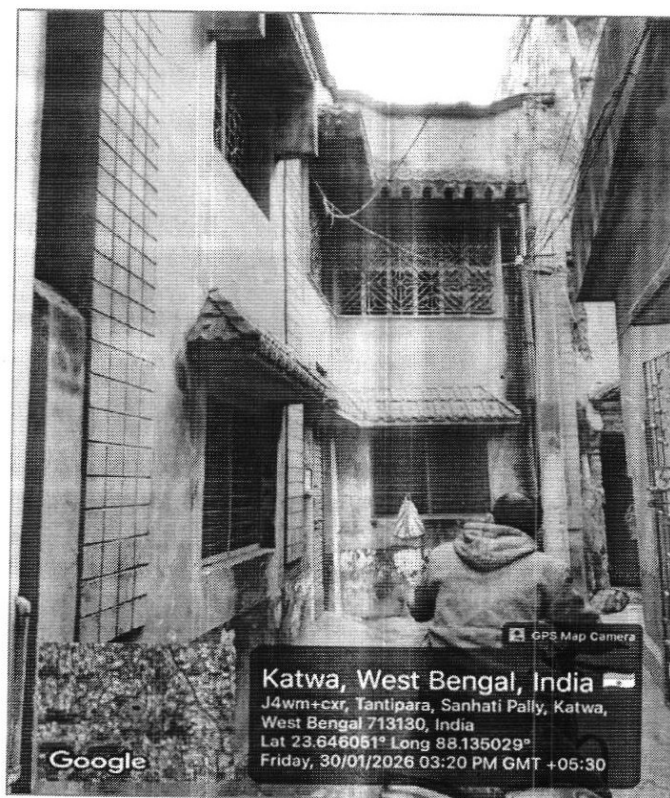
VALUATION REPORT

FOR
THE SITE
OF

MADHAB DUTTA & GITA RANI DUTTA

AT

AT- WARD NO- 17, TANTI PARA, P.O & PS- KATWA, DISTRICT- PURBHA BARDHAMAN PINCODE- 713130, MOUZA- KATWA, JL NO- 21, LR KHATIAN NO- 10119 & 10120, LR PLOT NO- 3960,3961 & 3958, UNDER KATWA MUNICIPALITY



(STRICTLY CONFIDENTIAL)

05 FEBRUARY 2026

67-A SURVEY PARK SANTOSH PUR KOLKATA - 700 075 WEST BENGAL INDIA

Cell : +91 98300 79885, E mail : skbuniverse@gmail.com

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To

The Branch Manager,

Central Bank of India,

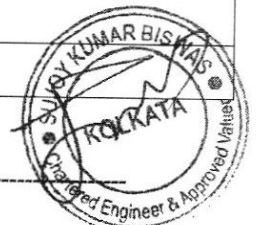
Katwa Branch,

Purbha Bardhaman

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

(To be filled in by the Govt. Valuer)

I.	GENERAL		
1.	Purpose of which the valuation is made	:	Bank purpose.
2.	a) Date of inspection	:	30.01.2026
	b) Date on which the valuation is made	:	05.02.2026
3.	List of documents produced for perusal	:	
		:	I) Old Valuation Report Done By Ajay Associated , Date- 27.03.2019
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)	:	1.Madhab Chandra Dutta & 2. Gita Rani Dutta Add- Tanti Para, PO- & PS- Katwa , District- Purbha Bardhaman, Pin Code- 713130
5.	Brief description of the property	:	Land & Two Storied Residential Building
6.	Location of property	:	23.646051, 88.1305029
	a) Plot No. / Survey No.	:	LR PLOT NO- 3960,3961 & 3958
	b) Door No.	:	-
	c) T.S. No. / Village	:	Tanti Para



