



S. SEN & ASSOCIATES..

THREE DECADES OF DEDICATION

CONSULTING ENGRS/CHARTERED ENGINEER. & GOVT.APPROVED 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/Manoj Kumar Sen, Kalyan Kumar Das

MAIN OFFICE: 4/12, MORDECAI LANE, CHHATAKAL, DUM DUM, KOLTAKA-700074

Branch Office-

75, Southern Avenue,
Kolkata- 700 029

E-mail: kalyankumardas461954@gmail.com

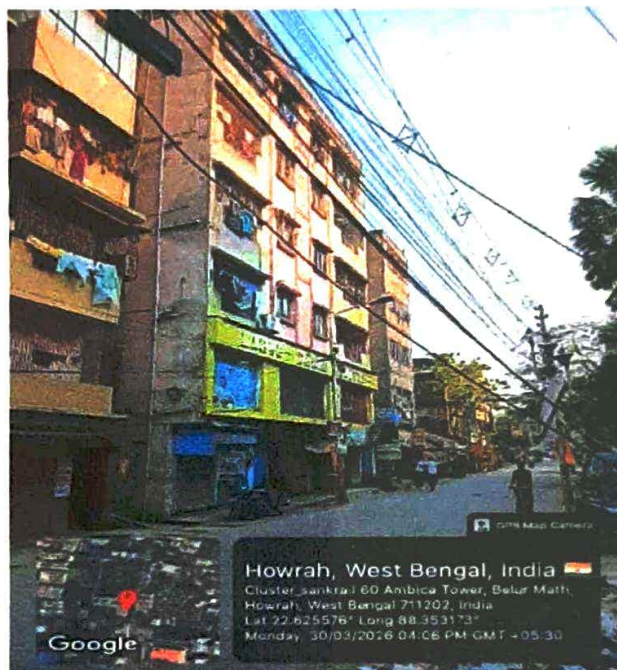
Ph. No. 7439636788/ 9433543012

Branch Office-Durgapur

Main Gate, Durgapur
Paschim Bardhaman-713203

Branch Office - Bhagalpur

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



VALUATION REPORT

PROPERTY: - (FLAT)

OWNER: SMT. POOJA SHARMA W/O SRI AMIT SHARMA

ADDRESS: 4TH FLOOR OF RESIDENTIAL FLAT, FLAT NO. E-I, (NORTH-WEST OPEN) IN A SIX STORIED (G+5) BUILDING

HOLDING NO. 219(OLD-219&220), GIRISH GHOSH ROAD, P.O.-BELURMATH, P.S.-BALLY, DISTRICT-HOWRAH, PIN- 711202, WARD NO. 57

WITHIN THE JURISDICTION OF HOWRAH MUNICIPAL CORPORATION



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18/Registration of Valuer/Manoj Kumar Sen & Kalyan Kumar Das, Mr. Goutam Mukherjee

Main Office-

4/12, Mordecia Lane, Dum Dum,
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Mob: 7439636788/9433543012

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Main Gate, Durgapur
Paschim Bardhaman-713202

gmukherjee58@gmail.com

UCO BANK

ENGAGED BY: UCO BANK

BRANCH: LILUAH

VALUATION REPORT IN RESPECT OF AN IMMOVABLE PROPERTY COMPRISING 4TH FLOOR OF RESIDENTIAL FLAT, FLAT NO. E-1, (NORTH-WEST OPEN) IN A SIX STORIED (G+5) BUILDING

HOLDING NO. 219(OLD-219&220), GIRISH GHOSH ROAD, P.O.-BELURMATH, P.S.-BALLY, DISTRICT-HOWRAH, PIN-711202, WARD NO. 57

WITHIN THE JURISDICTION OF HOWRAH MUNICIPAL CORPORATION

OWNER: SMT. POOJA SHARMA W/O SRI AMIT SHARMA

On the instructions received from Branch Manager UCO Bank, Liluah Branch, and our subsequent engagement, M/S. S. Sen & Associates has been appointed to estimate the Market Value of the Flat located at the above address. Accordingly, our professional has undertaken the inspection of the said property after discussion over phone with the party concern and the report on valuation is based on the facts, figures, documents, particulars, information so far obtained by viewing the said property or made available to us during the said inspection and to the best of our knowledge & judgment. Further While carrying out these instructions, we undertook verbal/web-based enquiries referred to in relevant sections of this report. We have relied on this information as being accurate and complete. In particular we detail the following: -

