



S. SEN & ASSOCIATES..

THREE DECADES OF DEDICATION

CONSULTING ENGRS/CHARTERED ENGINEER. & GOVT.APROVED VALUERS WITH THE INCOME TAX/ WEALTH TAX DEPARTMENT, FELLOW OF INSTITUTION OF ENGINEERS & VALUERS. INCOME TAX REGISTRATION NO. W.B. Cat-1/65/C.C. of 1988 & W.B./CCIT-4/Kol/103/2017-18/Registration of Valuer/Mr. Manoj Kumar Sen, Mr. Kalyan Kumar Das.

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D.N. Singh Ghat Road
Deepnagar, Bihar—812001

UCO BANK

ENGAGED BY: UCO BANK

BRANCH: BASIRHAT

REPORT ON THE VALUATION OF A PROPERTY COMPRISING LAND & TWO STORIED RESIDENTIAL BUILDING LOCATED AT 433C, MIRJAPUR, BASIRHAT, P.O.-BASIRHAT COLLEGE, P.S.-BASIRHAT, DISTRICT-NORTH 24 PARGANAS, WEST BENGAL, PIN-743412

UNDER THE JURISDICTION OF BASIRHAT MUNICIPALITY, WARD NO.-15

OWNER: SRI GOPINATH GOLDER S/O LATE SHIBDAS GOLDER

On the instructions received from Branch Manager **UCO BANK, Basirhat Branch**, and our subsequent engagement, **M/S. S. Sen & Associates** has been appointed to estimate the Market Value of the Land and Building located at the above address. Accordingly, our professional has undertaken the inspection of the said property and the report on valuation is based on the facts, figures, documents, particulars, information so far obtained by viewing the said property from outside or made available to us and to the best of our knowledge & judgment. We have relied on this information as being accurate and complete. In particular we detail the following: -

I	GENERAL	
1	Purpose for which the valuation is made	
	Re Assessment of Present Fair Market Value, Realizable and Distress Value of The Subject Property	
2	a)	Date of Inspection
	b)	Date of valuation
	c)	Accompanied by
	d)	Reference No.
	04.06.2026	
	05.06.2026	
	By the Owner	
	SSA/ UCO-BASIRHAT /AR/SR/96/2026-27	
3	List of documents produced for perusal	
	1. Copy of Previous Valuation Report, Dated- 24.06.2019	
	2. Copy of Gift Deed No. I-575/17, Dated- 30.01.2017	
	3. Copy of Porcha No. 1511041, Dated-27.02.2019	
	4. Copy of Site Plan, Dated-02.06.2026	
4	a). Name of the Owner and his/their address(es) with Phone no (details of share of each owner in case of joint ownership)	OWNER: SRI GOPINATH GOLDER S/O LATE SHIBDAS GOLDER Residing at- 433C, Mirjapur, Basirhat, P.O.-Basirhat College, P.S.-Basirhat, District-North 24 Parganas, West Bengal, Pin-743412
5	a). Name of the Borrower and his/their address(es) with Phone no (details of share of each owner in case of joint ownership)	SRI GOPINATH GOLDER S/O LATE SHIBDAS GOLDER Residing at- 433C, Mirjapur, Basirhat, P.O.-Basirhat College, P.S.-Basirhat, District-North 24 Parganas, West Bengal, Pin-743412

