

**VALUAEER
DETAILS**

SATYAJIT DAS

Registered valuer under IBBI

CBDT Registration No.:-

34AB/N-172/2018-19/1406,

IBBI Registration No.:-

IBBI/RV/02/2019/12329

Address –

84, Berh West Para,

Ward No- 17, P.O.– Sripally,

Pin code no.– 713103,

Dist.- Purba Burdwan,

West Bengal.

Branch office Address :

Sodepur Kalitala,

P.O. – Pansila,

Pin – 700112,

North 24 pgs, West Bengal.

Contact No.:-

6290367977, 9332113655

Email:-

satyajitarndr@gmail.com/

sauravofficevaluer@gmail.com

VALUATION REPORT



: PROPERTY OWNED BY :

SMT. BINDA SINGH & OTHERS.

**BORROWER :- M/S. INTRA CONTINENTAL
ENGINEERING CORPORATION.**

**REPORT ON VALUATION OF THE PROPERTY IS
AN INDUSTRIAL (LAND WITH A DOUBLE
STORIED OFFICE & ADMINISTRATIVE BUILDING
AND WORK SHOP) SITUATED AT, P199, BENARAS
ROAD, NEAR PAHARIMATA INDUSTRIAL
COMPLEX BUS STOPPAGE, MOUZA – BELGACHIA,
J.L. NO.- 08, L.R. DAG NOS.- 77 & 79, L.R. KHATIAN
NOS.- 964, 965, 966 & 967, UNDER HOWRAH
MUNICIPAL CORPORATION, WARD NO.- 08, P.O.-
NETAJI GARH, P.S.- DASNAGAR (OLD-LILUAH),
PIN CODE NO.- 711108, DIST.- HOWRAH, WEST
BENGAL.**

SATYAJIT DAS

(Registered Valuer Under IBBI)

CBDT Registration No.: - 34AB/N-172/2018-19/1406, IBBI Registration No.: - IBBI/RV/02/2019/12329.

Address – 84, Berh West Para, Ward No- 17, P.O.– Sripally,
Pin code no.– 713103, Dist.- Purba Burdwan, West Bengal.

Contact No.: - 6290367977, 9332113655

Email: - satyajitarndr@gmail.com/sauravofficevaluer@gmail.com

Ref. no. SD/SG/UCO/2026/22

Date: 05.06.2026.

To,
The Chief Manager,
UCO Bank
Balitikuri Branch

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

(To be filled in by the Approved Valuer)

Name of Customer/ Borrower Unit: M/S. INTRA CONTINENTAL ENGINEERING CORPORATION.

I.	GENERAL	
1.	Purpose for which the valuation is made	: NPA.
2.	a) Date of inspection	: 03.06.2026.
	b) Date on which the valuation is made	: 05.06.2026.
3.	List of documents produced for perusal	
	i). Copy of Deed	: Copy of Sale Deed Being No.- I-212 of 2005, on dt.- 02.12.2005 & Being No.- 595 of 2005, on dt.- 02.12.2005. & Previous Valuation Report done by, P.K. Nag, on dt.- 15.01.2022.
4.	Name of the owner(s)/applicant (s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)	OWNERS :- i). Smt. Binda Singh, W/O – Sri Virendra Pratap Singh. ii). Sri Alok Kumar Singh, iii). Sri Pravin Kumar Singh, iv). Sri Amit Kumar Singh, all are S/O – Sri Virendra Pratap Singh. All are residing at, P – 108A, C.I.T. Road, P.S.- Entally, Kolkata - 700014. BORROWER :- M/S. INTRA CONTINENTAL ENGINEERING CORPORATION.
5.	Brief description of the property (Including leasehold / freehold etc)	The Captioned the Property Is an Industrial (Land with A Double Storied Office & Administrative Building and Work Shop) Situated At, P199, Benaras Road, Near Paharimata Industrial Complex Bus Stoppage , Mouza – Belgachia, J.L. No.- 08, : L.R. Dag Nos.- 77 & 79, L.R. Khatian Nos.- 964, 965, 966 & 967, Under Howrah Municipal Corporation, Ward No.- 08, P.O.- Netaji Garh, P.S.- Dasnagar (Old-Liluah), Pin Code No.- 711108, Dist.- Howrah, West Bengal. The said property is <u>Freehold</u> Property.
	Location of property	
	a) Plot No. / Survey No.	: L.R. Dag Nos.- 77 & 79.

