

**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.

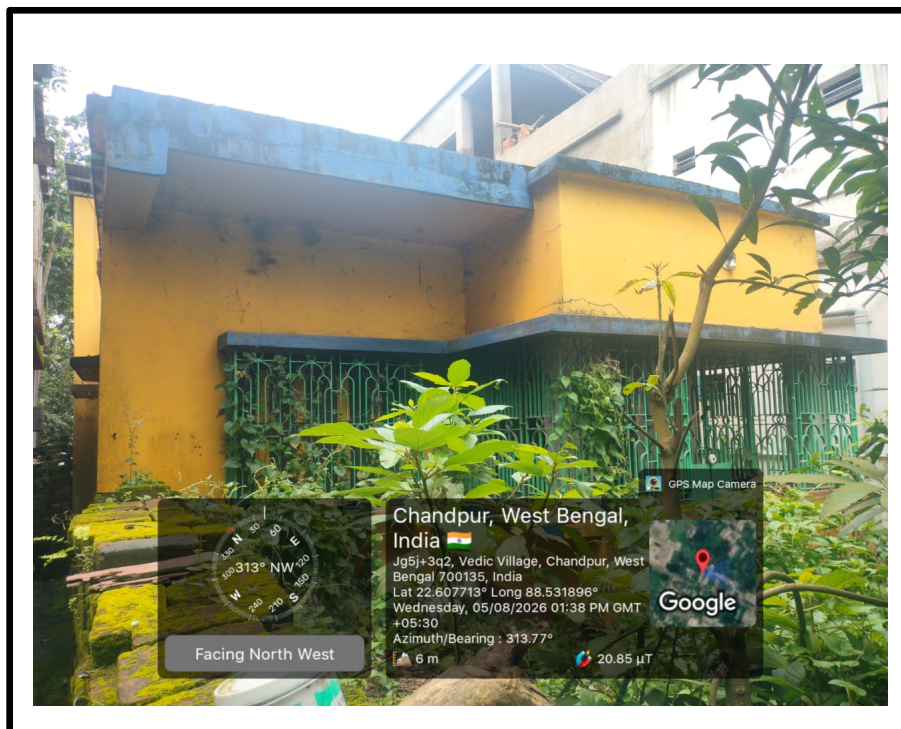
Contact No.:-

6290367977/9332113655

Email:-

satyajitarndr@gmail.com/

sauravofficevaluer@gmail.com



PROPERTY OWNED BY :

AKRAM MOLLA.

BORROWER :-

M/S. MOONLIGHT ENTERPRISES.

REPORT VALUATION OF THE PROPERTY (LAND WITH A SINGLE STORIED BUILDING) IS SITUATED AT, VILLAGE & MOUZA – CHANDPUR CHAMPAGACHHI, NEAR CHANDPUR CHAMPAGACHHI SHAHJALALI JAME MASJID, J.L. NO.- 48, R.S. NO.- 145, TOUZI NO.- 10, R.S. & L.R. DAG NOS.- 1269, 1270 & 1271, L.R. KHATIAN NO.- 3507, UNDER CHANDPUR GRAM PANCHAYET LIMIT, P.O.– CHANDPUR, P.S.- RAJARHAT, KOLKATA - 700135, DIST.- NORTH 24 PARGANAS, 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.: - 9332113655/6290367977

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

Ref. No. SD/SG/UCO/2026/23

Date: 06.08.2026.

To,
The Chief Manager,
UCO Bank
CHANDPUR BRANCH

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

(To be filled in by the Approved Valuer)

Name of Customer/ Borrower Unit: M/S. MOONLIGHT ENTERPRISES.