1	GENERAL	
1	Purpose for which the valuation is made	To ascertain the market value of the property
2	a) Date of Inspection	30.03.2026
	b) Accompanied by	Owner.
	c) Date on which the valuation is made	11.05.2026
	d) Reference No.	SSA/UCO-LILUAH/AR/SR/57/2026-27
3	<u>List of documents produced for perusal:-</u> i) Copy of Previous Valuation ii) Copy of Property Tax. iii) Copy of Original Registry Office Searching Reports Of A.D.S.R At Howrah, D.S.R At Howrah And R.A. Kolkata . iv) Copy of Original Declaration Of Smt. Pooja Sharma. v) Copy of Court Searching Paper. vi) Copy of Deed Of Conveyance. vii) Copy of Certified Said Deed Of Conveyance. viii) Xerox Copy of Previous Owner's Paper.	
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)	SMT. POOJA SHARMA W/O SRI AMIT SHARMA Presently Residing at Holding No. 219, Girish Ghosh Road, P.O.-Belur Math, P.S.- Bally, District-Howrah, Pin-711202
	b) Name of the Purchaser and his/their address(es) with Phone no (details of share of each owner in case of joint ownership)	SMT. POOJA SHARMA W/O SRI AMIT SHARMA Presently Residing at Holding No. 219, Girish Ghosh Road, P.O.-Belur Math, P.S.- Bally, District-Howrah, Pin-711202



5	Brief description of the property: - Flat Details - The property comprises 4 TH Floor of Residential Flat, Flat No. E-1, in a Six Storied (G+5) Building, Admeasuring - 769.00 sq. ft. Super Built-up area more or less.																																
	Land Details - Constructed Over a Land Admeasuring 07 Cottah 00 Chittacks 00 Sq. Ft. m/l. Located Details - Holding No. 219, Girish Ghosh Road, P.O.-Belur Math, P.S.- Bally, District-Howrah, Pin-711202 Accommodation - 2 Bed Rooms, 1 Dining, 1 Kitchen, 1 Toilet, 1 Balcony, 1 Store Room.																																
6	Location of property a). Plot No/Survey No Mouza- Barrackpur, J.L. No. 16, Touzi No. 820, L.R. Dag Nos. 2212 & 2211, L.R. Khatian No. 533 & 647 b). Door No Holding No. 219, Girish Ghosh Road c). Ward/Taluka Under Bally Municipality d). T.S. No/Village Not applicable. e). Mandal/District Dist. Howrah f). Date of issue and validity of layout of approved map/plan Issue Date: N.A. Valid Date: N.A. Approved map/plan Issuing authority By the Bally Municipality. Whether genuineness or authenticity of approved map/plan is verified Yes Any other comments by our empanelled valuers on authentic of approved plan No																																
7	Postal address of the property 4 th Floor Of Residential Flat, Flat No. E-1, (North-West Open) In A Six Storied (G+5) Building Holding No. 219(Old-219&220), Girish Ghosh Road, P.O.-Belurmath, P.S.- Bally, District-Howrah, Pin- 711202, Ward No. 57 Within The Jurisdiction Of Howrah Municipal Corporation Land Mark - Near Rangoli Mall/More																																
8	City/Town City																																
9	Classification of the area i). High/Middle/Poor High ii). Urban/Semi- Urban/Rural Urban																																
10	Corporation /Village Panchayat /Municipality Under Bally Municipality																																
11	Covered under any State/Central Govt. enactments (Urban land ceiling Act) or notified under agency area / scheduled area/ cantonment area) No.																																
12	Boundaries of the property: - <table border="1"> <thead> <tr> <th colspan="2">As per Documents-The Subject Land</th> <th>As per Physical Inspection-The Subject Flat</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>By Municipal Holding No. 121, Girish Ghosh Road</td> <td>By the Open to Sky.</td> </tr> <tr> <td>South</td> <td>By Common Passage Of Holding No. 219,220, Girish Ghosh Road</td> <td>By the Others Flat.</td> </tr> <tr> <td>East</td> <td>By 117 Girish Ghosh Road</td> <td>By the Entrance & Lift & Staircase & Lobby.</td> </tr> <tr> <td>West</td> <td>By Girish Ghosh Road</td> <td>By the Open to Sky.</td> </tr> <tr> <td colspan="2">As per Documents-The Subject Flat</td> <td></td> </tr> <tr> <td>North</td> <td>By Open To Sky</td> <td></td> </tr> <tr> <td>South</td> <td>By Open To Sky</td> <td></td> </tr> <tr> <td>East</td> <td>By Open To Sky</td> <td></td> </tr> <tr> <td>West</td> <td>By Common Passage</td> <td></td> </tr> </tbody> </table>			As per Documents-The Subject Land		As per Physical Inspection-The Subject Flat	North	By Municipal Holding No. 121, Girish Ghosh Road	By the Open to Sky.	South	By Common Passage Of Holding No. 219,220, Girish Ghosh Road	By the Others Flat.	East	By 117 Girish Ghosh Road	By the Entrance & Lift & Staircase & Lobby.	West	By Girish Ghosh Road	By the Open to Sky.	As per Documents-The Subject Flat			North	By Open To Sky		South	By Open To Sky		East	By Open To Sky		West	By Common Passage	
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14	Extent of the site Land Area: 07 Cottah 00 Chittacks 00 Sq. Ft. more or less																																



