

# Prof Dr. Sujoy Kumar Biswas

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

E.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  
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Empanelled Engineer and Valuer - Debts Recovery Tribunal

TO,

THE CHIEF MANAGER,  
UCO BANK,  
BRANCH: PANIHATI

## VALUATION REPORT (IN RESPECT OF FLAT )

(To be filled in by the Approved Valuer)

### 1. GENERAL:-

|      |                                                                                                                             |                                                                                                                                                            |
|------|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01.  | Purpose for which the valuation is made                                                                                     | To ascertain the present value of the land and building for Bank loan purpose.                                                                             |
| 02.  | a) Date of Inspection                                                                                                       | 14.02.2026                                                                                                                                                 |
|      | b) Date on which the valuation is made                                                                                      | 16.02.2026                                                                                                                                                 |
| 03.1 | List of documents produced for perusal                                                                                      | 1. Deed Of Conveyance, Benign No.I-5174/2024, Dated- 14.06.2024<br>2. Previous Valuation Report Dated-04.05.2024<br>3. Sanction plan , dated 27.01.2023    |
| 03.2 | Applicant Name                                                                                                              | Srima Adikari<br>Ph.No.(9830614438)                                                                                                                        |
| 04.  | Name of the owner(s) and his/their address (es) with Phone No. (Details of share of each owner in case of joint ownership). | Srima Adikari D/O Somesh Adikari, residing at Manikarnika Apartment, 1 <sup>st</sup> Floor, FL-East 262/1, Bose Pukur Prantik Pally, Kasba, Kolkata-700042 |
| 05.  | Brief Description Of The Property                                                                                           | Flat Being No. F, Block-B, On the Ground Floor(South-East Side) of a five (G+IV) Storied Building, Building Named "AMYRA ENCLAVE "                         |
| 06.  | Location of the property:-                                                                                                  |                                                                                                                                                            |
|      | a) Plot No./Survey No.                                                                                                      | L.R. Dag No. 1149/1828<br>L.R. Khatian No.4688                                                                                                             |
|      | b) Door No.                                                                                                                 | Holding No.1/1, Premises No.1                                                                                                                              |
|      | c) T.S. No./Village/Locality                                                                                                | Mouza-Panihati                                                                                                                                             |
|      | d) Ward/Taluka.                                                                                                             | Ward No- 04, Under Panihati Municipality                                                                                                                   |
|      | e) Mandal/District                                                                                                          | North 24 Parganas                                                                                                                                          |
| 07.  | Postal address of the property                                                                                              | Holding No.1/1, Premises No.1, Raja Ram Chand Ghat Road, P.S.-Khardah, Dist- North 24 Parganas, Pin- 700111, Ward No- 04, Under Panihati Municipality      |

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

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Office Address - FE-293, Slat Lake City, Sector - III, Kolkata - 700 106