I.	GENERAL	
1.	Purpose for which the valuation is made	: NPA.
2.	a) Date of inspection	: 05.08.2026.
	b) Date on which the valuation is made	: 06.08.2026.
3.	List of documents produced for perusal i) Paper / documents furnished	: Copy of Deed (Being No.- 150200870 of 2016, Volume number – 1502 - 2016, Book no.- I, Page from – 20735 to 20766, D.S.R.– II North 24- Parganas, On dt.- 04.03.2016.), Advocate Report, Done by, Anamika Saha, on dt.- 03.12.2021, Plan – Plan Sanctioned from Chandpur Gram Panchayet. Tax receipt – from Chandpur Gram Panchayet, On dt.- 28.10.2021, Porcha – on dt.- 22.02.2017. Conversion Certificate – On dt.- 27.06.2017. Previous valuation report – Done by Surajit Mitra, On dt.- 07.05.2025.
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 :- Akram Molla, S/O – Gaffar Hossain Molla. Mobile No.- 8017158690. BORROWER :- M/S. MOONLIGHT ENTERPRISES. Prop.- Aklima Bibi, W/O - Gaffar Hossain Molla.
5.	Brief description of the property (Including leasehold / freehold etc.)	The Captioned the Property (Land with A Single Storied Building) Is Situated At, Village & Mouza – Chandpur Champagachhi, Near Chandpur Champagachhi Shahjalali Jame Masjid, J.L. No.- 48, R.S. No.- 145, Touzi No.- 10, R.S. & : L.R. Dag Nos.- 1269, 1270 & 1271, L.R. Khatian No.- 3507, Under Chandpur Gram Panchayet Limit, P.O.– Chandpur, P.S.- Rajarhat, Kolkata - 700135, Dist.- North 24 Parganas, West Bengal. The said property is Freehold Property.

6.	Location of property		
	a)	Plot No. / Survey No.	: R.S. & L.R. Dag Nos.- 1269, 1270 & 1271.
	b)	Door No.	: N.A.
	c)	T. S. No. / Village/ Mouza	: Village & Mouza – Chandpur Champagachhi, Near Chandpur Champagachhi Shahjalali Jame Masjid.
	d)	Ward / Taluka	: -
	e)	Mondal / District	: North 24 Parganas.
	f)	Pin No.	: Kolkata - 700135.

7.	Postal address of the property		: Village – Chandpur Champagachhi, P.O. – Chandpur, P.S.- Rajarhat, Kolkata - 700135, Dist.- North 24 Parganas, West Bengal.
8.	City / Town		: Chandpur Champagachhi.
	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 Chandpur Gram Panchayet.
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 Documents Actual
	North		: 12 ft wide Pucca Road. Other's Property.
	South		: Mother Gazi. S.R.C.M. Road.
	East		: Hamid Gazi & Other's Land. Other's Property.
	West		: Sahid Gazi & Others Land (M. Gazi). Other's Property.
14.2	Latitude, Longitude and Coordinates of the site		: Latitude: 22.607472. Longitude: 88.531797.
15	Extent of the site		: As per Deed :- 8.31 decimal. As per Porcha & Conversion Certificate :- 08 decimal (Land area Considered as per Porcha & Conversion Certificate.)
16	Extent of the site considered for valuation (least of 14 A & 14 B)		: As per Deed :- 8.13 decimal. As per Porcha & Conversion Certificate :- 08 decimal (Land area Considered as per Porcha & Conversion Certificate.)
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 Chandpur Champagachhi Shahjalali Jame Masjid.
5.	Level of land with topographical conditions	Level.
6.	Shape of land	Almost Rectangular.
7.	Type of use to which it can be put	Type of land is BASTU.
8.	Any usage restriction	No.
9.	Is plot in town planning approved layout?	No.
10	Corner plot or intermittent plot?	Middle plot.
11	Road facilities	S.R.C.M. Road.
12	Type of road available at present	Pitch Road.
13	Width of road – is it below 20 ft. or more than 20 ft.	Above 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.
	Advantage of the site	
18	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	As per Deed :- 8.31 decimal. As per Porcha & Conversion Certificate :- 08 decimal (Land area Considered as per Porcha & Conversion Certificate.)
	North & South	-
	East & West	-
2.	Total extent of the plot	As per Deed :- 8.31 decimal. As per Porcha & Conversion Certificate :- 08 decimal (Land area Considered as per Porcha & Conversion Certificate.)
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. 3,00,000/- per Decimal to Rs. 3,50,000/- 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. 2,55,000/- per Decimal.
5.	Assessed / adopted rate of valuation	Rs. 3,05,000 /- per Decimal. Note :- In this locality the market rate is higher, than the value fixed by A.D.S.R.O.– Rajarhat. So, I am