14.1	Latitude, Longitude and Coordinates of the site	Latitude- 22.625534, Longitude- 88.353351 Coordinates-22°37'31.9"N 88°21'12.1"E		
15	Extent of the site considered for valuation (least of 13 A & 13 B)	Floor	Flat No.	Super built-up area In sq. ft.
		4 TH Floor	E-1	769.00 sq. ft.
16	Whether occupied by Owner / Tenant? If occupied by Tenant, since how long? Rent Received per month.	Owner Occupied		
II	APARTMENT BUILDING			
1	Nature of the Apartment	Residential Building.		
	Classification of Locality	Residential cum Commercial.		
2	Location			
	T.S. No	Not applicable.		
	Ward No.	57		
	Village/Municipality/ Corporation	Under Bally Municipality		
	Door No. Street or Road (Pin Code)	Holding No. 219, Girish Ghosh Road, Pin-711202.		
3	Description of the locality (Residential / Commercial/ Mixed)	Mixed.		
4	Year of construction	13 Years (As Per Inspection)		
5	Number of Floors	Six Storied (G+5)		
6	Type of Structure	R.C.C. Framed Structure		
7	Number of dwelling units in the building	Good Nos.		
8	Quality of construction	As per Norms High Rise Building.		
9	Appearance of the Building	Good, so revealed during inspection		
10	Maintenance of the Building	Good, so revealed during inspection		
11	Facilities Available			
	Lift	Yes, Available		
	Protected Water supply	Yes, Available		
	Underground sewerage system	Yes, Available		
	Car parking-Open/Covered	Not Available		
	Is compound Wall Existing?	Not Available		
	Is pavement laid around the building	Yes, Available		
III	FLAT/OPEN TERRACE			
1	The floor on which the Flat is situated	4 TH Floor		
2	Door No of the Flat/Open Terrace	Flat No. E-1		
3	Specification of the flat/Open Terrace			
	Roof	RCC		
	Flooring	Marble Flooring.		
	Doors	Plywood Door & Collapsible Gate at the Entrance.		
	Windows	Aluminium Sliding Glass Window Protected with Iron Grill.		
	Finishing			
	Wall	Inside	Plastered & Pop.	
		Outside	Plastered & painted.	
4	Fittings	Concealed.		
	House Tax	Yes Provided		
	Assessment No.	20002138177		
	Tax paid in the name of	Pooja Sharma		
5	Tax amount	567.00		
	Electricity Service Connection No.	Documents not provided during inspection.		
	Meter Card is in the name of	Documents not provided during inspection.		
6	How is the maintenance of the Flat/Open Terrace?	Good, so reveal during inspection.		