6	<u>Brief description of the property (including Leasehold/freehold etc.)</u> Building Details - The Subject Property Is a Land With (G+1) Two Storied Residential Building. Land Details –1.51 Cottahs more or less Location Details – 433C, Mirjapur, Basirhat, P.O.-Basirhat College, P.S.-Basirhat, District-North 24 Parganas, West Bengal, Pin-743412 Under The Jurisdiction of Basirhat Municipality, Ward No.-15. Accommodation – Ground Floor: 2Bedroom, 1varanadh 1kitchen, 1toilet. 1st Floor: 3Bedroom, 1dining 1balcony 1kitchen. *** N.B. It is pertinent to mention that while visiting the site it reveal that there is no access to reach the property which is generally used to define as “LAND LOCKED LAND”. As a matter of fact there are two parcel of land having independent Dag No. 711 & 713 and of which one parcel of land having Dag no.713 has already sold out to the other party, information so gathered during inspection, but registration is awaited as on the date of our inspection. As per Legal point of view such type of property is described as “LAND LOCKED” and it would be very difficult, well highly impossible to get a buyer. While studying good number of cases such as “M/S Earth Builders vs State of Maharastra, Ramchandra Marotrao Avachat vs The Collector, Nagpur, Land Acquisition Officer vs The Divisional Controller etc. etc.” it revealed that only 30-35% of Fair Market Value has been considered subject to many factors. Keeping in view the position explained above we are treating the subject land having Dag no. 711 as “LAND LOCKED LAND” and evaluating the present value by giving appropriate weightage Factor @ 65%.		
7	Location of property		
	a).	Plot No/Survey No	Mouza- Mirjapur, J.L. No.- 41, Dag No.- 711 & 713, L.R. Khatian No.- 2107.
	b)	Door No	433C Mirjapur, Basirhat
	c)	T.S. No/Village	---
	d)	Ward/Taluka	15
	e)	Mandal/District	Dist. North 24 Parganas.
8	Postal address of the property	433c, Mirjapur, Basirhat, P.O.-Basirhat College, P.S.-Basirhat, District-North 24 Parganas, West Bengal, Pin-743412 Under The Jurisdiction of Basirhat Municipality, Ward No.-15. Land Mark – Near Mirjapur Mohakali School. The site is approximately 3.2Km away from the Branch	
9	City/Town/ Village	Town.	
	Residential area	Yes.	
	Commercial area	No.	
	Industrial area	No.	
10	Classification of the area		
	i)	Class I/Posh/Middle class	Middle class.
	ii)	Urban/Semi Urban/Rural	Semi Urban.
11.	Coming under Corporation /village Panchayat/Municipality	Under The Jurisdiction Of Basirhat Municipality, Ward No.-15.	
12	Whether covered under any State/ Central Govt. Enactments (e.g., Urban land Ceiling Act) or notified under agency area/Schedule area/cantonment area	N.A.	
13	In case it is an agricultural land, any conversion to house site plots is contemplated	Bastu.	
14	Boundaries of the property		
	As per Deed		As per Physical Inspection
	North	By Nimai Golder	By House of Nimai Golder
	South	By Biswanath Golder	By Single Storied building of Biswanath Golder
	East	By Santosh Golder	By Vacant land of Zuran Golder
	West	Own Land Of Owner	By House of Dulal Singha
14.a	Dimension of the Site	A	B
		As per Site Plan	Actual
	North	40'-6"	40'-6"
	South	41'-0"	41'-0"

	East	30'-9"	30'-9"
	West	32'-0"	32'-0"
14.b	Latitude. Longitude and Coordinates of the site		Latitude- 22.672355 Longitude- 88.851358 Coordinates- 22°40'20.5"N 88°51'04.9"E
15.	Extent of the site		1.51 Cottahs more or less .
16.	Extent of the site considered for valuation (Least of 14 A & 14 B)		1.51 Cottahs more or less .
17.	Whether occupied by owner /tenant If If occupied by tenant, since how long? Rent received per month.		Occupied by the owner.
II	CHARACTERISTICS OF THE SITE		
1.	Classification of Locality		Middle class area.
2.	Development of Surrounding areas		Developing.
3.	Possibility of frequent flooding/Sub merging		No, as the land of the developed as per road level.
4.	Feasibility to the Civic amenities like School, Hospital, Bus Stop, Market etc.		All the Civic amenities like School, Hospital, Bus Stop, Market, railway station etc. are at close vicinity within 3 Km Approx. Hospital- Mother Teresa Hospital. Railway Station- Bhyabla Halt.
5.	Level of land with topographical conditions		Level Land.
6	Shape of land		Rectangular.
7	Type of use to which it can be put		Residential Purpose.
8	Any usage restriction		No.
9	Is plot in town planning approved layout?		No, as the subject property is exclusively recorded in the name of the above owner.
10.	Corner plot or intermittent plot?		Intermittent Plot.
11.	Road facilities		It's a Lock land property
12	Type of road available at present		It's a Lock land property
13	Width of road –is it below 20ft or more than 20ft		It's a Lock land property
14	Is it a land-locked land?		It's a Lock land property
15	Water potentially		Yes Available
16	Underground sewerage system		Not Available at Present.
17	Is power supply available at the site?		Available from W.B.S.E.D.C. LTD Source.
18	Advantage of the site		
	1	Road Facilities	It's a Lock land property
	2	Civic amenities	Mentioned in the above point II (4)
19	Special remarks, if any like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provision etc. (Distance from sea-coast/tidal level must be incorporated)		
	1	Land acquisition	No notice served till the date of inspection.
	2	Sea- coast	Far away from sea coast.
Part-A (Valuation of land)			
1	Size of plot		Land Area - 1.51 Cottahs more or less.
	North & South		Mention Above
	East & West		Mention Above
2	Total extent of the plot		Land Area - 1.51 Cottahs more or less .
3	<u>Prevailing market rate of land (Along with details /reference of at least two latest deals /transaction with respect to adjacent properties in the areas):</u> The developed land i.e., Residential category plots under consideration is near 6 ft. Wide Common Passage, Basirhat Area . On surveying local market rate, it was revealed that the such type of land near to 6 ft. Wide Common Passage, Basirhat Area is generally used to sell/purchase by the willing parties @ Rs. 7,50,000.00 to Rs. 8,50,000.00 per Cottah for Residential land, depending upon site, situation, frontage, depth, nature and existing use. So, it is prudent to apply average rate taking into consideration a conservative approach. The average rate of land, as mentioned above, is thus estimated as Rs. 8,00,000.00 per Cottah . It includes huge developments made towards filling, leveling and dressing of land.		