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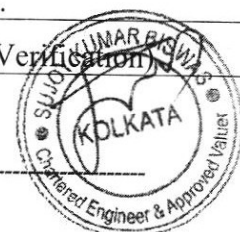
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d)	Ward / Taluka	:	17
e)	Mandal / District	:	Purbha Bhardhaman
7.	Postal address of the property	:	Add- Tanti Para, PO- & PS- Katwa , District- Purbha Bhardhaman, Pin Code- 713130 MOUZA- KATWA JL NO- 21, LR KHATIAN NO- 10119 & 10120, LR PLR PLOT NO- 3960,3961 & 3958 Near Tanti Para Durga Mondir.
8.	City / Town/Village	:	KATWA
	Residential Area	:	Yes
	Commercial Area	:	No
	Industrial Area	:	No
9.	Classification of the area	:	
i)	High / Middle / Poor	:	High
ii)	Urban / Semi urban / Rural	:	Urban
10.	Coming under corporation limit / Village Panchayet / Municipality	:	N.A
11.	Whether covered under any State / Central Govt. Enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	:	Free hold land.
12.	In case it is an agricultural land, any conversion to house site plots is contemplated	:	This Is Bastu Land
13.	Boundaries of the property	:	
	North	:	Property Of Pravakar Chandra
	South	:	Property Of Madhusudan Guri
	East	:	Property Of Ramram Guri
	West	:	Passage
14.	Dimensions of the site	:	a. b.
		:	As per the Site Plan Actual (Site Verification)



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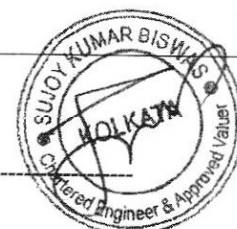
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	North	:	N.A	N.A
	South	:	Do	Do
	East	:	Do	Do
	West	:	Do	Do
15.	Extent of the site	:	5.00 Decimal	
16.	Extant of the site considered for valuation (least of 14a & 14b)	:	5.00 Decimal	
17.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	The property is Owner occupied.	
II.	CHARACTERSTICS OF THE SITE			
1.	Classification of locality	:	Residential	
2.	Development of surrounding areas	:	Developed land.	
3.	Possibility of frequent flooding / submerging	:	Nil	
4.	Feasibility to the civic amenities like School, Hospital, Bus Stop, Market etc.	:	Within 2.00 kms	
5.	Level of land with topographical conditions	:	Level	
6.	Shape of land	:	Rectangular	
7.	Type of use to which it can be put	:	Residential purpose	
8.	Any usage restriction	:	No	
9.	Is plot in town planning approved layout?	:	No	
10.	Corner plot or intermittent plot?	:	Front plot	
11.	Road facilities	:	Front side of the road pcc the important place of 5 ^{ft} Mud Road	
12.	Type of road available at present	:	PCC Road	
13.	Width of road - is it below 20 ft. or more then 20 ft.	:	Below than 30.00 ft.	



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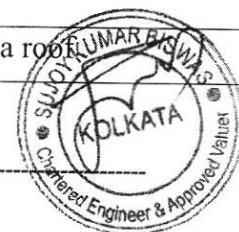
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14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Nil
16.	Underground sewerage system	:	No
17.	Power supply is available in the site	:	Yes, W.B.S.E.B. power supply.
18.	Advantages of the site	:	
	a) Katwa Rail Station	:	4.00 k.m
	b) Katwa Bus stand	:	4.00 k.m
19.	General remarks, if any like threat of acquisition of land for publics service purposes, road widening or applicability of CRZ provisions etc.	:	N.A
Part – A (Valuation of land)			
1.	Size of plot	:	5.00 Decimal
	North & South	:	N.A
	East & West	:	Do
2.	Total extant of the plot	:	5.00 Decimal
3.	Prevailing market rate	:	Rs. 4,00,000.00/- to Rs. 5,00,00.00/- per Decimal
4.	Guideline rate obtained from the registrar's office (an evidence there of to be enclosed)	:	Rs- 5,14,250.00/- Per Decimal from Internet Copy Enclosed
5.	Assessed / adopted rate of valuation	:	The Market Survey @ Rs. 4,80,000.00/- per Decimal. Market rate has been adopted keeping size & shape of the plot.
6.	Estimated value of land	:	5.00 Decimal x Rs. 4,80,000.00/- = Rs. 24,00,000.00
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	:	RCC framed with Corry Bargha roof