7	Sale Deed/Indenture executed in the name of	SMT. POOJA SHARMA W/O SRI AMIT SHARMA
8	What is the undivided area of land as per Sale Deed/ Indenture?	07 Cottah 00 Chittacks 00 Sq. Ft. more or less.
9	What is the plinth/Covered area of the Flat/Open Terrace?	Plinth area = Super Built Up area / 1+25% of Super Built-Up area (treating 1 as Super Built-Up area) = 769.00/1.25 = 615.2 Sq. Ft. N.B. As per present market trend generally Super Built-Up area for such type of Apartment may vary between 20-30%. Since nothing has been mentioned about the percentage of Super Built-Up area in the Agreement, we are considering 25% as SBU area.
10	What is the floor space Index (app.)	NA
11	What is the Carpet area of the Flat/ Open Terrace?	Carpet area = 559.27 Sq. Ft.
12	Is it Posh/I class/Medium/ Ordinary?	Medium
13	Is it being used for Residential or Commercial purpose?	Residential purpose
14	Is it Owner occupied or let out?	Owner Occupied
15	If rented, what is the monthly rent?	No, occupied by the Owner
IV MARKETABILITY		
1	How is the marketability?	Having potential of good marketability
2	What are the factors favoring for an extra Potential Value?	The property is situated on Belur Math, Howrah Area. Every facility available with very close distance and beside the particular this area is very peaceful & suitable for residential purpose usage.
3	Any negative factors are observed which affect the market value in general?	Not as such
V Rate		
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? (Along with details/ reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	We consulted the offers prevalent as on the date of our inspection and found that the average non-speculative market price in the locality for such type of Flat being used for residential purpose may vary between Rs. 3,500.00 & Rs. 4,500.00 per Sq. Ft. of Super Built-up area on the date of our inspection in the open market. We have adopted a rate of Rs. 4,000.00 per Sq. Ft. in our calculations considering the advantages explained above. We have endeavored to keep the market rate at a non- speculative fair market price by using our experience and judgment.
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the Showroom under comparison (give details)	Rs. 4,000.00 Per Sq. ft. of Super built-up area.
3	Break up for the rate	
	i) Building +Services	Rs.1,800.00 per Sq. Ft. (including all services)
	ii) Land + Others	Rs.2,200.00 per Sq. Ft. (including others charges)
4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)	





Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

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Market Value of Apartment

District	Howrah	Thana	East
Local Body	Howrah Municipal Corporation	MBZB	West Apartment
Road	Bank Road	Road Zone	West Apartment
Plot No.	100/10	Ward No.	100/10
Jurisdiction of	Howrah Municipal Corporation	Howrah Municipal Corporation	(A)
Plot No.	100/10	Project Name	100/10
Apartment Type	Full Apartment	Area	Carpet Area: 100 Covered Building Area: 100 Super Builtup Area: 100
Use of Flat	Residential	Floor Type	Ground
Flat located in which floor	4	Flat No.	100/10
Age of the Flat (in years)	11	Legalized Property?	No
Is property on Road	No	Width of Approach Road (in feet)	10
Encumbered By Tenant?	No	Is Tenant a Purchaser?	No
No. of floor in Building	5		
Other Amenities	Road Garden ☐ Swimming Pool ☐ Club Facility ☐ Gymnasium ☐ Shopping Complex ☐		
Type the characters shown	L27828	By new character	
Market Value of Apartment :- Rs. 30,86,378/-			
Service Count: 6,78,128			
N.B. To be verified from the appropriate Registration Office after filling up proper & complete form			

magicbricks

Buy Rent Sell Home Loans

Login Shortlist

Buy Belur Math Add More Top Localities Budget Flat BHK Posted By More Filters



Owner: Shiv Shankar Puri

3 BHK Flat for Sale in Belur Math, Kolkata

SUPER AREA
1256 sqft

STATUS
Ready to Move

FLOOR
4 out of 4

₹ 61 Lac
₹ 4,857 per sqft

Contact Owner

Get Phone No.

Multistorey apartment is available for sale. It covered area of 1256 sq ft. It is a good locality.