			choosing Rs. 3,05,000/- per decimal for realistic approach of valuation. Though according to the govt rate the value of the property is Rs. 2,55,000/- decimal, the market rate of similar properties ranges between Rs. 3,00,000/- to Rs. 3,10,000/- decimal. Hence in this valuation we have considered Rs 3,05,000/- decimal.
6.	Estimated value of land		Rs. 24,40,000.00
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)	R.C.C. frame structure.
	c)	Year of construction	2017.
	d)	Number of floors and height of each floor including basement, if any	Single Storied Building, approx. 10 Ft. Height.
	e)	Plinth area floor-wise	Covered area :- Ground Floor – 687 sft.
	f)	Condition of the building	Good.
	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	Sanctioned from Chandpur Gram Panchayet
	i)	Whether genuineness or authenticity of approved map / plan is verified	Yes.
	j)	Any other comment	N.A.

Specifications of construction (floor-wise) in respect of

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

S. No.	Description	Ground floor	
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2.	Compound wall	:	No.	
	Height	:	-	
	Length		N.A.	
	Type of construction		N.A.	
3.	Electrical installation			
	Type of wiring	:	The said Property is a NPA Property. Our representative is unable to inspect the Property from inside	
	Class of fittings (superior / ordinary / poor)	:	Do	
	Number of light points	:	As required	
	Fan points	:	As required	
	Spare plug points	:	As required	
	Any other item		Nothing observed	
4.	Plumbing installation			
	a) No. of water closets and their type	:	Nil	
	b) No. of wash basins	:	As required	
	c) No. of urinals	:	Nil	
	d) No. of bath tubs	:	Nil	
	e) Water meter, taps, etc.	:	As required	
	f) Any other fixtures	:	Nothing observed	

Details of valuation : Replacement cost of the building is estimated at per current market Price of building materials & rates of labours. The building was constructed in 2017, it's Maintenance is normal. So, $\{[(09 \times 0.9) \div 80] \times 100\} = 10\%$ depreciation Considered.

Sr. No.	Particulars of item	Plinth area	Ro of height	Age of building	Estimated replacement rate of construction Rs.	Replacement cost Rs.	% of Depreciation Rs.	Net value after depreciation Rs.
1.	Ground Floor	687 sft.	10'	09 years	Rs. 1,600/-	Rs. 10,99,200.00	10%	Rs. 9,89,280.00
Total =								Rs. 9,89,280.00

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. 24,40,000/-
Part- B	Building	:	Rs. 9,89,280/-
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 Say	:	Rs. 34,29,280/- Rs. 34,29,000/- (Rupees Thirty-four lacs twenty-nine thousand only) (Round Off)
	Realizable Value	:	Rs. 30,86,000/-
	Force sale Value	:	Rs. 27,43,000/-

Remarks:

1. All internal photographs have been taken at the time of inspection on 05.08.2026.
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: 06.08.2026.

Signature
(Name and Official seal of the Approved Valuer)

The undersigned has inspected the property detailed in the Valuation Report date: 06.08.2026. We are satisfied that the fair and reasonable market value (Land with a complete single storied Building) of

the property is Rs. 34,29,000/- (Rupees Thirty-four lacs twenty-nine thousand only.)

Signature
(Name of the Branch Manager)

MANDATE

	Name(s) of Valuer with Address & Telephone No.	:	SATYAJIT DAS Chartered Engineer & Approved Valuer. <u>Govt. Registered Valuer of CBDT</u>
1	Date of Visit	:	05.08.2026.
	a. Vacant Land [Agriculture / non agriculture]	:	N/A
	b. Land with building thereon	:	Land with a Single storied building.
2	Area of the land	:	As per Deed :- 8.31 decimal. As per Porcha & Conversion Certificate :- 08 decimal (Land area Considered as per Porcha & Conversion Certificate.)
3	In case of building, built-up area	:	<u>Covered area :-</u> Ground Floor – 687 sft.
4	In case of building under construction, status/ progress of construction and approximate time required for completion	:	Land with a complete Single storied building.
5	Distance of the site from the branch	:	Within 1.9 k.m. from branch.
6	Location (with boundary)	:	The property is situated at, Village & Mouza – Chandpur Champagachhi, Near Chandpur Champagachhi Shahjalali Jame Masjid , on & Main Road S.R.C.M. Road. Kashinathpur Bus Stop is within 50 meter & Sondalia Railway Station about 13 K.m. form the site. All civic amenities like School, College, Bank, Post office, and Hospital, shopping markets are available within close distance. <u>As per Documents :-</u> North – 12 ft wide Pucca Road. South – Mother Gazi. East – Hamid Gazi & Other's Land. West – Sahid Gazi & Others Land (M. Gazi). <u>As per Physical Inspection :-</u> North – Other's Property. South- S.R.C.M. Road. East – Other's Property. West – Other's Property.
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 – Chandpur Champagachhi, J.L. No.- 48, R.S. No.- 145, Touzi No.- 10, R.S. & L.R. Dag Nos.- 1269, 1270 & 1271, L.R. Khatian No.- 3507.
8	Name of the present owner of the property (if other than the applicant)	:	<u>OWNER :-</u> Akram Molla, S/O – Gaffar Hossain Molla. Mobile No.- 8017158690. <u>BORROWER :-</u>

