

**VALUAER
DETAILS**

VALUATION REPORT

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.

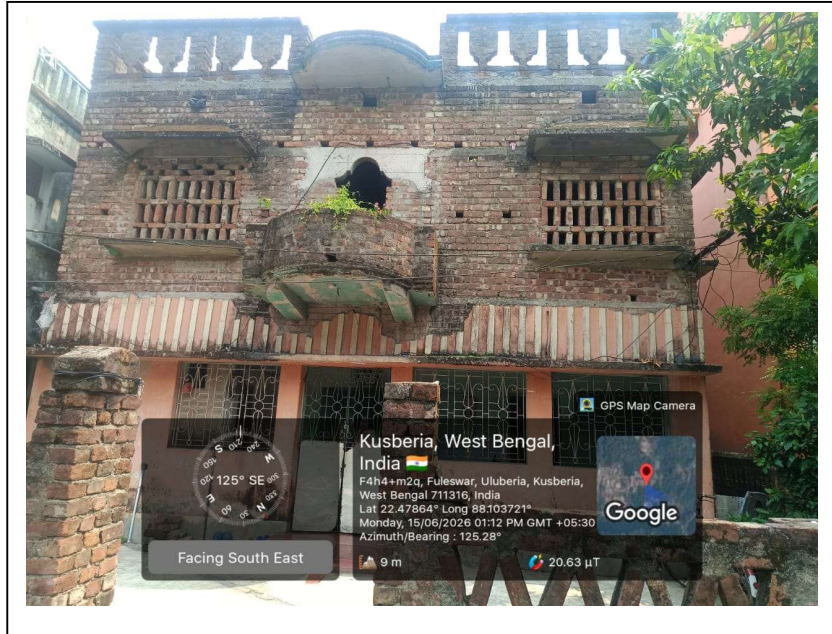
Contact No.:-

6290367977/9332113655

Email:-

[satyajitarndr@gmail.com/](mailto:satyajitarndr@gmail.com)

sauravofficevaluer@gmail.com



PROPERTY OWNED BY :
SRI RAJEN SHOW.

REPORT ON VALUATION OF THE PROPERTY (LAND WITH AN INCOMPLETE DOUBLE STORIED BUILDING) IS SITUATED AT, MAHOLLA - KUSHBERIA ULUBERIA MONDAL PARA, NEAR SISHU KALYAN CLUB, MOUZA - FULESWAR, J.L. NO.- 108, SABEK DAG NOS.- 1012, 1011/1916 & 1023, L.R. DAG NOS.- 965, 979 & 976, L.R. KHATIAN NO.- 4201, UNDER ULUBERIA MUNICIPALITY, P.O.- KUSHBERIA, P.S.- ULUBERIA, PIN CODE NO.- 711316, 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. SD/SG/UCO/2025/32

Date: 15.06.2026.

To,
The Chief Manager,
UCO Bank
Panchla Branch

VALUATION REPORT (IN RESPECT OF LAND / SITE AND BUILDING)
(To be filled in by the Approved Valuer)

Name of Customer/ Borrower Unit: SRI RAJEN SHOW.