6.	b)	Door No.	:	N.A.
	c)	T. S. No. / Village/ Mouza	:	Mouza – Belgachia.
	d)	Ward / Taluka	:	Ward No.- 08.
	e)	Mondal / District	:	Howrah.
	f)	Pin No.	:	Pin code no. - 711108.

7.	Postal address of the property		:	P199, Benaras Road, P.O.- Netaji Garh, P.S.- Dasnagar (Old-Liluah), Pin Code No.- 711108, Dist.- Howrah, West Bengal.
8.	City / Town		:	Belgachia.
	Residential Area		:	Yes.
	Commercial Area		:	N.A.
	Industrial Area		:	Yes.
9.	Classification of the area		:	
	i)	High / Middle / Poor	:	Middle
	ii)	Urban / Semi Urban / Rural	:	Urban
10	Coming under Corporation limit / Village Panchayat / Municipality		:	Under Howrah 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		:	No.
12	In case it is an agricultural land, any conversion to house site plots is contemplated		:	No.
13.	Boundaries of the property (As per Documents)		:	As per the Actual
	North – Holding No.- P-199/15.		:	Others Factory.
	South – Plot No.- 38.		:	20 ft. wide Industrial Road.
	East – Sankar Iron Eng. Work Ltd.		:	Sankar Iron Eng. Work Ltd.
	West – 20 ft. wide Industrial Road.		:	20 ft. wide Industrial Road.
14.2	Latitude, Longitude and Coordinates of the site		:	Latitude: 22.609534. Longitude: 88.310047.
15	Extent of the site		:	Land area :- 12 cottah 11 chittaks 09 sft. = 12.70 cottah = 20.96 decimal. (9130.18 sft.) (Out of which 5.84 cottah – 9.64 decimal converted to industrial land)
16	Extent of the site considered for valuation (least of 14 A & 14 B)		:	Land area :- 12 cottah 11 chittaks 09 sft. = 12.70 cottah = 20.96 decimal. (9130.18 sft.) (Out of which 5.84 cottah – 9.64 decimal converted to industrial land)
17	Whether occupied by the owner / tenant? If occupied by tenant, since how long? Rent received per month.		:	Occupied by the owner.

II.	CHARACTERISTICS OF THE SITE		
1.	Classification of locality		Urban.
2.	Development of surrounding areas		Developed.
3.	Possibility of frequent flooding / sub-merging		No.
4.	Land Mark		Near Paharimata Industrial Complex Bus Stoppage.
5.	Level of land with topographical conditions		Level.
6.	Shape of land		Not known.