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|      |                                                                                                                           |                                                       |                                          |                   |
|------|---------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|------------------------------------------|-------------------|
| 08.  | City/Town                                                                                                                 | Panihati                                              |                                          |                   |
|      | Residential Area.                                                                                                         | Yes.                                                  |                                          |                   |
|      | Commercial Area                                                                                                           | No.                                                   |                                          |                   |
|      | Industrial Area.                                                                                                          | No.                                                   |                                          |                   |
| 09.  | Classification of the area-                                                                                               |                                                       |                                          |                   |
|      | a)                                                                                                                        | High/Middle/Poor                                      | Middle class locality.                   |                   |
|      | b)                                                                                                                        | Urban/Semi Urban/Rural                                | Urban.                                   |                   |
| 10.  | Coming under Corporation Limit/Village Panchayet/Municipality.                                                            |                                                       | Ward No- 04, Under Panihati Municipality |                   |
| 11.  | Whether covered under any State/Central Govt. enactment (e.g. Urban Land Ceiling Act.) Or Notified under Cantonment Area. |                                                       | NA                                       |                   |
| 12.  | In case it is an agricultural land, any conversion to house site plot is contemplated.                                    |                                                       | Bastu                                    |                   |
| 13.  | Boundaries of the site-                                                                                                   | As Per Document (Land)                                | As Per Physical Inspection (Flat)        |                   |
|      | North                                                                                                                     | By Lane of East India Industry                        | Flat No. G, Lift & Lobby                 |                   |
|      | South                                                                                                                     | By Land Pond of Pabitramay Bose & others              | Open To Sky                              |                   |
|      | East                                                                                                                      | By Lane of East India Industry & house of mr. Malakar | Open To Sky                              |                   |
|      | West                                                                                                                      | By 12ft wised Raja Ram Chandra Ghat Road              | Flat No.E                                |                   |
| 13.1 | Whether land is demarcated, compound wall with gate is available                                                          |                                                       | Yes, land is demarcated 3 Side.          |                   |
| 13.2 | Mention the plot number or house number allocated                                                                         |                                                       | Holding No.1/1, Premises No.1            |                   |
| 13.3 | Whether the boundary is matching , reason for any deviation                                                               |                                                       | Yes, boundary is matching.               |                   |
| 14.  | Dimensions of the site-                                                                                                   |                                                       | a) <u>As per the Deed.</u>               | b) <u>Actual.</u> |
|      | North                                                                                                                     |                                                       | NA                                       | NA                |
|      | South                                                                                                                     |                                                       | NA                                       | NA                |
|      | East                                                                                                                      |                                                       | NA                                       | NA                |
|      | West                                                                                                                      |                                                       | NA                                       | NA                |
| 14.2 | Latitude, Longitude and Coordinates of the site                                                                           |                                                       | 22°41'53.4"N                             | 88°22'19.7"E      |
| 15.  | Dimensions of the site                                                                                                    |                                                       | 676 Sqft ( super built up area )         |                   |
| 16.  | Extent of the site considered for valuation (least of 14a & 14b)                                                          |                                                       | 676 Sqft ( super built up area )         |                   |
| 17.  | Whether occupied by the owner/tenant? If occupied by the tenant since how long? Rent received per month.                  |                                                       | NA                                       |                   |
| 17.1 | Whether up to date taxes are paid, mention the latest tax receipt number                                                  |                                                       | Nil                                      |                   |

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## II. CHARACTERISTICS OF THE SITE :-

|      |                                                                                                                                                                                                            |                                                                                                      |
|------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| 01.  | Classification of locality                                                                                                                                                                                 | Middle class locality.                                                                               |
| 02.  | Development of surrounding areas                                                                                                                                                                           | Developing.                                                                                          |
| 03.  | Possibility of frequent flooding                                                                                                                                                                           | Nil.                                                                                                 |
| 04.  | Feasibility to the civic amenities like school, Hospital,                                                                                                                                                  | Within easy reach.                                                                                   |
| 05.  | Level of land with topographical condition                                                                                                                                                                 | Leveled land.                                                                                        |
| 06.  | Shape of land.                                                                                                                                                                                             | NA                                                                                                   |
| 07.  | Type of use to which it can be put                                                                                                                                                                         | It can be used for any Residential purpose.                                                          |
| 08.  | Any usage restriction                                                                                                                                                                                      | No.                                                                                                  |
| 09.  | Is the plot in town planning approved layout?                                                                                                                                                              | N.A.                                                                                                 |
| 10.  | Corner plot or intermittent plot?                                                                                                                                                                          | Intermittent plot                                                                                    |
| 11.  | Road facilities                                                                                                                                                                                            | 12 ft wide Road.                                                                                     |
| 12.  | Type of road available at present.                                                                                                                                                                         | Metal Road                                                                                           |
| 13.  | Width of road - Is it below 20'ft. or more than 20'ft                                                                                                                                                      | Is it Less than 20'ft.wide Road                                                                      |
| 14.  | Is it a land locked land?                                                                                                                                                                                  | No.                                                                                                  |
| 15.  | Water potentiality                                                                                                                                                                                         | Average                                                                                              |
| 16.  | Underground sewerage system                                                                                                                                                                                | Not Available.                                                                                       |
| 17.  | Power supply is available in the site                                                                                                                                                                      | Yes.                                                                                                 |
| 18.  | Advantages of the site<br>Land Marks                                                                                                                                                                       | All type of civic amenities available within comfortable distance.<br><b>1. Panihati Post Office</b> |
| 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 | N.A                                                                                                  |
| 19.1 | Specific comment about the property if belongs to Waqf/ Temple /Trust                                                                                                                                      | N.A                                                                                                  |
| 19.2 | Specific comment about the property if it is near to Highway, under High Tension Line, Railway Track, Cemetery etc                                                                                         | N.A                                                                                                  |
| 19.3 | Land is swampy, marshy, reclaimed or garden land                                                                                                                                                           | Bastu                                                                                                |