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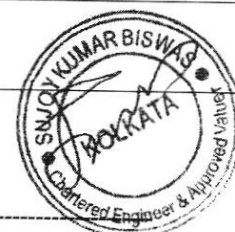
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	bearing / RCC / Steel framed)		
c)	Year of construction	:	G.F- 1979 & F.F- 2010
d)	Number of floors and height of each floor including basement, if any	:	Two Storied
e)	Plinth are floor-wise	:	<u>(As Per Old Valuation Report)</u> G.F- 1270.00 Sq. Ft F.F-1270.00 Sq. Ft <u>(As Per Site)</u> N.A
f)	Condition of the building	:	normal,
i)	Exterior – Excellent, good, normal, poor	:	normal,
ii)	Interior - Excellent, good, normal, poor	:	normal,

II. Specifications of construction (floor-wise) in respect of –Two Storied Building

Sl. No.	Description	
1.	Foundation	R.C.C
2.	Basement	NA
3.	Superstructure	R.C.C
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	Yes
5.	RCC Works	Complete
6.	Plastering	Complete
7.	Flooring, Skirting, dawdling	Net Cement
8.	Special finish as marble, granite, wooden paneling, grills etc.	No



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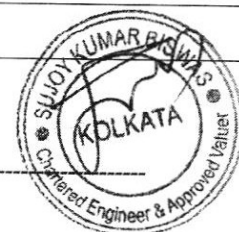
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9.	Roofing including weather proof course	No
10.	Electric wiring	Yes
11.	Water Connection	Available
2.	Compound wall	No
	Height	-
	Length	-
	Type of construction	-
3.	Electrical installation	
	Type of wiring	Consul
	Class of fittings (superior / ordinary / poor)	Normal
	Number of light points	10
	Fan points	08
	Spare plug points	01
	Any others items	NA
4.	Plumbing installation	Yes
a)	No. of water closets	NA
b)	No. of wash basins	01
c)	No. of urinals	N.A
d)	No.- of bath tubs	NA
c)	Water meters, taps etc.	NA
f)	Any other fixtures	Nil

Part - C (Extra Items)

1	Portico	Nil
2	Ornamental front door	Nil
3	Sit out / Verandah with steel grills	Nil
4	Overhead water tank	Nil



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5	Extra steel / collapsible gates	:	Nil
	Total	:	

Part – D (Amenities)

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

Part – E (Miscellaneous)

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)

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

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



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Sl. No.	Particulars of item	Plinth area	Roof Height	Age of building	Estimated replacement rate of construction Rs.	Replacement Cost Rs.	Depreciation G.F.- Rs.82% & F.F- 27%	Net value after depreciation Rs.
1.	Ground Floor	1270.00 Sq Ft	10ft	46 Years	Rs-900/-	Rs- 11,43,000.00/-	82%	Rs- 2,05,740.00
2.	1 st Floor	1270.00 Sq. Ft	10ft	15Years	Rs-700/-	Rs- 8,89,000.00/-	27%	Rs- 6,48,970.00
NA								Rs. 8,54,710.00/-

Total abstract of the entire property

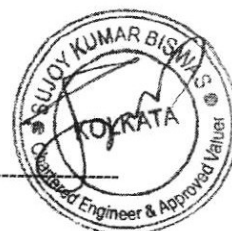
Part - A	Present Value of Land	:	Rs. 24,00,000.00
Part - B	Construction Value	:	Rs. 8,54,710.00
Part - C	Extra	:	
	Total	:	Rs. 32,54,710.00 Say Rs. 32,55,000.00

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

Present market value	Rs. 32,55,000.00	Rupees Thirty-Two Lac Fifty-Five Thousand Only.
Realizable value of the above property	Rs. 29,29,500.00	Rupees Twenty-Nine Lac Twenty-Nine Thousand Five Hundred Only.
Distress value of the above property	Rs. 26,04,000.00	Rupees Twenty-Six Lac Four Thousand Only.

Remarks - This is to be noted that subject property sanction plan not given to us, hence we are considering valuation as per previous valuation report done by Ajay Associated, Date- 27.03.2019

During the site verification we are also observed that subject property is attached (West Side).