			M/S. MOONLIGHT ENTERPRISES. Prop.- Aklima Bibi, W/O - Gaffar Hossain Molla.
9	Present address of the owner (if other than the applicant)	:	-
10	Occupation of the owner (if other than the applicant)	:	Teacher.
11	Relationship with the applicant	:	Self.
12	No. of stories and age of the building	:	Single Storied Building, 09 years old.
13	Whether the property has been purchased by the present owner or inherited or received as gift.	:	Purchase.
14	The valuer should verify seller's photo Id and address	:	Not Produce.
15	Consideration / reason for offering the property as mortgage (In case of third-party property) in case of third-party collateral security.	:	N/A.
16	Valuer should 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.	:	-
23	Comments on the locality	:	Posh / Middle class / Lower class.
24	Surroundings	:	Very good / good / average.
25	Connections of the locality with main city	:	Well connection / gradual development taking place.
26	Type of construction of the building	:	Complete Single Storied Building is R.C.C. frame 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 :- 06.08.2026.

Encl:-

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

SATYAJIT DAS

Govt. Regd. Valuer.

Panel Valuer for UCO Bank.

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 *	North 24 Parganas	Thana *	Rajarat
Local Body *	Gram Panchayat	Mouza *	Chandpur Champsegachin
Road		Road Zone	
Premises No.	Premises No	Ward No.	Ward No
Jurisdiction of *	A.D.S.R. RAJARHAT	Gram Panchayat *	CHANDPUR
Project Name	Not Specified		

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

Plot No	LR	01269	/	0	LR Khatian No.	3507	/	Data Khatian
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Proposed Land Use *	Rashu	Nature of Land *	Rashu				
(as recorded in ROC)							
Area	Decimal	Bigha	Katha	Chatak	Sq. Feet	Total Area of Land(Decimal)	
Area of Land *	Acres	1	Bigha	Katha	Chatak	Sq. Feet	1
Adjacent to Metad Road	Yes	Approach Road Width *	30				
Encumbered by tenant	No	tenant is Purchaser?	No				
Bargadar	No	Bargadar is Purchaser?	Yes No				
Litigated Property	Yes No						