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## PART - 'A': (Valuation of Flat):-

|     |                                                                                                                |                                                                                                                                                                                    |
|-----|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 01. | Size of Flat                                                                                                   | 676 Sqft ( super built up area )                                                                                                                                                   |
| 02. | Total extent of the Building                                                                                   | 676 Sqft ( super built up area )                                                                                                                                                   |
| 03. | Prevailing market rate                                                                                         | Local enquiry was carried out to know the market price of similar flat in this locality. Flat in this locality may fetch a price of from <b>Rs. 3400/- to Rs. 3700/- per sqft.</b> |
| 04. | Guideline rate contained from the Registrar's Office / govt. website (an evidence of the proof to be enclosed) | Govt. Guide line price collected from web site & it shows that Flat value is <b>Rs. 21,60,562/- i.e. Rs. 3,196/- per sqft.</b>                                                     |
| 05. | Assessed/Adopted rate of valuation                                                                             | Based on local enquiry and considering location, position, demand & availability in the market price, is assessed as <b>Rs. 3550/- per sqft</b>                                    |
| 06. | Estimated value of the Flat                                                                                    | <b>Rs. 23,99,800/-</b>                                                                                                                                                             |

Note: This is a NPA Property, we have inspected the property from outside of the building

## PART - 'B': (Valuation of Building):-

|     |                                                                         |                                                                      |
|-----|-------------------------------------------------------------------------|----------------------------------------------------------------------|
| 01. | <b>TECHNICAL DETAILS OF THE BUILDING:</b>                               |                                                                      |
|     | a) Type of Building (Residential/Commercial/Industrial)                 | Residential.                                                         |
|     | b) Type of construction (Load bearing/RCC/Industrial).                  | R.C.C. Column Type                                                   |
|     | c) Year of construction                                                 | 2024                                                                 |
|     | d) Number of floors and height of each floor including basement, if any | <b>Five (G+IV) Storied Building</b><br>Height of each floor is 10 ft |
|     | e) Plinth area floor wise                                               |                                                                      |
|     | Total Floor area                                                        | 676 Sqft ( super built up area )                                     |
|     | f) <u>Condition of the building -</u>                                   |                                                                      |
|     | i) Exterior - Excellent, Good, Normal, Poor.                            | Good                                                                 |
|     | ii) Interior - Excellent, Good, Normal, Poor.                           | NA                                                                   |





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## TOTAL ABSTRACT OF THE ENTIRE PROPERTY

|                          |                 |
|--------------------------|-----------------|
| PART-'A' : (Flat)        | Rs. 23,99,800/- |
| PART-'B' : (Building)-   | Nil.            |
| PART-'C' : (Extra items) | Nil.            |
| PART-'D' : (Amenities)-  | Nil.            |
| Total.....               | Rs. 23,99,800/- |

[**Valuation:** Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also such aspects as i) saleability ii) likely rental values in future and iii) any likely income it may generate may be discussed. The valuer should invariably bring out here onerous clauses, if any, regarding the title of the property which will have an adverse effect on the value of the property. ]

As a result of my appraisal and analysis it is my considered opinion that the **present market value** of the above property in present condition is **Rs. 23,99,800/- Rupees In Words (Twenty Three Lac Ninety Nine Thousand Eight Hundred Only)**

Fair Market Value : **Rs. 23,99,800/-**

Realizable Value : **Rs. 21,59,820/- ( 10% less than Fair Market Value. )**

Forced Sale Value : **Rs. 19,19,840/- ( 20% less than Fair Market Value. )**

Place: Kolkata

Date: 16.02.2026

**SUJOY KUMAR BISWAS**

Chartered Engineer (Am 82/76/8)

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

Approved Valuer & Fellow of the Institution of Valuers (F-15320)

Licentiate Building Surveyor KMC Class I (LBS/1047)

Empanelled Structural Engineer KMC Class I (ESE 161/1)

Empanelled Civil Engineer NKDA (OVER / NKDA / 10 / 00030)

Empanelled Structural Engineer NKDA (STER / NKDA / 10/00026)

**APPROVED VALUER**

The undersigned have inspected the property detailed in the Valuation Report dated ..... on....., I have gone through the report and am satisfied, to the best of my knowledge that the value of the property stated at Rs ..... by the approved valuer is realistic.