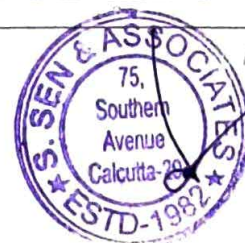
The value of the Flat has been calculated on the basis of information collected by us from the offers for Real Estate transactions given in the relevant Network addresses and prepared a comparative statement as follows: -

Web Site	Super Built-Up Area	Rate per Sq. Ft.	Total Rate
W.B. Govt. Rate	769.00 Sq. Ft.	Rs. 3,908.09	30,05,324.00
Magic Bricks	1256.00 Sq. Ft.	Rs. 4,857.00	61 Lac
Local Rate	1.00	Rs. 3,500.00-Rs. 4,500.00	-

From the above it appears that the Govt. Web site rate is **Substantially Lower Side** in comparison to Local rate and other Web site rate, as of now keeping in view the development of surrounding areas, marketability, connectivity, Demand of Vacant Residential spaces etc. Hence the **Govt. guide line rate cannot be taken as a barometer for assessing the fair market value** which, evidently, does not allow for market trends that take into consideration such factors as location, shape & size, nature of surrounding, tenure & status, usage, demand & supply of the commercial and Residential spaces etc. Since this has been an exclusive and affluent locality where real estate properties are in considerable demand, the available information tends to become speculative. As a matter of fact, the price of Real Estate Sector has recently been affected considerably by the consequences of various factors that have come into play in market trends recently. As a result, substantial disparities have come about between the Government rates and fair open market prices of Residential Spaces. This, evidently, is a phenomenon of recent origin of unpredictable duration. We have endeavored to keep the market rate at a non-speculative fair market price by using our experience and judgment. Hence after comparing Web-site rate prevailing as on the date of inspection it is prudent to apply average rate taking into consideration a conservative approach.

VI COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a Depreciated building rate



Replacement cost of Flat with Services (V (3) i)	Rs. 1,800.00 per Sq. Ft.
Age of the building	13 Year
Life of the building estimated	Life of the building 80 Years Remaining Life of the building 67 Years
Depreciation percentage the salvage value as 10%	$[(13 \times 0.9) / (80 \times 100)] = 14.62\%$
Depreciated ratio of the building	0.85:1
Total composite rate arrived for valuation	
Depreciated building rate VI(a)	Rs. 1,536.84 per Sq. Ft.
Rate of Land & other V (3) ii	Rs. 2,200.00 per Sq. Ft.
Total Composite Rate	Rs. 3,736.84 per Sq. Ft.

Details of Valuation

SL. No	Description	Super built Area in Sq. ft.	Rate per Sq. ft. in Rs.	Present Value in Rs.
1	4 th Floor	769.00	3,736.84	Rs. 28,73,629.96
2	Others (Car Parking)			N.A.
	Total			Rs. 28,73,629.96

(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:

PRESENT VALUE	
FAIR MARKET VALUE	Rs. 28,73,629.96 Or Say Rs. 28,74,000.00 (Rupees Twenty-Eight Lac Seventy-Four Thousand only)
REALISABLE VALUE (10% less than Fair Market Value & rounded off)	Rs. 25,86,600.00 Or Say Rs. 25,87,000.00 (Rupees Twenty-Five Lac Eighty-Seven Thousand only)
DISTRESS VALUE (20% less than Fair Market & rounded off)	Rs. 22,99,200.00 Or Say Rs. 22,99,000.00 (Rupees Twenty-Two Lac Ninety-Nine Thousand only)

Date: 11.05.2026

Place: Kolkata



MANDATE FOR VALUER

Sri Name of The Valuer with Address → **S. Sen & Associates**, MAIN OFFICE 4/12, MORDECAI LANE, DUMDUM, NORTH 24 PARGANAS, KOLKATA-700074
Mob: 7439636788/9433543012