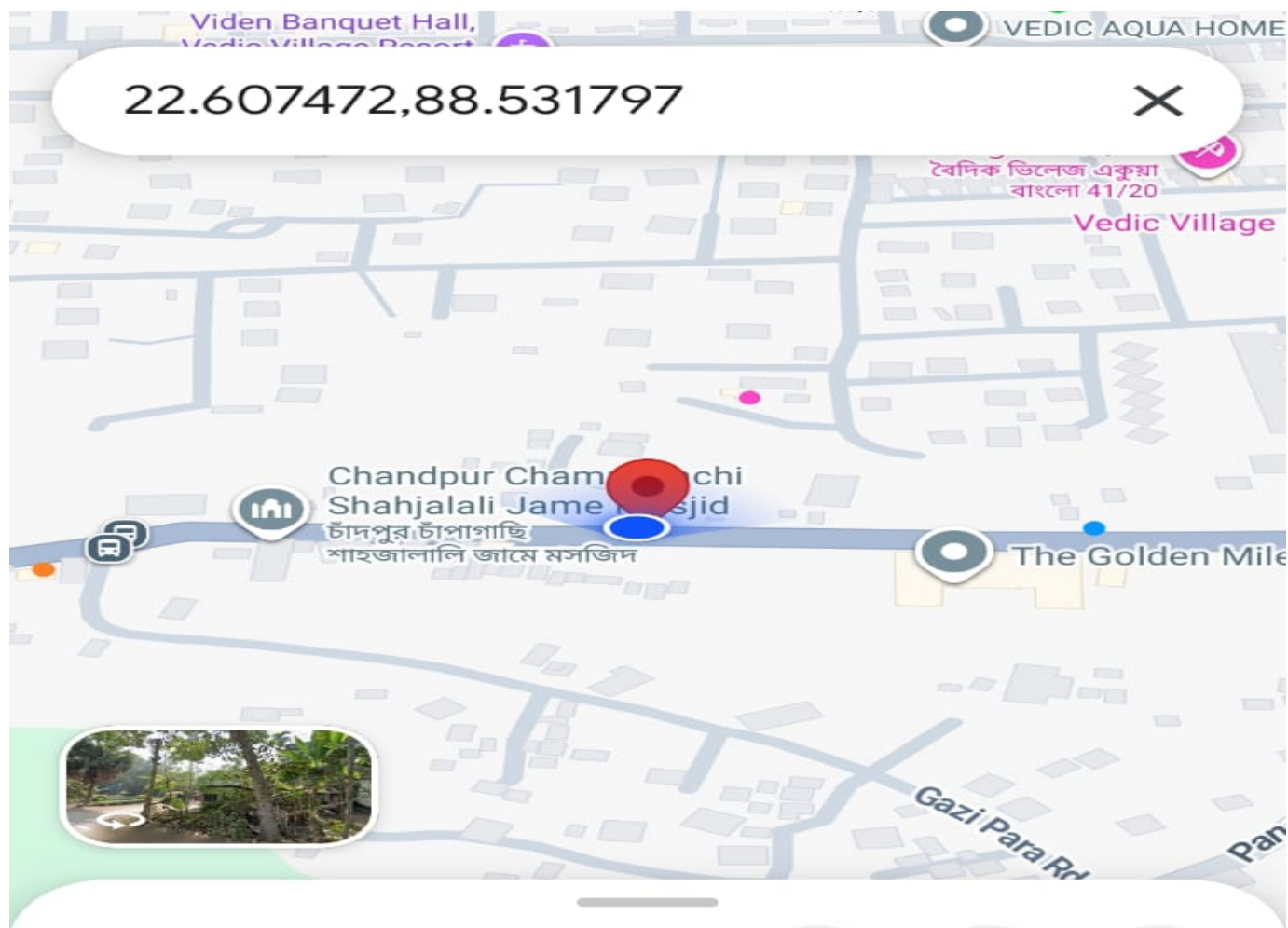
This plot has any road access in any side be mentioned properly below:

North side Yes No East side Yes No West side Yes No South side Yes No

Type the characters shown F7F6B3

Existing Market Value of Land: Rs. 2,65,000/-

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



Dropped pin

Near Chandpur Champagachi Shahjalali Jame Masjid, in Vedic Village, Chandpur



Directions



Start



Share



Near [Chandpur Champagachi Shahjalali Jame Masjid](#), in Vedic Village

SATYAJIT DAS
(Registered Valuer Under IBBI)