Branch Manager/

Officer-in-charge of Advance Department

Date:-



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## Mandate for Valuer

|                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                          |                       |                                                                                                                                                      |                                                       |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|
| Name(s) of Valuer with Address & Telephone No : 67-A SURVEY PARK SANTOSH PUR KOLKATA - 700 075 WEST BENGAL INDIA, Cell : +91 98300 79885                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                          |                       |                                                                                                                                                      |                                                       |
| Date of visit - 14.02.2026                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                          |                       |                                                                                                                                                      |                                                       |
| 1.                                                                                                                                                                                                                                                                                                                                                                                                          | Nature of security                                                                                                                                                                                       |                       |                                                                                                                                                      |                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                             | a. Vacant land [agricultural/ non-agricultural]                                                                                                                                                          |                       | -----                                                                                                                                                |                                                       |
|                                                                                                                                                                                                                                                                                                                                                                                                             | b. Land with building thereon                                                                                                                                                                            |                       | Flat Being No. F, Block-B, On the Ground Floor (South- East Side) of a five (G+IV) Storied Building, Building Named "AMYRA ENCLAVE"                  |                                                       |
| 2                                                                                                                                                                                                                                                                                                                                                                                                           | Area of the land                                                                                                                                                                                         |                       | 8 Kh 06 Ch 30 Sqft                                                                                                                                   |                                                       |
| 3                                                                                                                                                                                                                                                                                                                                                                                                           | Covered Area                                                                                                                                                                                             |                       | 561 Sqft (built up area)                                                                                                                             |                                                       |
| 4                                                                                                                                                                                                                                                                                                                                                                                                           | In case of building under construction, status/progress of construction and approximate time required for completion                                                                                     |                       |                                                                                                                                                      |                                                       |
| 5                                                                                                                                                                                                                                                                                                                                                                                                           | Distance of the site from the branch                                                                                                                                                                     |                       | 0.5Km                                                                                                                                                |                                                       |
| 6                                                                                                                                                                                                                                                                                                                                                                                                           | Location [ with Land]                                                                                                                                                                                    |                       | North                                                                                                                                                | By Lane of East India Industry                        |
|                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                          |                       | South                                                                                                                                                | By Land Pond of Pabitra May Bose & others             |
|                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                          |                       | East                                                                                                                                                 | By Lane of East India Industry & house of Mr. Malakar |
|                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                          |                       | West                                                                                                                                                 | By 12ft wide Raja Ram Chandra Ghat Road               |
|                                                                                                                                                                                                                                                                                                                                                                                                             | 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 |                       | Holding No.1/1, Premises No.1, Raja Ram Chand Ghat Road, P.S.-Khardah, Dist- North 24 Parganas, Pin-700111, Ward No- 04, Under Panihati Municipality |                                                       |
| 7                                                                                                                                                                                                                                                                                                                                                                                                           | Plot No./ Dag No.                                                                                                                                                                                        | R.S.Dag No. 1149/1828 | House No. /Premises No.                                                                                                                              | Holding No.1/1, Premises No.1,                        |
|                                                                                                                                                                                                                                                                                                                                                                                                             | Khatian No.                                                                                                                                                                                              | L.R.Khatian No.4688   | J.L. No.                                                                                                                                             | 10                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                             | P.S.                                                                                                                                                                                                     | Khardah               | , Ward No- 04, Under Panihati Municipality                                                                                                           |                                                       |
| 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 |                                                                                                                                                                                                          |                       |                                                                                                                                                      |                                                       |

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Licentiate Building Surveyor Class (LBS-II): Kolkata Municipal Corporation  
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Wealth Tax (34A/B) Reg. No - W.B/CCIT - 4/  
Kol/85/2016-17/Registration of Valuer/ Sujoy Kumar Biswas