I.	GENERAL	
1.	Purpose for which the valuation is made	: NPA.
2.	a) Date of inspection	: 15.06.2026.
	b) Date on which the valuation is made	: 15.06.2026.
3.	List of documents produced for perusal	
	i). Deed	: Being No.- 00580 of 2009, Book No.- I, Volume number – 2, Page from - 3493 to 3506, A.D.S.R.– Uluberia, on dt.- 10.02.2009.
	ii) Paper / documents furnished	: Copy of Advocate Report - done by Purnananda Sinha Roy, On dt.- 13.12.2018.
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)	OWNER :- Sri Rajen Show, S/O – Siupujan Show. Residing at, Maholla – Kushberia Uluberia Mondal Para, P.O.– Kushberia, P.S.- Uluberia, Pin Code No.- 711316, Dist.- Howrah, West Bengal. Mobile no.- 8617742570.
5.	Brief description of the property (Including leasehold / freehold etc)	The captioned The Property (Land with An Incomplete Double Storied Building) Is Situated At, Maholla – Kushberia Uluberia Mondal Para, Near Sishu Kalyan Club , Mouza – Fuleswar, J.L. No.- 108, Sabek Dag Nos.- 1012, 1011/1916 & 1023, L.R. Dag Nos.- : 965, 979 & 976, L.R. Khatian No.- 4201, Under Uluberia Municipality, P.O.– Kushberia, P.S.- Uluberia, Pin Code No.- 711316, Dist.- Howrah, West Bengal. (As per Physical Inspection) - Ground Floor :- It consists with Three Rooms, one Dinning, one Kitchen, one Toilet, one Verandah with staircase. 1 st Floor :- It consists with Three Rooms, one Dinning, one Kitchen, one Toilets, one Balcony with staircase. The said property is <u>Freehold</u> Property.
	Location of property	
	a) Plot No. / Survey No.	: Sabek Dag Nos.- 1012, 1011/1916 & 1023,

6.			L.R. Dag Nos.- 965, 979 & 976.
	b)	Door No.	: N.A.
	c)	T. S. No. / Village/ Mouza	: Mouza- Fuleswar.
	d)	Ward / Taluka	: -
	e)	Mondal / District	: Howrah.
	f)	Pin No.	: Pin code no.- 711316.

7.	Postal address of the property		: Maholla - Kushberia Uluberia Mondal Para, P.O.- Kushberia, P.S.- Uluberia, Pin Code No.- 711316, Dist.- Howrah, West Bengal.
8.	City / Town		: Fuleswar.
	Residential Area		: Yes.
	Commercial Area		: N.A.
	Industrial Area		: NA
9.	Classification of the area		:
	i)	High / Middle / Poor	: Middle
	ii)	Urban / Semi Urban / Rural	: Semi Urban
10	Coming under Corporation limit / Village Panchayat / Municipality		: Under Uluberia Municipality.
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 the Site Plan Actual
	North		: Village Road. Road.
	South		: Property of Madhabi Dolui. House of Others.
	East		: House of Bimala Jadab. House of Bimala Jadab.
	West		: House of Tapasi Banerjee. House of Abhijit Banerjee.
14.2	Latitude, Longitude and Coordinates of the site		: Latitude: 22.478881. Longitude: 88.103446.
15	Extent of the site		: Land area As per Deed & Advocate report :- 6.90 decimal. (3005.64 sft.)
16	Extent of the site considered for valuation (least of 14 A & 14 B)		: Land area As per Deed & Advocate report :- 6.90 decimal. (3005.64 sft.)
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		Semi urban.
2.	Development of surrounding areas		Developing.
3.	Possibility of frequent flooding / sub-merging		No.
4.	Land Mark		Near Sishu Kalyan Club.
5.	Level of land with topographical conditions		Level.
6.	Shape of land		Irregular.
7.	Type of use to which it can be put		Type of land is BASTU.
8.	Any usage restriction		No.
Pan	Is plot in town planning approved layout?		No.