Guideline rate obtained from the Registrar's Office (Evidence thereof to be enclosed)

Guideline Rate obtained from Registrar's office/State Govt. Gazette/ Income Tax Notification/Other Net-Work services: -

The image shows two screenshots. The top screenshot is from the 'Directorate of Registration and Stamp Revenue, Finance Department, Government of West Bengal' website. It displays a 'Market Value of Land' form. The form is partially filled with details for a plot in Basirhat, North 24 Parganas. The 'Existing Market Value of Land' is calculated as Rs. 7,17,251. The bottom screenshot is from the '99acres' website, showing a property listing for a residential plot in Basirhat, North 24 Parganas. The listing details include a price of ₹20 Lac, 2 kottah (134 sqft) plot area, and a location near the main road of Basirhat.

Web Site	Land area in Cottah	W.B. Govt. Rate. per Cottah	Total value in Rs.
W.B. Govt. Rate	1.51	Rs. 4,75,000.66	Rs. 07,17,251.00
99acres	2.00	Rs. 10,00,000.00	Rs. 20,00,000.00
Local Rate	1.00	Rs. 8 Lac	-

While studying the above web site rate/Govt. Guideline rate and local market rate, the Govt. Web site rate seems to be on a somewhat Lower Side in comparison to Local rate, as of now, keeping in view the development of surrounding areas, marketability, connectivity, Demand of Vacant space etc. and cannot be taken as barometer for assessing value. This rate is, perhaps, for assessing the stamp duty and apparently has no relationship with market trends that takes into consideration such factors as location, shape & size, nature of surrounding, tenure & status of the land, usage, demand & supply of the land etc. Since this has been an exclusive and affluent locality, the information's tended to become speculative. As a matter of fact, it will be evident from the description of the property mentioned in our Report that the subject Land is located in such a place wherein the ongoing expansion of improved road connectivity via the Rajendra Prasad Road has significantly boosted connectivity of Basirhat Area. Following the post-COVID real estate revival, there's a noticeable surge in demand for Vacant land in suburban pockets like Basirhat, due to their proximity to Kolkata yet lower base prices. The area is attracting both end-users and investors, accelerating price movement. Inventory levels in quality projects have shrunk significantly over the last quarter.