7.	Type of use to which it can be put	Type of land is Sali & Industrial .
8.	Any usage restriction	No.
9.	Is plot in town planning approved layout?	No.
10	Corner plot or intermittent plot?	Corner plot.
11	Road facilities	20 ft. wide Industrial Road.
12	Type of road available at present	Mud Road.
13	Width of road – is it below 20 ft. or more than 20 ft.	Same as 20 ft.
14	Is it a land – locked land?	No.
15	Water potentiality	Yes.
16	Underground sewerage system	Open system.
17	Is power supply available at the site?	Yes.
18	Advantage of the site	
	1.	Developing Area
	2.	Communication system is good
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)	There was no notification regarding acquisition of land for public service purpose. Since it is not a coastal area, CRZ provisions are not applicable.
Part – A (Valuation of land)		
1.	Size of plot	Land area :- 12 cottah 11 chittaks 09 sft. = 12.70 cottah = 20.96 decimal. (9130.18 sft.) (Out of which 5.84 cottah – 9.64 decimal converted to industrial land)
	North & South	-
	East & West	-
2.	Total extent of the plot	Land area :- 12 cottah 11 chittaks 09 sft. = 12.70 cottah = 20.96 decimal. (9130.18 sft.) (Out of which 5.84 cottah – 9.64 decimal converted to industrial land)
3.	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	From local enquiry and market investigation it reveals that, the rate for developing “ Sali & Industrial ” land in and around the site varies between Rs. 10,50,000/- per Decimal to Rs. 11,00,000/- per Decimal depending upon location sites, shape, size width of the abutting road and neighborhood area of the property.
4.	Guideline rate obtained from the Registrar’s Office (evidence thereof to be enclosed)	Govt. guideline rate indicating Rs. 10,36,364/- per Decimal. (Sali Land) Govt. guideline rate indicating Rs. 19,43,182/- per Decimal. (Developed Industrial Plots)
5.	Assessed / adopted rate of valuation	Rs. 10,95,000/- per Decimal. Note :- In this locality the market rate is same as the value fixed by A.D.S.R.O. – Howrah. So, I am choosing Rs. 10,95,000/- per decimal for realistic approach of valuation. (The property is situated at, P199, Benaras Road, Near Paharimata Industrial Complex Bus Stoppage , Mouza – Belgachia, on 20 ft. wide Industrial Road which ultimately connects with Benaras Road. Netaji Garh Bus Stop is within 100 meters & Dasnagar Railway

			Station is within 1.5 k.m. from the site. All civic amenities Like School, College, Bank, Post office and Hospital, shopping markets are available within Close proximity.)
6.	Estimated value of land		Rs. 2,29,51,200/-
7.	Less : 05% on a/c encumbrance due to existing structure		Rs. 11,47,560/- Total = 2,18,03,640/-
Part - B (Valuation of Building)			
1.	Technical details of the building		
	a)	Type of Building (Residential / Commercial / Industrial)	Commercial Building.
	b)	Type of construction (Load bearing / RCC / Steel Framed)	Load bearing structure.
	c)	Year of construction	2006.
	d)	Number of floors and height of each floor including basement, if any	A Double Storied Office & Administrative Building and Work Shop, approx. 12 Ft. Height.
	e)	Plinth area floor-wise	COVERED AREA :- i). Office Building :- Ground floor :- 1350 sft. 1 st floor :- 1350 sft. ii). Work shop :- 5000 sft.
	f)	Condition of the building	Normal.
	i)	Exterior – Excellent, Good, Normal, Poor	Do.
	ii)	Inferior - Excellent, Good, Normal, Poor	Do.
	g)	Date of issue and validity of layout of approved map / plan	Plan not Provided to us.
	h)	Approved map / plan issuing authority	-
	i)	Whether genuineness or authenticity of approved map / plan is verified	Not known.

Specifications of construction (floor-wise) in respect of

S. No.	Description	Ground & 1 st floor	Work shop
1.	Foundation	The said Property is a NPA Property. Our representative is unable to inspect the Property from inside.	The said Property is a NPA Property. Our representative is unable to inspect the Property from inside.
2.	Basement	Do.	Do.
3.	Superstructure	Do.	Do.
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	Do.	Do.
5.	RCC works	Do.	Do.
6.	Plastering	Do.	Do.
7.	Flooring, Skirting, dado	Do.	Do.
8.	Special finish as marble, granite, wooden paneling, grills, etc	Do.	Do.
9.	Roofing including weather proof course	Nothing observed	-
10.	Drainage	Yes.	-

S. No.	Description	Ground & 1 st floor	Work shop
	Compound wall	No.	-
	Height	-	-

2.	Length		N.A.	-
	Type of construction		N.A.	-
3.	Electrical installation			
	Type of wiring	:	N.A.	N.A.
	Class of fittings (superior / ordinary / poor)	:	N.A.	N.A.
	Number of light points	:	As required	-
	Fan points	:	As required	-
	Spare plug points	:	As required	-
	Any other item		Nothing observed	
4.	Plumbing installation			
	a) No. of water closets and their type	:	Nil	
	b) No. of wash basins	:	As required	
	c) No. of urinals	:	Nil	
	d) No. of bath tubs	:	Nil	
	e) Water meter, taps, etc.	:	As required	
	f) Any other fixtures	:	Nothing observed	

Details of valuation : Replacement cost of the building is estimated at per current market Price of building materials & rates of labours. The Double storied building (R.C.C.) was constructed in 2006, it's Maintenance is normal. So, $[(20 \times 0.9) \div 80] \times 100 = 23\%$ depreciation Considered.