10	Corner plot or intermittent plot?	Middle plot.
11	Road facilities	12 ft. wide Road.
12	Type of road available at present	Dhalai Road.
13	Width of road – is it below 20 ft. or more than 20 ft.	Below 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 As per Deed & Advocate report :- 6.90 decimal. (3005.64 sft.)
	North & South	30'6", 25'-0" & 58'-0"
	East & West	36'-6", 25'-0" & 62'-0"
2.	Total extent of the plot	Land area As per Deed & Advocate report :- 6.90 decimal. (3005.64 sft.)
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 developed “ Bastu ” land in and around the site varies between Rs. 1,50,000/- per Decimal to Rs. 2,00,000/- 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. 2,24,006/- per Decimal.
5.	Assessed / adopted rate of valuation	Rs. 1,95,000/- per Decimal. Note :- In this locality the market rate is lower side, than the value fixed by A.D.S.R.O. – Uluberia. So, I am choosing Rs. 1,95,000/- per decimal for realistic approach of valuation.
6.	Estimated value of land	Rs. 13,45,500/-
7.	Purchased Price	Rs. 7,77,357/-
Part – B (Valuation of Building)		
1.	Technical details of the building	
	a)	Type of Building (Residential / Commercial / Industrial) Residential Building.
	b)	Type of construction (Load bearing / RCC / Steel Framed) Load bearing structure.
	c)	Year of construction Ground floor :- 2002. 1 st floor :- 2016.
	d)	Age of the building Ground floor :- 24 years. 1 st floor :- 10 years.
	e)	Residual Life of the building 56 Years.
	f)	Number of floors and height of each floor including basement, if any Incomplete Double Storied Building, approx.

			12 Ft. Height. Ground floor :- Complete. 1 st floor :- Incomplete. (More or less 50% work is done & 50% work is pending.)
	g)	Plinth area floor-wise	COVERED AREA :- Ground floor :- 911 sft. 1 st floor :- 911 sft.
	h)	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	-
	h)	Approved map / plan issuing authority	Plan not provided to us.
	i)	Whether genuineness or authenticity of approved map / plan is verified	No.

Specifications of construction (floor-wise) in respect of

S. No.	Description	Ground Floor	1 st floor
1.	Foundation	Brick.	Brick.
2.	Basement	NA	NA
3.	Superstructure	Brick masonry structure.	Brick masonry structure.
4.	Joinery / Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc. and specify the species of timber)	All doors frame and shutter are Wooden. All windows are frame & shutter are wooden and protected with Iron rod.	All doors & windows are Not fitted.
5.	RCC works	R.C.C. Roof.	R.C.C. Roof.
6.	Plastering	Lime color wash.	Incomplete.
7.	Flooring, Skirting, dado	I.P.S. flooring.	Incomplete.
8.	Special finish as marble, granite, wooden paneling, grills, etc	I.P.S. flooring.	Incomplete.
9.	Roofing including weather proof course	Nothing observed	Nothing observed
10.	Drainage	Yes.	Yes.

S. No.	Description	Ground Floor	1 st floor
2.	Compound wall	No.	No.
	Height	N.A.	-
	Length	N.A.	N.A.
	Type of construction	N.A.	N.A.
3.	Electrical installation		
	Type of wiring	Surfaced type	Incomplete
	Class of fittings (superior / ordinary / poor)	ordinary	Not fitted
	Number of light points	As required	As required
	Fan points	As required	As required
	Spare plug points	As required	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 labors. The building (Ground floor) was constructed in 2002, Building condition is normal. So, $[(24 \times 0.9) \div 80] \times 100 = 27\%$ depreciation is Considered & (1st floor) was constructed in 2016, Building condition is good. So, $[(10 \times 0.9) \div 80] \times 100 = 11\%$ depreciation is Considered.

Sr. No.	Particulars of item	Plinth area	Ro of height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	% of Completion Rs.	Net value after depreciation Rs.
1.	Ground floor	911 sft.	12'	24 years	Rs. 1,400/-	Rs. 12,75,400.00	27%	Rs. 9,31,042.00
2.	1 st floor	911 sft.	12'	10 years	Rs. 1,300 x 50% = 650/-	Rs. 5,92,150.00	11%	Rs. 5,27,014.00
Total =								Rs. 14,58,056.00

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. 13,45,500/-
Part- B	Building	:	Rs. 14,58,056/-
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. 28,03,556/- Rs. 28,04,000/- (Rupees Twenty-eight lac four thousand only) (Round Off)
	Realizable Value	:	Rs. 25,24,000/-
	Force sale Value	:	Rs. 22,43,000/-

Remarks:

1. All internal photographs have been taken at the time of inspection on 15.06.2026. in the presence of one of the owner's wife Smt. Tapasi Show.
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: 15.06.2026.