	Absorption rates in prominent residential projects have increased, especially for mid-segment units. The speed of bookings and buyer interest is a key driver for value assessment. Moreover Real estate advisory firms and developers report a 5–15% quarter-on-quarter increase in Basirhat prices due to pent-up demand, low home loan interest rates (if applicable at time), and state policy incentives and Investors are viewing Basirhat as an upcoming micro-market due to price arbitrage compared to North 24 Parganas. In the open market the value of such type of land being used for Residential purpose and situated adjacent to the Basirhat area depends not upon its usefulness only but also on the demand of the services for which it is used. In this context, it is to be considered that the demand for the Residential Land in such type of areas has recently been increased considerably resulting thereby huge demand of vacant land and multifold jump of land prices. Further it needs to be mentioned here that as a matter of fact, such type of properties adjacent to Basirhat area shall always be regarded from the investment point of view where the prospective buyers/investors expect to get highest possible return irrespective of any price/rent fixed by a Statutory body. Moreover we have refrained from adopting the rates for land fixed by the Authorities for Registration purposes etc. as because we have observed that these rates have hardly any bearing on the market forces. We have endeavored to keep the market rate at a non-speculative fair market price by using our experience and Judgment. On studying the above Web-site rate, and local market rate prevalent as on the date of Inspection it is our considered opinion that the average rate per Cottah for such type of developed Bastu Category land being used for Residential purpose may be around Rs. 8,00,000.00 per Cottah for Residential usage.			
5	Assessed /adopted rate of Valuation		Rs. 8,00,000.00 per cottah	
6	Estimated value of land		1.51 katha X Rs. 8,00,000.00 = Rs. 12,08,000.00	
Part-B (Valuation of Building):				
Technical details of the building				
1	a)	Type of Building - (Residential/Commercial/Industrial)	Residential.	
	b)	Type of construction (Load bearing /RCC/Steel Framed)	RCC.	
	c)	Year of construction	G. Floor- 1984 & F. Floor- 2017. (as informed during previous valuation)	
	d)	Number of Floors and height of each floor including basement if any.	Two Storied Building, Height-20 ft. Approx.	
	e)	Plinth area floor wise	Building Area – Ground Floor+1st Floor (941+941) Sq.ft.	
	f)	Condition of the building		
		i	Exterior-Excellent, Good, Normal, Poor	Good, as reveled at the time of inspection.
		ii	Interior-Excellent, Good, Normal, Poor	Good, as reveled at the time of inspection.
	g)	Date of issue and validity of layout of approved map/plan	Date of Issued: N.A Validity: N.A.	
	h)	Approved map/plan issuing authority	Not Available During Inspection	
	i)	Whether genuineness or authenticity of approved map/plan is verified	Yes, Verified.	
	j)	Any other comments by our empaneled valuers on authentic of approved plan	No Comment.	
Specification of construction (floor-wise) in respect of				
Sl. No.	Description	Ground Floor	First Floor	
1	Foundation	Isolated Column Footing	-	
2	Basement	Not available.	Not available.	
3	Superstructure	Brick filler with sand cement mortar.		
4	Joinery/Doors & windows (Please furnish details about size of frames, Shutters, glazing, fitting etc. and specify the species of timber.	Door: Wooden Window: Wooden	Door: Wooden Window: Sliding Glass	
5	RCC works	Normal.	Normal.	
6	Plastering	Inside: Plaster & Painted Outside: Plaster & Painted	Inside: Plaster & Painted Outside: Plaster & Painted	
7	Flooring, Skirting, Dadoing	Marble Flooring.	Tiles Flooring.	
8	Special finish as marble, granite, wooden paneling grills etc.	NA.	NA.	
9	Roofing including weather proof course	RCC Roofing.	RCC Roofing.	
10	Drainage	Not Available.	Not Available.	

Sl. No.	Description		
1	Compound wall		Not, available.
	Height		-
	Length		-
2	Type of construction		RCC
3	Electrical installation		
	Type of wiring		Surface.
	Class of fittings (Superior/Ordinary/Poor)		Ordinary.
	Number of light points		Good Nos.
	Fan points		Good Nos.
	Spare plug points		Good Nos.
	Any other item		Good Nos.
4	Plumbing installation		Good Nos.
	a) No. of water closets and their type		Good Nos.
	b) No. of wash basins		Good Nos.
	c) No of urinals		Good Nos.
	d) No of bath tubs		No.
	e) Water Meter, Taps etc.		Good Nos.
	f) Any other fixtures		No.