The workshop was constructed in 2006, it's Maintenance is normal. So, $[(20 \times 0.9) \div 50] \times 100 = 36\%$ depreciation Considered.

Sr. No.	Particulars of item	Plinth area	Ro of height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	% of Depreciation Rs	Net value after depreciation Rs.
1.	Ground Floor	1350 sft.	12'	20 years	Rs. 1,500/-	Rs. 20,25,000.00	23%	Rs. 15,59,250.00
2.	1 st floor	1350 sft.	12'	20 years	Rs. 1,400/-	Rs. 18,90,000.00	23%	Rs. 14,55,300.00
3.	Work Shop	5000 sft.	12'	20 years	Rs. 700/-	Rs. 35,00,000.00	36%	Rs. 22,40,000.00
Total =								Rs. 52,54,550.00

Part C- (Extra Items)

(Amount 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)

(Amount 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) (Amount 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) (Amount in Rs.)

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

Total abstract of the entire property

Part- A	Land	:	Rs. 2,18,03,640/-
Part- B	Building	:	Rs. 52,54,550/-
Part- C	Extra Items	:	Nil
Part- D	Amenities	:	Nil
Part- E	Miscellaneous	:	Nil
Part- F	Services	:	Nil
Part - G	Boundary Wall & Main Gate	:	Nil
	Total	:	Rs. 2,70,58,190/- Rs. 2,70,58,000/- (Rupees Two crore seventy lacs fifty-eight thousand only) (Round Off)
	Realizable Value	:	Rs. 2,43,52,000/-
	Forced sale Value	:	Rs. 2,16,46,000/-

Remarks:

1. All internal photographs have been taken at the time of inspection on 03.06.2026 in the presence of Recovery Agent.
2. (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 calculations. Also, such aspects as i) Sale ability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

Place: Purba Burdwan.

Date: 05.06.2026.

Signature
(Name and Official seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report date: 05.06.2026. We are satisfied that the fair and reasonable market value (Land with a Double Storied Office & Administrative Building and Work Shop) of the property is Rs. 2,70,58,000/- (Rupees Two crore seventy lacs fifty-eight thousand only.)

Signature
(Name of the Branch Manager)

SATYAJIT DAS

(Registered Valuer Under IBBI)

**CBDT Registration No.: - 34AB/N-172/2018-19/1406, IBBI Registration No.: -
IBBI/RV/02/2019/12329.**

Address – 84, Berh West Para, Ward No- 17, P.O.– Sripally,
Pin code no.– 713103, Dist.- Purba Burdwan, West Bengal.

Contact No.: - 9332113655/6290367977

Email: - satyajitarndr@gmail.com/sauravofficevaluer@gmail.com

MANDATE

	Name(s) of Valuer with Address & Telephone No.	:	SATYAJIT DAS Chartered Engineer & Approved Valuer Govt. Registered Valuer of CBDT.
1	Date of Visit	:	03.06.2026.
	a. Vacant Land [Agriculture / non agriculture]	:	N/A
	b. Land with building thereon	:	Land with a Double Storied Office & Administrative Building and Work Shop.
2	Area of the land	:	Land area :- 12 cottah 11 chittaks 09 sft. = 12.70 cottah = 20.96 decimal. (9130.18 sft.) (Out of which 5.84 cottah – 9.64 decimal converted to industrial land)
3	In case of building, built-up area	:	<u>COVERED AREA :-</u> <u>i). Office Building :-</u> Ground floor :- 1350 sft. 1 st floor :- 1350 sft. <u>ii). Work shop :-</u> 5000 sft.
4	In case of building under construction, status/ progress of construction and approximate time required for completion	:	Land with a Double Storied Office & Administrative Building and Work Shop.
5	Distance of the site from the branch	:	UCO bank about 0.5 k.m. (approx.)
6	Location (with boundary)	:	The property is situated at, P199, Benaras Road, Near Paharimata Industrial Complex Bus Stoppage , Mouza – Belgachia, on 20 ft. wide Industrial Road which ultimately connects with Benaras Road. Netaji Garh Bus Stop is within 100 meters & Dasnagar Railway Station is within 1.5 k.m. from the site. All civic amenities Like School, College, Bank, Post office and Hospital, shopping markets are available within Close proximity. <u>As per the (Documents) :-</u> North – Holding No.- P-199/15. South – Plot No.- 38. East – Sankar Iron Eng. Work Ltd. West – 20 ft. wide Industrial Road.