Date of Visit-30.03.2026

1	Nature of Security		By Creating Mortgage
	a.	Vacant Land [Agriculture / non agriculture]	Non-Agriculture
	b.	Land with Building thereon	4 TH Floor Flat
2	Area of the land		07 Cottah 00 Chittacks 00 Sq. Ft. More or Less.
3	In case of Flat, S/ built-up area		Super Built-up Area: 769.00 Sq. Ft.
4	In case of Flat under construction, status/ progress of construction and approximate time required for completion		N.A.
5	Distance of the site from the branch		The site is approximately 950 m away from the branch
6	Location (with boundary)		Butted and bounded by (As per physical Inspection)
	North -		By the Open to Sky.
	South -		By the Others Flat.
	East -		By the Entrance & lift & staircase & lobby.
	West -		By the Open sky.
	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., L.R. Khatian No.	Mouza- Barrackpur, J.L. No. 16, Touzi No. 820, L.R. Dag Nos. 2212 & 2211, L.R. Khatian No. 533 & 647	
	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		SMT. POOJA SHARMA W/O SRI AMIT SHARMA
9	Present address of the owner		Presently Residing at Holding No. 219, Girish Ghosh Road, P.O.- Belur Math, P.S.- Bally, District-Howrah, Pin-711202
10	Name of the Borrower		SMT. POOJA SHARMA W/O SRI AMIT SHARMA
11	Present address of the Borrower		Presently Residing at Holding No. 219, Girish Ghosh Road, P.O.- Belur Math, P.S.- Bally, District-Howrah, Pin-711202
12	Occupation of the owner (if other than the applicant)		Housewife
13	Relationship with the applicant		Self-property
14	No. of stories and age of the Flat		Six storied (G+5), Age - 13 year
15	Whether the property has been purchased by the present owner or inherited or received as gift		Received as a Purchased
	The valuer should verify seller's photo Id and address		Verified
16	Consideration / reason for offering the property as mortgage (In case of third-party property) in case of third-party collateral security.		To be mortgaged.
	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		Mentioned Above



	heir certificates from the issuing authorities. The valuer should also verify the latest property tax receipt, electricity bills, etc.	
17	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
18	Who is the occupying the house at present?	Owner
19	Condition of the land / land & Flat from the point of view of sale.	Having Potential of Good Marketability.
20	Whether local enquiry made to satisfy about history of the property.	Yes
21	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
22	Comments on the locality\ Posh / Middle class / Lower Class-	Middle Class
23	Surroundings - Very good / good / average-	Good.
24	Connections of the locality with main city - Well connection / gradual development taking place.	Well connected.
25	Type of construction of the building	Photocopy Enclosed
26	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 30.03.2026 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. 28,74,000.00**

DURING INSPECTION I/VE 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.