Details of valuation-

Technical details of the building

In arriving at the valuation as per this method the following assumptions have been made:

Since, the details of estimate and costs of individual items of construction are not known to us, a rate per sq. ft. for the building of the superstructure has been taken into our calculation which has been based on market rates of building materials as well as labor charges estimated to be prevalent at present. Here construction cost is considered

per sq. ft. of Built-up area

first Floor @ Rs. 1,400.00 per sq. ft. of Built-up area

ground Floor @ Rs. 1,600.00 per sq. ft. of Built-up area

DEPRECIATION

Depreciation of the said building is Considered as on the date of Valuation as follows: -

Total Life GF& FF = 80 Years, GF Age = 42 Years, Remaining Life = 38 Years

Total Life GF& FF = 80 Years, FF Age = 09 Years, Remaining Life = 71 Years

Thus, Market Value=Building Covered area X cost of Construction as on the date of valuation- Depreciation

Rate of Depreciation on GF: $\left[\frac{(42 \times 0.9)}{80} \times 100\right] = 47.25\%$

Rate of Depreciation on FF: $\left[\frac{(09 \times 0.9)}{80} \times 100\right] = 10.125\%$

Minimum Realizable Market Value and Distress Value

We have estimated the Minimum Realizable Market Price and Distress Value by taking into consideration the age of the building, local conditions and general market trend etc. as 90% and 80% respectively of the calculated Fair and Reasonable price.

Sl. No	Particulars of item	Plinth area in sq. ft.	Roof Height in ft.	Age of Building In years.	Rate in Rs.	Value in Rs.	Depreciation	Total Cost in Rs.
1	GF	941.00	10	42	1,600.00	15,05,600.00	7,11,396.00	7,94,204.00
2	FF	941.00	10	9	1,400.00	13,17,400.00	1,33,386.75	11,84,013.25
TOTAL								19,78,217.25

Part C-(Extra items)

(Amounts 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)

(Amounts 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 & Designs		Nil
7	Paneling works		Nil
8	Aluminum works		Nil
9	Aluminum hand rails		Nil
10	False Ceiling		Nil
	Total		Nil

Part E-(Miscellaneous)
(Amounts 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)
(Amounts in Rs.)

1	Water supply arrangements		Nil
2	Drainage arrangements		Nil
3	Compound wall & Parapet Wall		Nil
4	C.B. deposits, fittings, M.S. gate etc.		Nil
5	Pavement		Nil
	Total		Nil

Total abstract of the entire property

Part A	Land		Rs. 12,08,000.00	
Part B	Building		Rs. 19,78,217.25	
Part C	Extra items		Nil	
Part D	Amenities		Nil	
Part E	Miscellaneous		Nil	
Part F	Services		Nil	
	Total		Rs. 31,86,217.25	
	Less: Evaluating The Present Value by Giving Appropriate Weightage Factor @ 65%		(-) Rs. 20,71,041.21	
	Present value of land & building		Rs. 11,15,176.03	
			Or Say Rs. 11,15,000.00	

(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 calculation. Also, such aspects as impending threat of acquisition by government for road widening /public service purpose, sub merging & Applicability of CRZ provisions (Distance from sea-coast/tidal level must be incorporated) and their effect on i) Salability ii) Likely rental values in future in iii) Any likely incomes it may generate, may be discussed).

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

FAIR MARKET	Rs. 11,15,000.00 (Rupees Eleven Lac Fifteen Thousand Only)
REALISABLE VALUE (10% less than fair market value & rounded off)	Rs. 10,03,500.00 Or Say Rs. 10,04,000.00 (Rupees Ten Lac Four Thousand Only)
DISTRESS VALUE (20% less than fair market value & rounded off)	Rs. 8,92,000.00 (Rupees Eight Lac Ninety-Two Thousand Only)