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I hereby declare that-

- The information furnished in my valuation report dated- 05.02.2026 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/we have personally inspected the property on - 30.01.2026
- I have not been convicted of any offence and sentenced to a term of imprisonment,
- Property identified by owner.

SUJOY KUMAR BISWAS

Chartered Engineer (AM 23075/3)

Fellow of The Institution of Engineers (India) (F-115871-9)

Approved Valuer & Fellow of the Institution of Valuers (F-160)

Licentiate Building Surveyor KMC Class I (LBS/1/1347)

Empanelled Engineer and Valuer (F-161/1)

Place: Kolkata

Date: 25.08.2025

- Details of Property Visited: _____
- Date of Visit _____
Time of Visit _____
- Name & Designation of Visiting Official _____
- Remarks if any.

The undersigned has inspected the property detailed in the valuation report dated 5/2/2026 on _____. We are satisfied that the fair and reasonable market value of the property is

RS. 3255000 (Rupees Only) 50 Lakhs 2500000 higher five thousand only

Date

Signature



(Name & Designation of the Inspecting Official/s)

(BRANCH MANAGER)

Prof Dr. Sujoy Kumar Biswas

B.Tech., M.Tech., MBA., Phd.(Engg.)

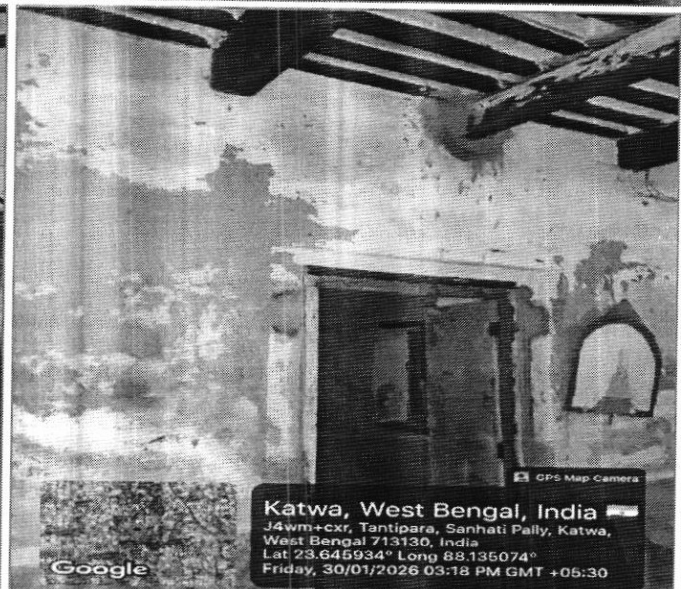
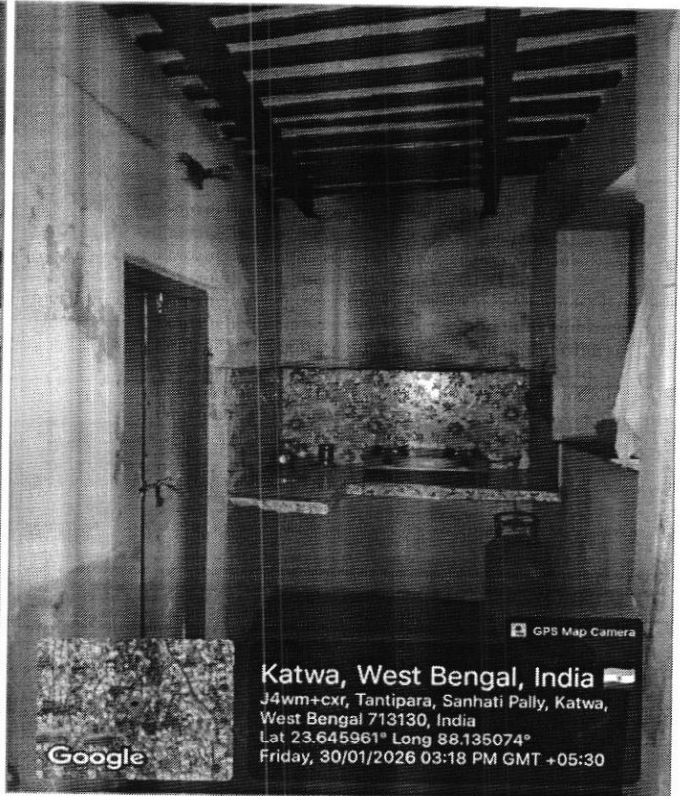
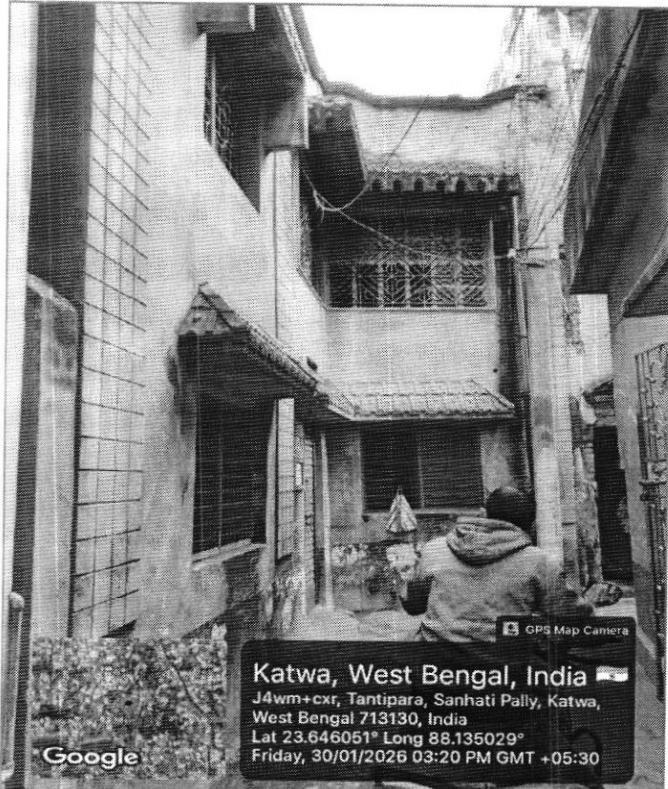
F.I.E., F.I.V., M.S.C.E., F.I.C.I.