		<u>As per the Actual :-</u> North – Others Factory. South – 20 ft. wide Industrial Road. East – Sankar Iron Eng. Work Ltd. West – 20 ft. wide Industrial Road.
7	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	: Mouza – Belgachia, J.L. No.- 08, L.R. Dag Nos.- 77 & 79, L.R. Khatian Nos.- 964, 965, 966 & 967.
8	Name of the present owner of the property(if other than the applicant)	: <u>OWNERS :-</u> i). Smt. Binda Singh, W/O – Sri Virendra Pratap Singh. ii). Sri Alok Kumar Singh, iii). Sri Pravin Kumar Singh, iv). Sri Amit Kumar Singh, all are S/O – Sri Virendra Pratap Singh.
9	Present address of the owner (if other than the applicant)	: All are residing at, P – 108A, C.I.T. Road, P.S.- Entally, Kolkata - 700014.
10	Occupation of the owner (if other than the applicant)	: Business.
11	Relationship with the applicant	: Self & Brother.
12	No. of stories and age of the building	: Double Storied Office & Administrative Building and Work Shop & 20 yrs. old.
13	Whether the property has been purchased by the present owner or inherited or received as gift.	: By Purchased.
14	The valuer should verify seller's photo Id and address	: Not Produce.
15	Consideration / reason for offering the property as mortgage (In case of third party property) in case of third party collateral security.	: N/A.
16	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 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 Produced.
17	Whether the property is free from tenancy?	: Free Hold.
18	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.	: Not applicable.
19	Who is the occupying the house at present?	: Occupied by the owner.

20	Condition of the land / land & building from the point of view of sale.	:	Good.
21	Whether local enquiry made to satisfy about history of the property?	:	Yes.
22	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.	:	Recovery Agent.
23	Comments on the locality	:	Posh / Middle class / Lower class.
24	Surroundings	:	Very good / good / average.
25	Connections of the locality with main city	:	Well connection / gradual development taking place.
26	Type of construction of the building	:	Complete Double Storied Office & Administrative Building and Work Shop. Other details mentioned in valuation Report Item No.-16.
27	Any discouraging report about the property	:	Nothing else.

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.

Place :- Purba Burdwan.

Date :- 05.06.2026.

Encl:-

- i). Photos of the subject property
- ii). Google Map
- iii). Govt. Guideline Price

Signature

(Name and Official seal of the Approved Valuer)

GUIDELINE VALUE:



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 *	Howrah	Thana *	Liluya
Local Body *	H.I.T / Howrah Municipal Corporation	Mouza	Not Applicable
Road *	Benaras Road	Road Zone *	1 -- Salkia Chowrasta to Bamungachi
Premises No.	Premises No	Ward No.	Ward No
Jurisdiction of *	A.D.S.R. HOWRAH	H.I.T / Howrah Municipal Corporation *	HOWRAH MUNICIPAL CORPORATION
Project Name	Not Available		

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

Plot No	LR	00000	/	00000	LR Khatian No.	00000	/	00
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Proposed Land Use *	Sali	Nature of Land (as recorded in ROR)	
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Area of Land *	Acre	Decimal	Bigha	Katha	Chatak	Sq. Feet	Total Area of Land(Decimal)
	Acre	1	Bigha	Katha	Chatak	Sq. Feet	1
Adjacent to Metal Road	Yes			Approach Road Width * (In feet)		20	
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 properly below:

North side ☐ Yes ☒ No East side ☐ Yes ☒ No West side ☒ Yes ☐ No South side ☒ Yes ☐ No

Type the characters shown

C4M3T8

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Existing Market Value of Land: 10,36,364/-
Rs.