Signature
(Name and Official seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report date: 15.06.2026. We are satisfied that the fair and reasonable market value (Land with incomplete Double Storied Building) of the property is Rs. 25,24,000/- (Rupees Twenty-five lacs twenty-four thousand only.)

Signature
(Name of the Branch Manager)

STRUCTURAL SOUNDNESS CERTIFICATE

Structural soundness certificate of the Property (Land with An Incomplete Double Storied Building) Is Situated At, Maholla – Kushberia Uluberia Mondal Para, **Near Sishu Kalyan Club**, Mouza – Fuleswar, J.L. No.- 108, Sabek Dag Nos.- 1012, 1011/1916 & 1023, L.R. Dag Nos.- 965, 979 & 976, L.R. Khatian No.- 4201, Under Uluberia Municipality, P.O.- Kushberia, P.S.- Uluberia, Pin Code No.- 711316, Dist.- Howrah, West Bengal.

The Complete Only Ground floor is Brick masonry structure base enveloped with 8" & 5" thick cement brick walls supporting R.C.C. roof slab. I.P.S. Flooring. All Doors are frame & shutter are wooden. All windows frame & Shutter are wooden with glass & protected with Iron rod. Inside wall is Lime color wash. Outside wall is Lime color wash. Normal type kitchen and toilet. Surfaced type electric wiring.

As per present owner information, the building was constructed in 2002 (G.F.) & 2016 (F.F.).

From physically appearance and condition of the building, its' nature of construction, age, I feel that the future residual life of the buildings may be estimated for further period of about 56 yrs. (Total life is considered 80 yrs.), **provided regular maintenance / Renovation work, are carried over the said period.**

Above declaration is given on the presumption under normal condition i.e., without any natural calamity, overloading etc.

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

MANDATE

	Name(s) of Valuer with Address & Telephone No.	:	Satyajit Das Chartered Engineer & Approved Valuer. <u>Govt. Registered Valuer</u>
1	Date of Visit	:	15.06.2026.
	a. Vacant Land [Agriculture / non agriculture]	:	N/A
	b. Land with building thereon	:	Land with Incomplete Double storied building.
2	Area of the land	:	Land area As per Deed & Advocate report :- 6.90 decimal. (3005.64 sft.)
3	In case of building, built-up area	:	<u>COVERED AREA :-</u> Ground floor :- 911 sft. 1 st floor :- 911 sft.
4	In case of building under construction, status/ progress of construction and approximate time required for completion	:	Land with Incomplete Double storied building.
5	Distance of the site from the branch	:	UCO bank about 11 k.m.
6	Location (with boundary)	:	The property is situated at, Maholla – Kushberia Uluberia Mondal Para, Near Sishu Kalyan Club , Mouza – Fuleswar, on Road 12 ft. wide Road & Main Road NH6. Nimdighi Bus Stop about 500 meter & Fuleswar Railway Station from about 800-meter distance from the site. All civic amenities like School, College, Bank, Post office, and Hospital, shopping markets are available within close distance. <u>As per Site Plan :-</u> North – Village Road. South – Property of Madhabi Dolui. East – House of Bimala Jadab. West – House of Tapasi Banerjee. <u>As per Physical Details :-</u> North – Road. South – House of Others. East – House of Bimala Jadab. West – House of Abhijit Banerjee.
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 – Fuleswar, J.L. No.- 108, Sabek Dag Nos.- 1012, 1011/1916 & 1023, L.R. Dag Nos.- 965, 979 & 976, L.R. Khatian No.- 4201.