Chartered Engineer & Approved Valuer

Licentiate Building Surveyor Class (LBS-I): Kolkata Municipal Corporation
Corporation Empanelled Structural Engineer Class (ESE-I): Kolkata Municipal Corporation
Licentiate Building Surveyor Class (LBS-I): Kolkata Municipal Corporation
Empanelled Civil Engineer : HIDCO, Rajarhat
Empanelled Structural Engineer : HIDCO, Rajarhat
Wealth Tax (34A/B) Reg. No - W.B/CCIT - 4/
Kol/85/2016-17/Registration of Valuer/ Sujoy Kumar Biswas

Empanelled Engineer and Valuer - State Bank of India
Empanelled Engineer and Valuer - Central Bank of India
Empanelled Engineer and Valuer - Bank of Baroda
Empanelled Engineer and Valuer - Axis Bank
Empanelled Engineer and Valuer - Andhra Bank
Empanelled Engineer and Valuer - Allahabad Bank
Empanelled Engineer and Valuer - UCO Bank
Empanelled Engineer and Valuer - Bandhan Bank
Empanelled Engineer and Valuer - DHFL
Empanelled Engineer and Valuer - Kotak Mahindra Bank
Empanelled Engineer and Valuer - IndiaBulls Housing Finance Ltd
Empanelled Engineer and Valuer - Shriram Housing and Finance
Empanelled Engineer and Valuer - Capital First Ltd.
Empanelled Engineer and Valuer - Calcutta High Court
Empanelled Engineer and Valuer - Debts Recovery Tribunal

PHOTOGRAPH OF THE SITE



Prof Dr. Sujoy Kumar Biswas

B.Tech., M.Tech., MBA., Phd.(Engg.)

F.I.E., F.I.V., M.S.C.E., F.I.C.I.

Chartered Engineer & Approved Valuer

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