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 *	Howrah	Thana *	Liluya
Local Body *	H.I.T / Howrah Municipal Corporation	Mouza	Not Applicable
Road *	Benaras Road	Road Zone *	1 -- Salkia Chowrasta to Bamungachi
Premises No.	Premises No	Ward No.	Ward No
Jurisdiction of *	A.D.S.R. HOWRAH	H.I.T / Howrah Municipal Corporation *	HOWRAH MUNICIPAL CORPORATION
Project Name	Not Available		

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

Plot No	LR	00000	/	00000	LR Khatian No.	00000	/	00
---------	---------------------------------	------------------------------------	---	------------------------------------	----------------	------------------------------------	---	---------------------------------

Proposed Land Use *	Developed Industrial Plots					Nature of Land (as recorded in ROR)	
Area of Land *	Acre	Decimal	Bigha	Katha	Chatak	Sq. Feet	Total Area of Land(Decimal)
	Acre	1	Bigha	Katha	Chatak	Sq. Feet	1
Adjacent to Metal Road	Yes					Approach Road Width * (In feet)	20
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 properly below:

North side ☐ Yes ☒ No East side ☐ Yes ☒ No West side ☒ Yes ☐ No South side ☒ Yes ☐ No

Type the characters shown [Try new characters](#)

Existing Market Value of Land: 19,43,182/-
Rs.

22.609534,88.310047



Tirupati Balaji Banquet

তিরুপতি বালাজি
ব্যান্কেটস্



Benaras Rd



J856+V32



Kunjapara, Netajigarh, Dasnagar, Howrah, West Bengal 71105

Building · 🚗 1 min

Kaypee Equipments

No ratings or reviews

Manufacturer



Directions



Start



Directory



SATYAJIT DAS

(Registered Valuer Under IBBI)

CBDT Registration No.: - 34AB/N-172/2018-19/1406, IBBI Registration No.: - IBBI/RV/02/2019/12329.

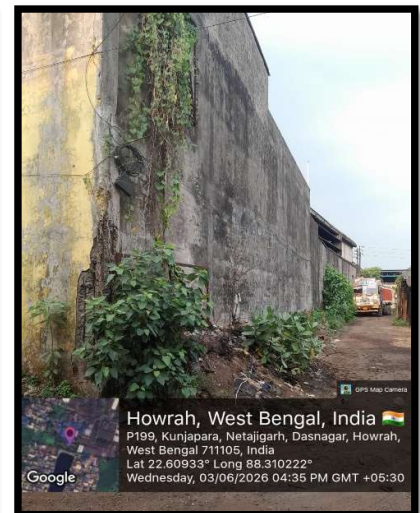
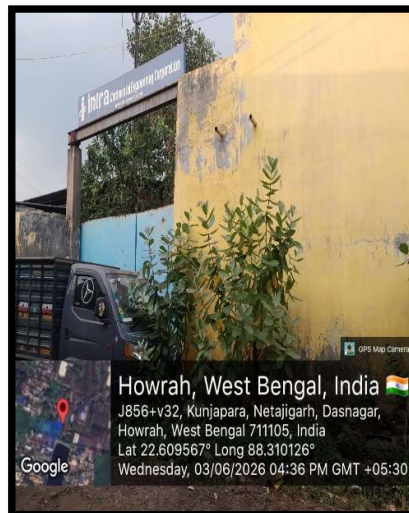
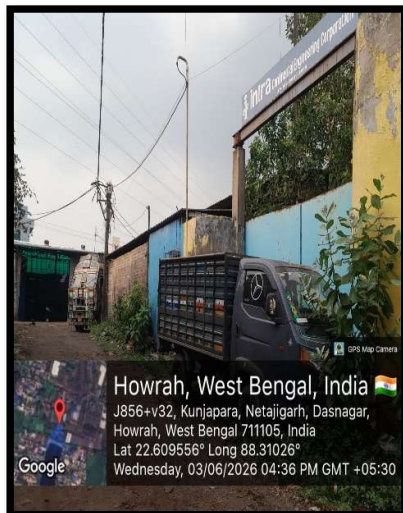
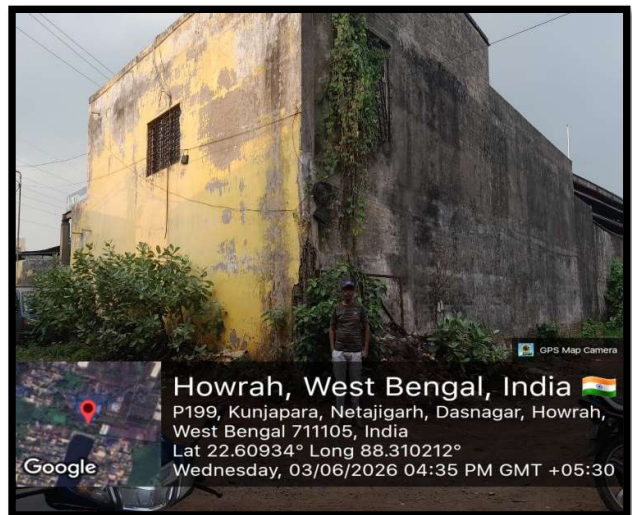
Address – 84, Berh West Para, Ward No- 17, P.O.– Sripally,
Pin code no.– 713103, Dist.- Purba Burdwan, West Bengal.