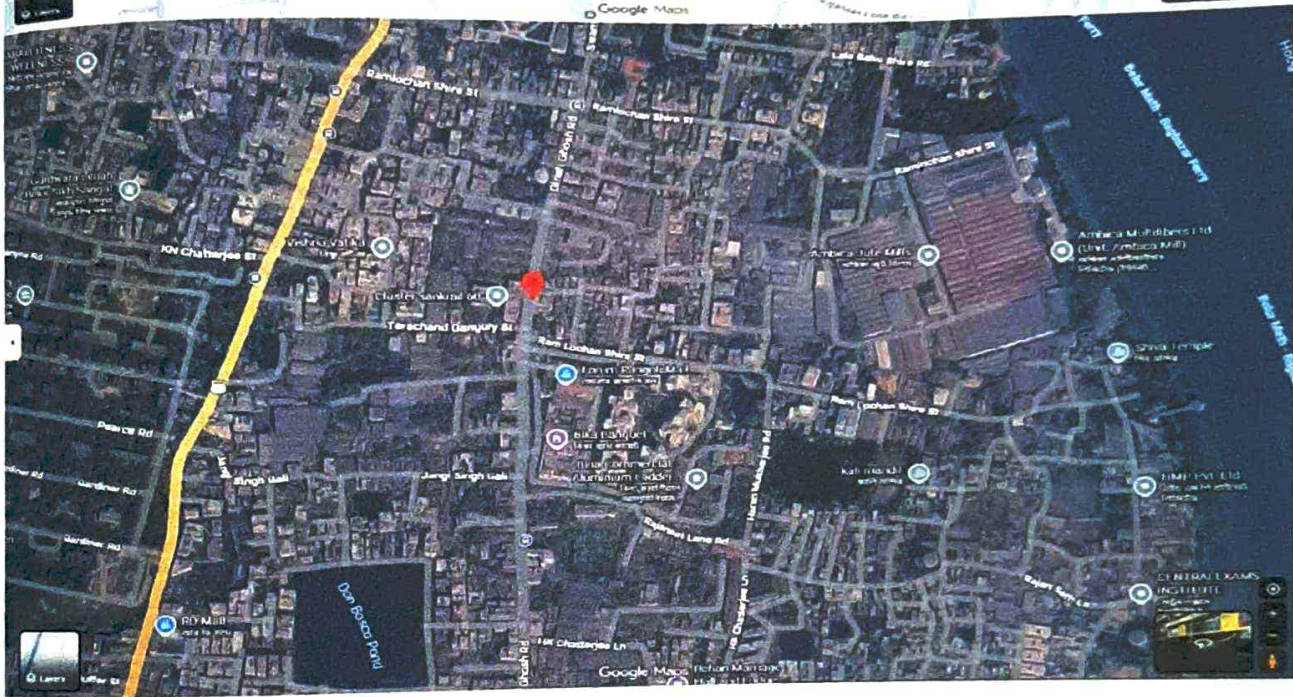
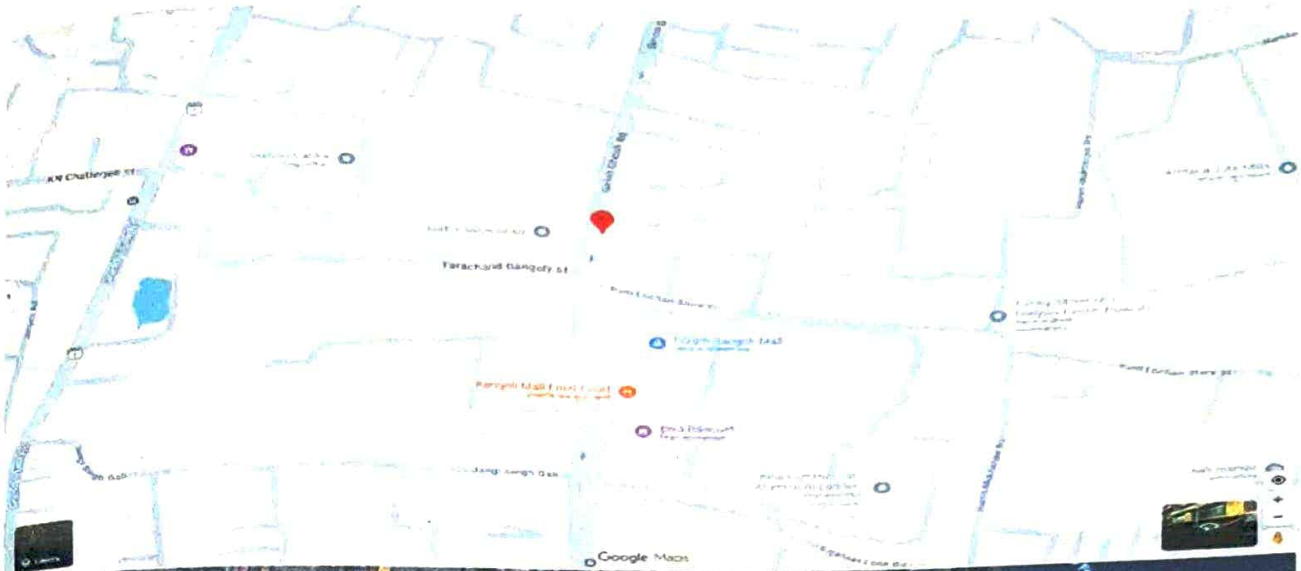
METHODS USED, FACTORS INFLUENCING THE ANALYSIS, OPINIONS, CONCLUSION AND ASSUMPTIONS MADE ARE CLEARLY RECORDED IN THE VALUATION CERTIFICATE.