Date: 05.06.2026, Place: Kolkata

MANDATE

Name of The Valuer with Address → S. Sen & Associates , MAIN OFFICE 4/12, MORDECAI LANE, DUMDUM, NORTH 24 PARGANAS, KOLKATA-700074 Mobile No. 7439636788/9433543012 Date of Visit – 04.06.2026			
1	Nature of Security		Already Mortgaged
	a.	Vacant Land [Agriculture / non agriculture]	Non agriculture
	b.	Land with building thereon	Land & Double Storied Building
2	Area of the land		Land Area – 1.2087 Decimal Or i.e 1.51 Cottahs more or less.
3	In case of Flat, S/ built-up area		Building Area – GF- 941.00 Sq. Ft. FF- 941.00 Sq. Ft.
4	In case of building under construction, status/ progress of construction and approximate time required for completion		Complete.
5	Distance of the site from the branch		The site is approximately 3.2Km away from the Branch
6	Location (with boundary)		Butted and bounded by: (As per physical Inspection)
	North –		As mentioned above - Point I (14)
	South –		As mentioned above - Point I (14)
	East –		As mentioned above - Point I (14)
	West –		As mentioned above - Point I (14)
	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		
7	Plot No./ Dag No.	Mouza- Mirjapur, J.L. No.- 41, Dag No.- 711 & 713, L.R. Khatian No.- 2107. P.S.-Basirhat	
	Khatian No.		
	P.S.		
	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		
8	Name of the present owner of the property		SRI GOPINATH GOLDER S/O LATE SHIBDAS GOLDER
9	Present address of the owner (if other than the applicant)		Residing at- 433C, Mirjapur, Basirhat, P.O.-Basirhat College, P.S.-Basirhat, District-North 24 Parganas, West Bengal, Pin-743412
10	Occupation of the owner if other than the applicant)		Business.
11	Relationship with the applicant		Self-property
12	No. of stories and age of the building		Two Storied Building, Age-GF + FF = 51 Years.
13	Whether the property has been purchased by the present owner or inherited or received as gift		--
	The valuer should verify seller's photo Id and address		Verified
14	Consideration/reason for offering the property as mortgage (In case of third-party property) in case of third-party collateral security.		Already Mortgage.
	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.		Mentioned Above
15	Whether the property is free from tenancy?		Yes
	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.		No tenancy at the time of inspection

16	Who is the occupying the house at present?	Owner
17	Condition of the land / land & building from the point of view of sale.	Having Potential of Good Marketability.
18	Whether local enquiry made to satisfy about history of the property	Yes
	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.	Owner was present.
19	Comments on the locality	Posh / Middle class / Lower class: Middle Class.
20	Surroundings	Very good / good / average: Good.
21	Connections of the locality with main city	It Is a Lock Land Property
22	Type of construction of the building	Photocopy Enclosed
23	Any discouraging report about the property	Nothing else.

I/We certify that

The property as mentioned above has been inspected by me/us physically on 04.06.2026 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. 31,86,000.00

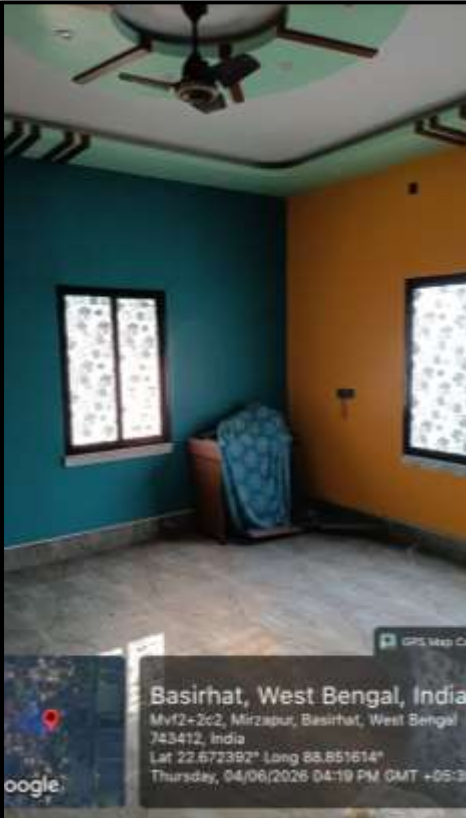
During inspection I/we have talked to the owner of the property and have satisfied myself/ourselves about his identity. I/We have verified his Ration Card/ Voter's Identity Card/ Pass Port/ PAN Card. The reason given by the owner for offering the property as security is apparently acceptable.

I/We am/are in no way having any interest in the property.

I/We have revisited the site once again on to make local enquiries from the market and neighbors to confirm location, ownership, value, boundaries, etc.

Methods used, factors influencing the analysis, opinions, conclusion and assumptions made are clearly recorded in the valuation certificate.

Signature of the Valuer with seal



জেলা- উত্তর ২৪ পরগণা খতিয়ান নং- ২১০৭ [১৫১১০৪১]

মৌজা- মির্জাপুর জে.এল.নং- ৪১ থানা- বসিরহাট



(১) রাজস্ব- ০.০০ টাকা

(২) জমির পরিমাণ(এ)- ০.০২৫০

(৩) মোট দাগের সংখ্যা- ২

	(৪) অগ্রস্বত্বের দখলকারের বিবরণ	(৫) স্বত্ব	(৬) মন্তব্য
নাম-	গোপীনাথ গোলদার	স্বত্ব	
পিতা-	শিবদাস গোলদার		
ঠিকানা-	নিজ		