Contact No.: - 6290367977, 9332113655

Email: - satyajitarndr@gmail.com/sauravofficevaluer@gmail.com

OWNERS :- SMT. BINDA SINGH & OTHERS.

BORROWER :- M/S. INTRA CONTINENTAL ENGINEERING CORPORATION.



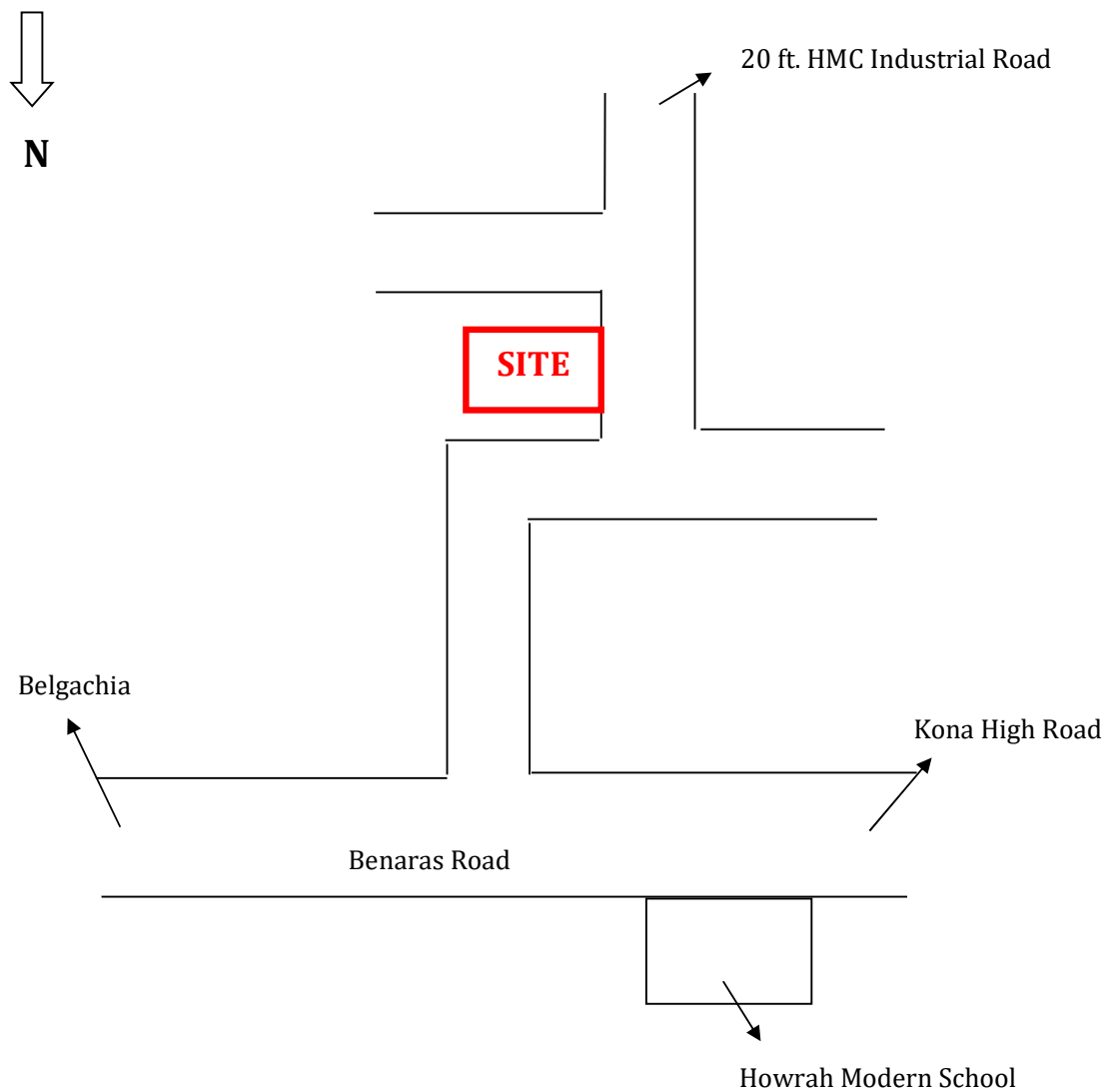
INSPECTED BY. OUR REPRESENTATIVE MR. PRAKASH ROY CHOWDHURY

MOBILE NO.- 7980620834.

LOCATION MAP

OWNERS :- SMT. BINDA SINGH & OTHERS.

BORROWER :- M/S. INTRA CONTINENTAL ENGINEERING CORPORATION.



SATYAJIT DAS

(Registered Valuer Under IBBI)

CBDT Registration No.: - 34AB/N-172/2018-19/1406, IBBI Registration No.: - IBBI/RV/02/2019/12329.

Address – 84, Berh West Para, Ward No- 17, P.O.– Sripally,
Pin code no.– 713103, Dist.- Purba Burdwan, West Bengal.

Contact No.: - 6290367977, 9332113655

Email: - satyajitarndr@gmail.com/sauravofficevaluer@gmail.com

INVOICE

Invoice No.: SM/SG/JUNE /2026/22

Date : 05.06.2026.

To
The Senior Manager
UCO Bank
Balitikuri Branch

Sub. : Valuation Report for the property of

OWNERS :- SMT. BINDA SINGH & OTHERS.

BORROWER :- M/S. INTRA CONTINENTAL ENGINEERING CORPORATION.

Sub : Bill For Valuation Fees Of The Property Is an Industrial (Land with A Double Storied Office & Administrative Building and Work Shop) Situated At, P199, Benaras Road, **Near Paharimata Industrial Complex Bus Stoppage**, Mouza – Belgachia, J.L. No.- 08, L.R. Dag Nos.- 77 & 79, L.R. Khatian Nos.- 964, 965, 966 & 967, Under Howrah Municipal Corporation, Ward No.- 08, P.O.- Netaji Garh, P.S.- Dasnagar (Old-Liluah), Pin Code No.- 711108, Dist.- Howrah, West Bengal.

Total value of fixed assets

Professional fees for valuation of : Rs. 8,000/- (Rs. Eight Thousand Only.)

Above mentioned property

Thanking you
Yours faithfully

Please transfer the professional fees to my UCO Bank

A/C – “10100110076293” of UCO UCHALAN

IFSC CODE- UCBA0001010

PAN NO.: AFLPD5190C