8	Name of the present owner of the property (if other than the applicant)	:	OWNER :- Sri Rajen Show, S/O – Siupujan Show.
9	Present address of the owner (if other than the applicant)	:	Residing at, Maholla – Kushberia Uluberia Mondal Para, P.O.– Kushberia, P.S.- Uluberia, Pin Code No.- 711316, Dist.- Howrah, West Bengal. Mobile no.- 8617742570.
10	Occupation of the owner (if other than the applicant)	:	Business.
11	Relationship with the applicant	:	Self.
12	No. of stories and age of the building	:	Land with Incomplete Double storied building & Ground floor :- 24 years. 1 st floor :- 10 years.
13	Whether the property has been purchased by the present owner or inherited or received as gift.	:	Gifted.
14	The valuer should verify seller's photo Id and address	:	Not Produced.
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 dotain 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.	:	Owners' wife Smt. Tapasi Show.
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	:	Land with Incomplete double storied building is load bearing structure enveloped with 10" & 5" thick cement brick walls supporting R.C.C. Roof / floor slab. 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 :- 15.06.2026.

Encl:-

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

SATYAJIT DAS

Govt. Regd. Valuer.

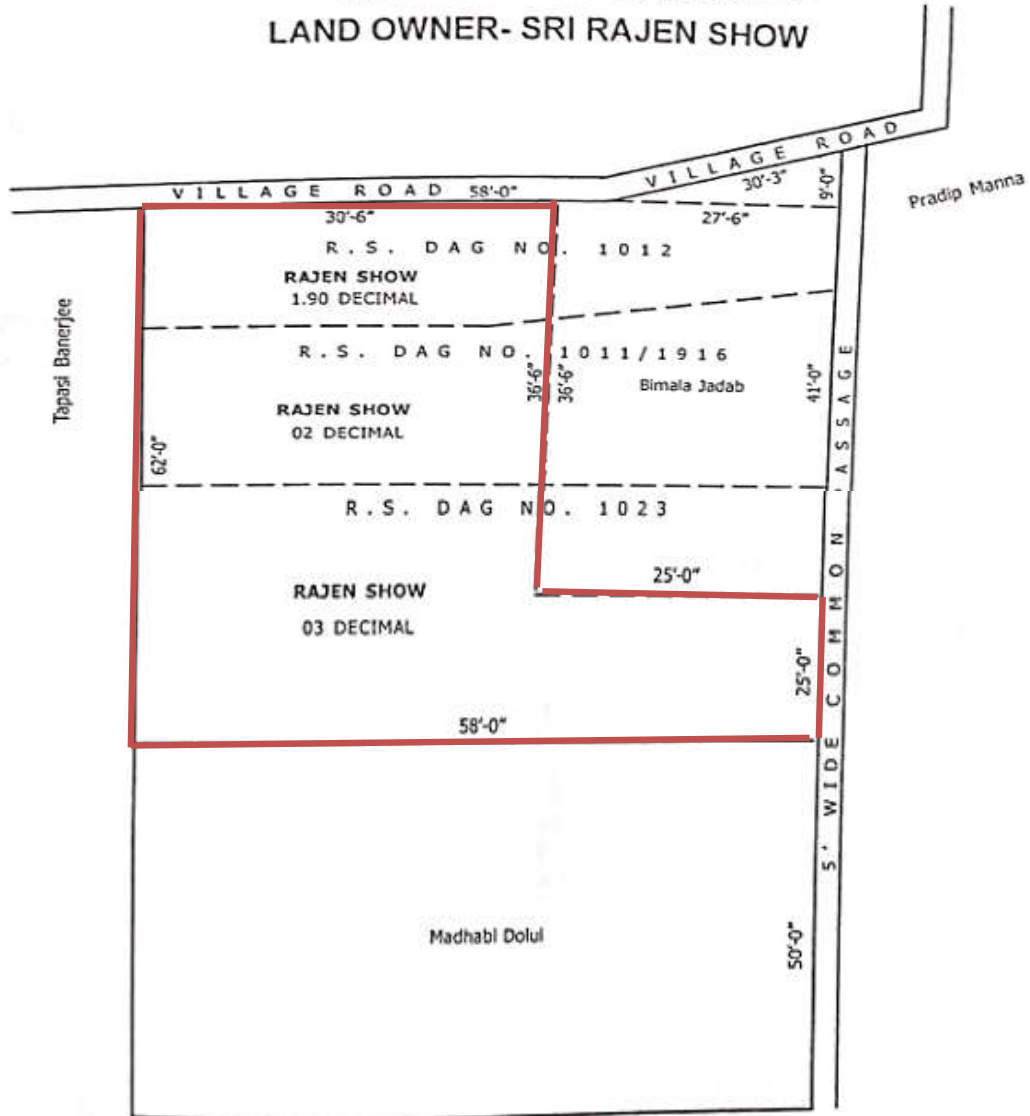
Panel Valuer for UCO Bank.