(৭) অগ্রস্বত্বের নিজ দখলীয় জমি

দাগ নং	জমির প্রেনী	মন্তব্য	দাগের মোট পরিমাণ(এ)	দাগের মধ্যে অগ্রস্বত্বের জমির পরিমাণ	দাগের মধ্যে অগ্রস্বত্বের জমির পরিমাণ
				একর	বৈচিত্র্য
৭১১	ডাঙ্গা		০.২২০০	০.০১৭৮	০.০১০০
৭১৩	বাড়		০.১৮০০	০.০১১১	০.০১৫০
আগত খং নং - 2104, 2109					
মোট দাগের সংখ্যা- দুই মাত্র					

Official authorized by the
Indian Evidence Act 1870

Fees Received : Application Fee : Rs. 10, Authentication Fee : Rs. 10 x 1, Total fee : Rs. 20 , Copy No.:10232

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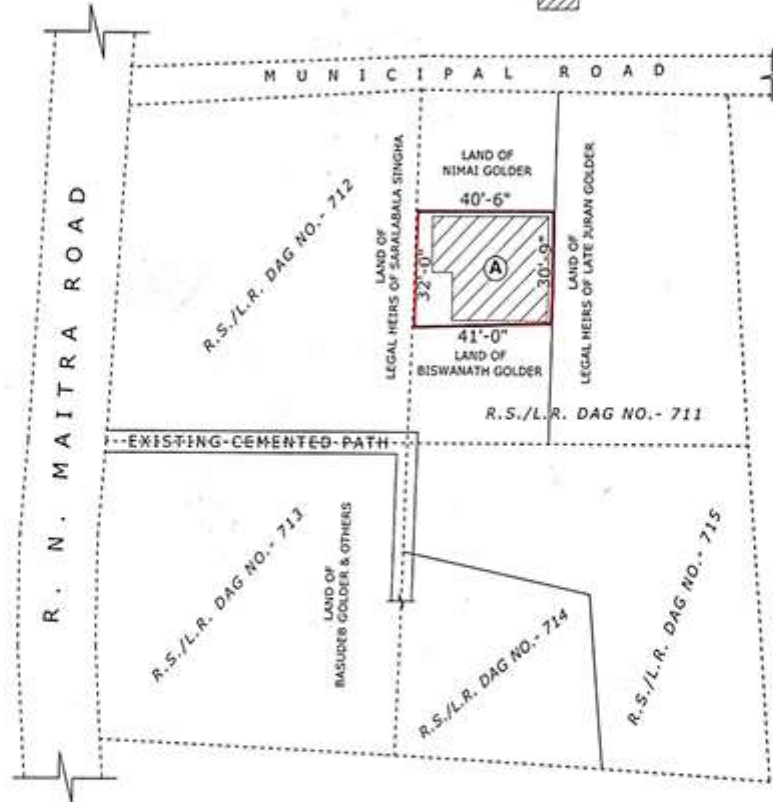
২৭/০২/২০১৯ ০১:১০ PM

**SITE PLAN OF R.S./L.R. DAG NO.-711,712,713,714,715, OF
MOUJA- MIRJAPUR, J.L. NO.- 41, UNDER
BASIRHAT MUNICIPALITY, WARD NO.- 15,
P.S.- BASIRHAT, DIST- NORTH 24 PARGANAS.**

(N)

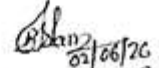
- REMARKS :-**
- 1) R.S./L.R. DAG BOUNDARY LINE - - - - -
 - 2) PARTITION LINE - - - - -
 - 3) EXISTING TWO STORIED BUILDING - 

AS PER PHYSICAL POSSESSION
IN ASSISTANCE WITH MOUJA MAP



ALLOTMENT				
SUB-PLOT NO	R.S./L.R. DAG NO	AREA IN SQFEET.	AREA IN DECIMAL	NAME OF OWNER
(A)	711	1278	2.934	GOPINATH GOLDER

NOTE:- AREA OF BUILDING IN SUB PLOT NO. "A" - 898 SQ.FT. APPROX(EACH FLOOR)


 02/06/20
Md. Rabiul Islam Gazi
 Amin
 Dhaittha, Basirhat
 Reg. No. - 422 of 1998
 S.T.V.T. No. - SCS/001/2008