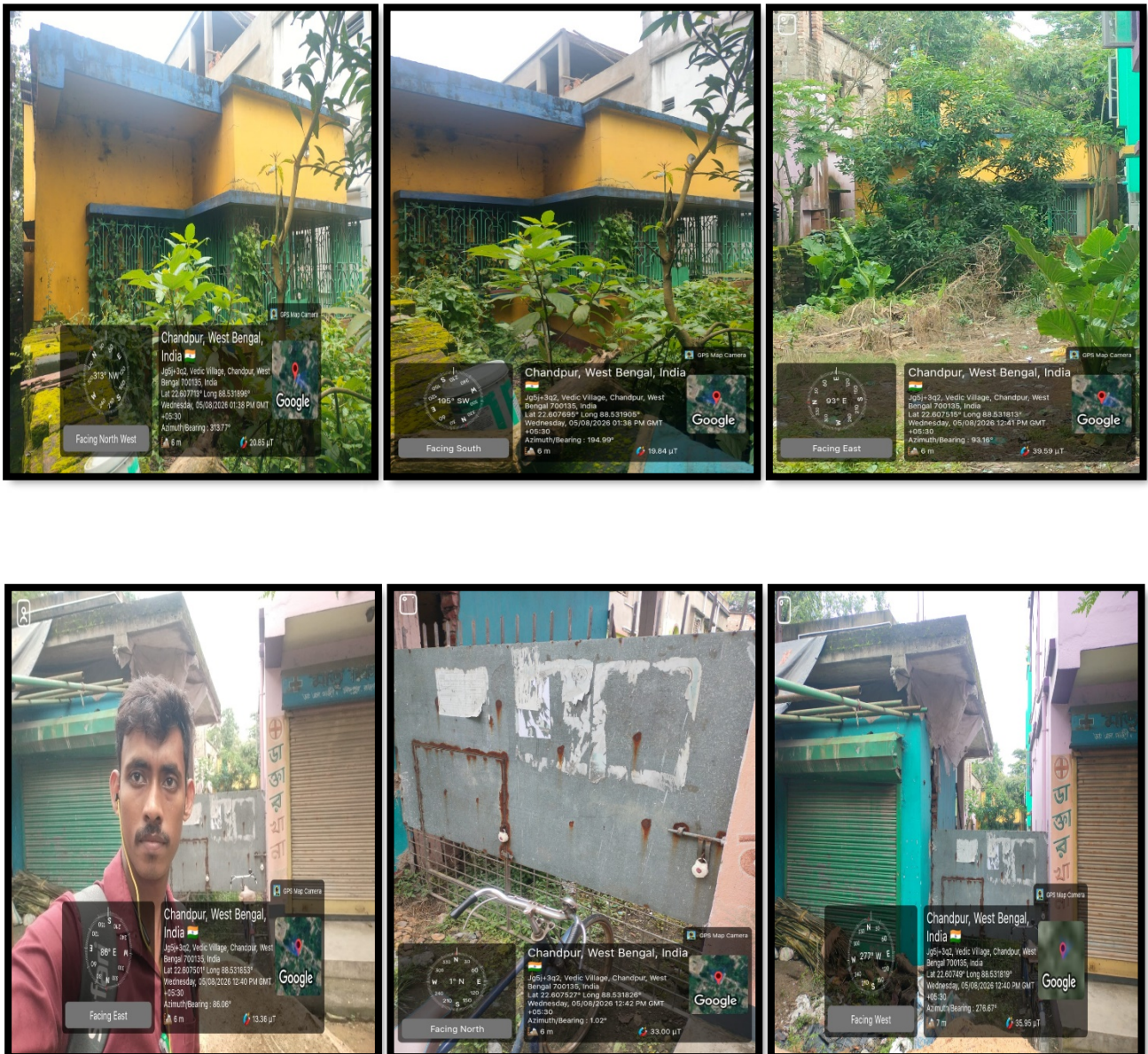
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Pin code no.– 713103, Dist.- Purba Burdwan, West Bengal.

Contact No.: - 9332113655/6290367977

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

PHOTOGRAPHS OF THE PROPERTY



INSPECTED BY, OUR REPRESENTATIVE MR. RABI DAS.

SATYAJIT DAS

(Registered Valuer Under IBBI)

*CBDT Registration No.: - 34AB/N-172/2018-19/1406, IBBI Registration No.: -
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Contact No.: - 9332113655/6290367977

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

INVOICE

Invoice No.: SD/SG/August/2026/23

Date : 06.08.2026.

To
The Senior Manager
UCO Bank
Chandpur Branch

Sub. : Valuation Report for the property of

OWNER :- AKRAM MOLLA.
BORROWER :- M/S. MOONLIGHT ENTERPRISES.

Sub : Bill For Valuation Fees Of The Property (Land With A Single Storied Building) Is Situated At, Village & Mouza – Chandpur Champagachhi, **Near Chandpur Champagachhi Shahjalali Jame Masjid**, J.L. No.- 48, R.S. No.- 145, Touzi No.- 10, R.S. & L.R. Dag Nos.- 1269, 1270 & 1271, L.R. Khatian No.- 3507, Under Chandpur Gram Panchayet Limit, P.O.– Chandpur, P.S.- Rajarhat, Kolkata - 700135, Dist.- North 24 Parganas, 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