DEED PLAN (Not to Scale)

DIST.-HOWRAH, P.S.-ULUBERIA, MOUZA-FULESHWAR, J. L. NO. -108
L.R. KHATIAN NO. 4201

R.S. DAG NO.- 1012, L.R. DAG NO.- 965
AREA OF LAND 1.90 DECIMAL BASTU
R.S. DAG NO.- 1011/1916, L.R. DAG NO.- 979
AREA OF LAND 02 DECIMAL DANGA
R.S. DAG NO.- 1023, L.R. DAG NO.- 976
AREA OF LAND 03 DECIMAL DANGA
TOTAL SCHEDULE AREA 6.90 DECIMAL
MARKED BY RED BORDER

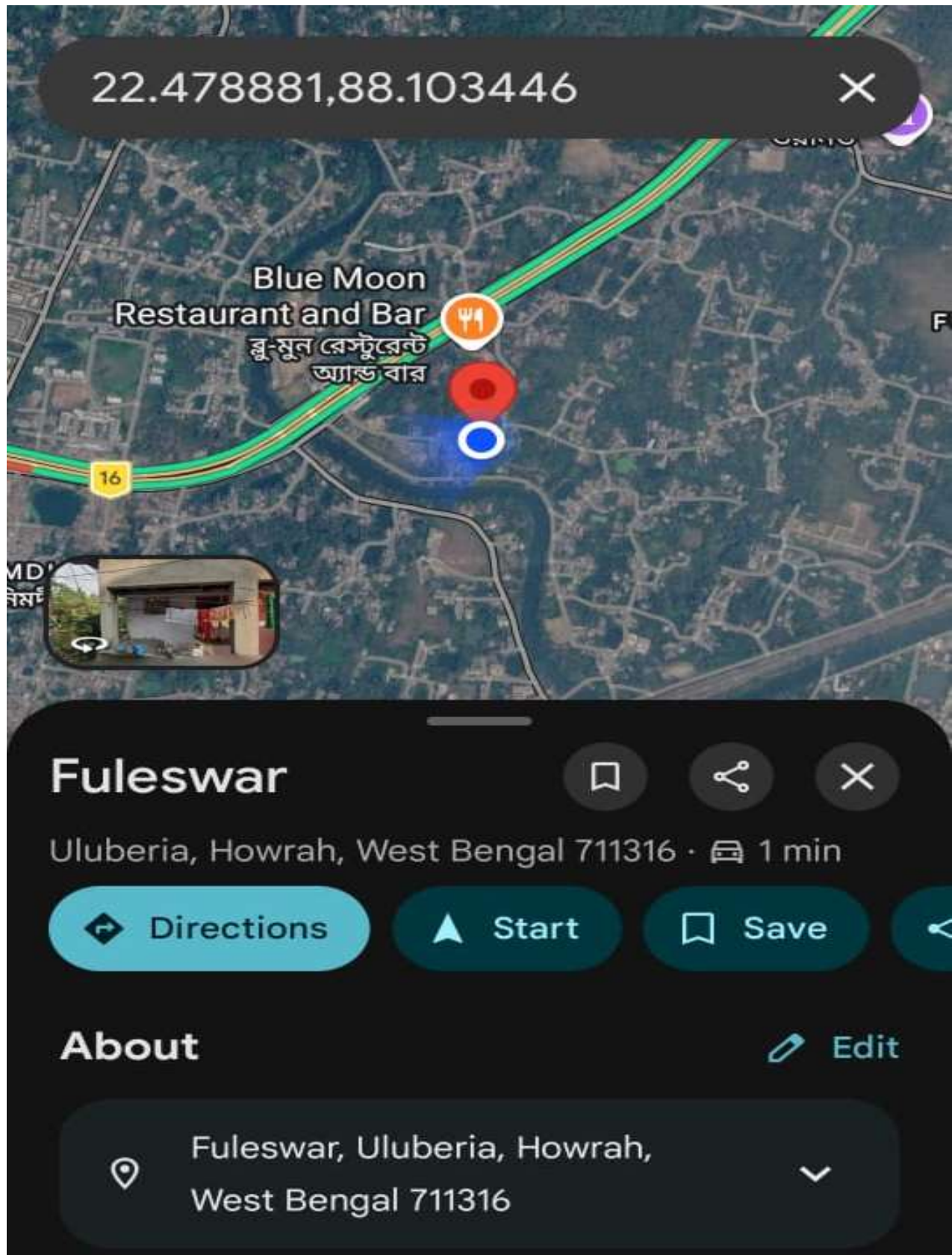
LAND OWNER- SRI RAJEN SHOW



Drawn by :

Malay Kumar Sarkar
Advocate (Surveyor)

Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites:



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 *	Uluberia
Local Body *	Municipality	Mouza *	Fuleshwar
Road *	Ward No 22 Unspecified Road.	Road Zone	Not Available *
Premises No.	Premises No	Ward No.	22
Jurisdiction of *	A.D.S.R. ULUBERIA	Municipality *	ULUBERIA
Project Name	Not Available		

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

Plot No	LR	00965	/	0	LR Khatian No.	4201	/	Bata Khatian
Proposed Land Use *	Bastu	Nature of Land *	Bastu					
(as recorded in ROR)								
Area of Land *	Acre	1	Bigha	Katha	Chatak	Sq. Feet	Total Area of Land(Decimal)	
Adjacent to Metal Road	Yes	Approach Road Width *	12					
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