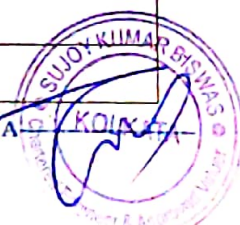
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|     |                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                            |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8   | Name of the present owner of the property                                                                                                                                                                                                                                                                                                                                                 | Srima Adikari D/O Somesh Adikari, residing at Manikarnika Apartment, 1 <sup>st</sup> Floor, FL-East 262/1, Bose Pukur Prantik Pally, Kasba, Kolkata-700042 |
| 8.a | Applicant/Purchaser                                                                                                                                                                                                                                                                                                                                                                       | Srima Adikari D/O Somesh Adikari, residing at Manikarnika Apartment, 1 <sup>st</sup> Floor, FL-East 262/1, Bose Pukur Prantik Pally, Kasba, Kolkata-700042 |
| 9   | Occupation of the owner [ if other than the applicant ]                                                                                                                                                                                                                                                                                                                                   | NA                                                                                                                                                         |
| 10  | Relationship with the applicant                                                                                                                                                                                                                                                                                                                                                           | Purchaser                                                                                                                                                  |
| 11  | No. of stories and age of the building                                                                                                                                                                                                                                                                                                                                                    | <b>Five (G+IV) Storied Building, The Building age is 2 years &amp; Residually life is 78 Years.</b>                                                        |
| 12  | Whether the property has been purchased by the present owner or inherited or received as a gift                                                                                                                                                                                                                                                                                           | NA                                                                                                                                                         |
|     | The valuer should verify seller's photo Id and address.                                                                                                                                                                                                                                                                                                                                   | Yes.                                                                                                                                                       |
| 13  | Consideration/reason for offering the property as mortgage [in case of third party property] in case of third party collateral security.                                                                                                                                                                                                                                                  | NA                                                                                                                                                         |
|     | Valuer should obtain certified copy of the same document and compare it with the 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, | Yes.                                                                                                                                                       |
| 14  | Whether the property is free from tenancy?                                                                                                                                                                                                                                                                                                                                                | Freehold                                                                                                                                                   |
|     | 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.                                                                                                                                                                 | Done                                                                                                                                                       |
| 15  | Whether the property is accessible from public Road?                                                                                                                                                                                                                                                                                                                                      | Access By 12 Ft. Wide Road                                                                                                                                 |
|     | The Valuer should verify from site map and get confirmed from local enquiry.                                                                                                                                                                                                                                                                                                              | Yes.                                                                                                                                                       |
| 16  | Whether the building is constructed as per sanctioned plan of the competent authority viz. Municipality/Corporation/Urban Development authority / local bodies?                                                                                                                                                                                                                           | NA                                                                                                                                                         |
|     | The Valuer should verify the construction of the building with the sanctioned plan                                                                                                                                                                                                                                                                                                        | NA                                                                                                                                                         |

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

Cell : +91 98300 79885 , E mail : [skbuniverse@gmail.com](mailto:skbuniverse@gmail.com)

Office Address - FE-293, Slat Lake City, Sector - III, Kolkata - 700 106





# 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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|    |                                                                                                                                                 |                                                                      |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| 17 | Who is occupying the house at present?                                                                                                          | NA                                                                   |
| 18 | Condition of the land/land & building from the point of view of sale.                                                                           | Good                                                                 |
| 19 | Whether local enquiry made to satisfy about history of the property?                                                                            | Yes.                                                                 |
| 20 | 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. | NA                                                                   |
| 21 | Comments on the locality                                                                                                                        | Middle class                                                         |
| 22 | Surroundings                                                                                                                                    | average                                                              |
| 22 | Connection of the locality with main city                                                                                                       | Well-connected                                                       |
| 23 | Type of construction of the building                                                                                                            | Five (G+IV) Storied Building, R.C.C. Structure with Column and Beam, |
| 25 | Any discouraging report about the property                                                                                                      | No.                                                                  |

I/We certify that -

- (1) The property as mentioned above has been inspected by me/us physically on 14.02.2026 and based on local enquiry I/we am/are satisfied that the information obtained about history of the property is correct and the valuation made by me is realistic and valued at **Rs. 23,99,800/-**
- (2) During inspection I/we have talked to the owner of the property and have satisfied myself/ourselves about his identity. I/We have verified his Ration Card/ Voter's Identity Card/ Pass Port/ PAN Card. The reason given by the owner for offering the property as security is apparently acceptable.
- (3) I/We am/are in no way having any interest in the property.
- (4) I/We have revisited the site once again on 15.02.2026 to make local enquiries from the market and neighbors to confirm location, ownership, value, boundaries, etc.
- (5) Methods used, factors influencing the analysis, opinions, conclusion and assumptions made are clearly recorded in the valuation certificate.

SUJOY KUMAR BISWAS

Chartered Engineer (AMIE 075/8)

Fellow of The Institution of Engineers (India) (F-115871-9)  
Approved Valuer & Fellow of the Institution of Valuers (F-16830)  
Licentiate Building Surveyor KMC Class I (LBS/13)  
Empanelled Structural Engineer KMC Class I (ESE 1871)  
Empanelled Civil Engineer NKDA (CER / NKDA / 10 / 00030)  
Empanelled Structural Engineer NKDA (STER / NKDA / 10/00026)

**Signature of the Valuer with seal**



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## PHOTOGRAPH OF THE PPROPERTY



Building View



Road View



During Visit

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