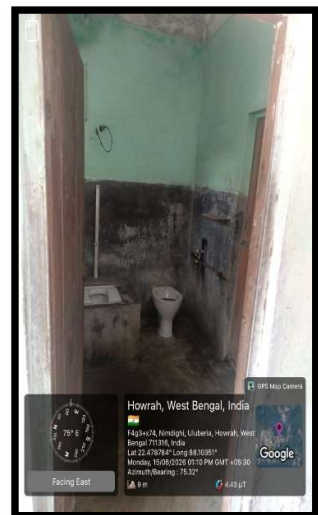
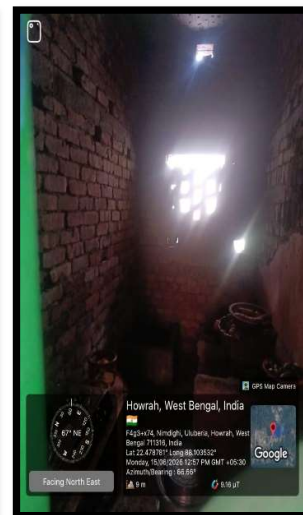
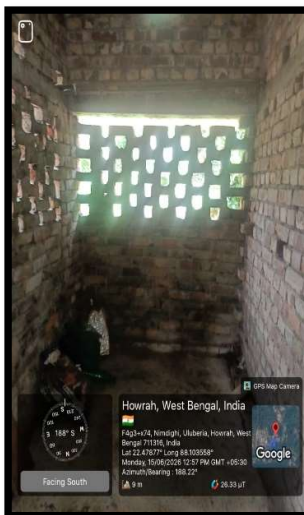
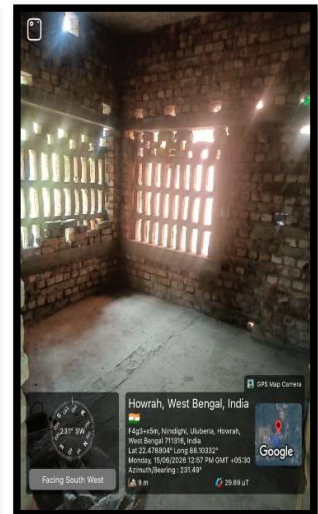
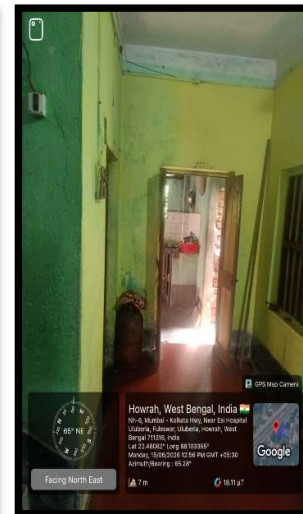
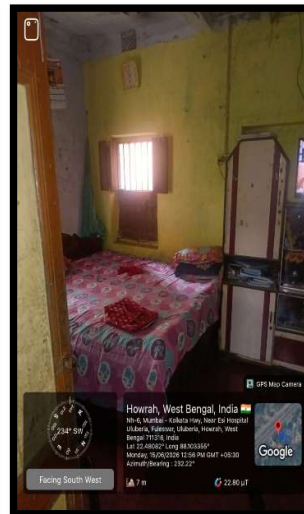
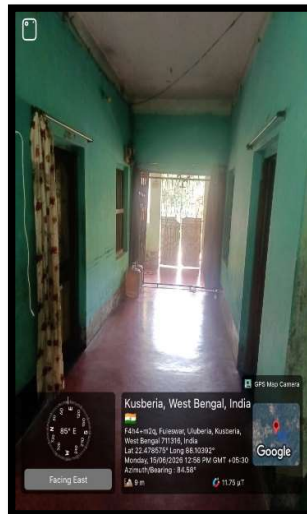
X6N6S8

Try new characters

Existing Market Value of Land: Rs. 2,24,006/-

Details of Land Record								
Sl No	Plot No (LR)	Khatian No	Recorded Owner Details			Classification of Plot	Share Area (Acre)	Mutation Case Formation
			Name	Father's/Husband's Name	Address			
1	965	4201	রাজেন সাউ	শিউপুজন সাউ	কুশবেড়িয়া, উলুবেড়িয়া	বাগান	0.02000000	OK

PHOTOGRAPHS OF THE PROPERTY



**INSPECTED BY, OUR REPRESENTATIVE MR. SAURAV GANGULY
IDENTIFIED BY ONE OF THE OWNER'S WIFE SMT. TAPASI SHOW.**

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: - /sauravofficevaluer@gmail.com

INVOICE

Invoice No.: SD/SG/June/2025/54

Date 15.06.2026.

To
The Senior Manager
UCO Bank
Panchla Branch

Sub. : Valuation Report for the property of

OWNER :- SRI RAJEN SHOW.

Sub : Bill For Valuation Fees Of The Property (Land with An Incomplete Double Storied Building) Is Situated At, Maholla – Kushberia Uluberia Mondal Para, **Near Sishu Kalyan Club**, Mouza – Fuleswar, J.L. No.- 108, Sabek Dag Nos.- 1012, 1011/1916 & 1023, L.R. Dag Nos.- 965, 979 & 976, L.R. Khatian No.- 4201, Under Uluberia Municipality, P.O.– Kushberia, P.S.- Uluberia, Pin Code No.- 711316, Dist.- Howrah, West Bengal.

Total value of fixed assets

Professional fees for valuation of : Rs. 3,000/- (Rs. Three 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