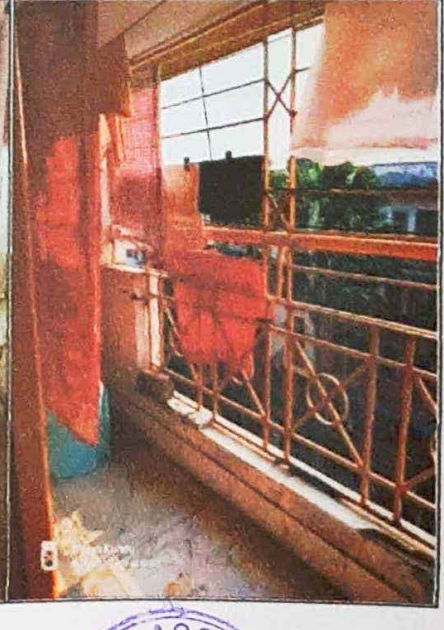
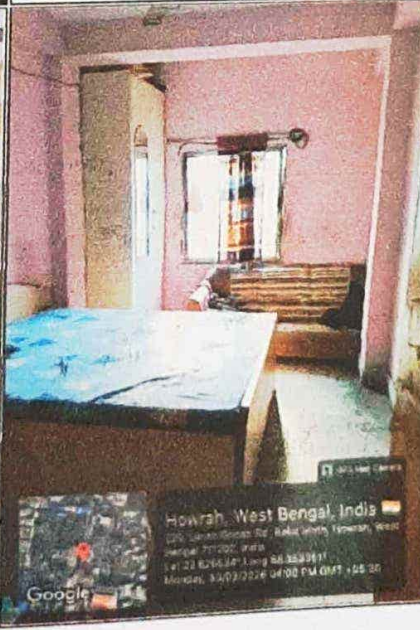
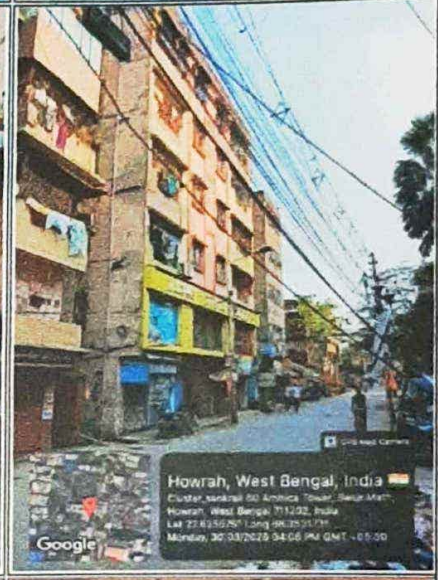
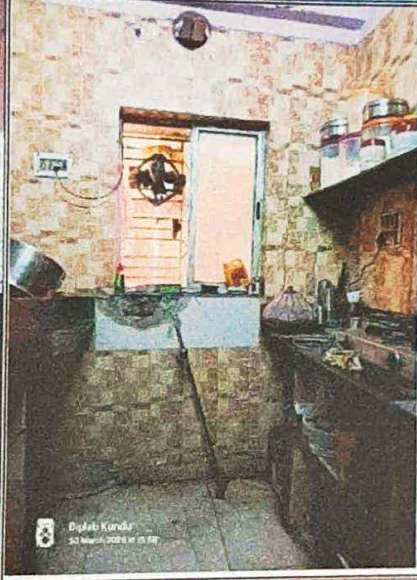
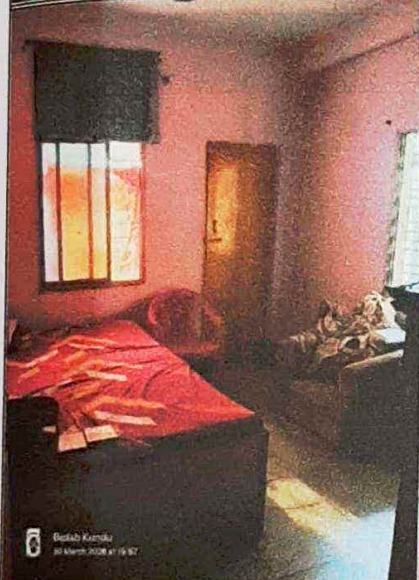
SIGNATURE OF THE VALUER WITH SEAL

Kalyan Kumar Das
(Kalyan Kumar Das)

Managing Partner, S. Sen & Associates
(Name and Official seal of the Approved Valuer)

S. SEN & ASSOCIATES
Chartered Engr. & Govt. Regd. Valuer
Under I.T Act Section 34 Ad
WB Cat-1/65/C.C. of 1988
& W.B./CCIT-4/Kol/103/2017-18





10/04/21



AP-Sangvi Goenka Group

YOUR ELECTRICITY BILL FOR FEBRUARY 2021

02219



POOJA SHARMA
4-FR FL-01
219 GRISH GHOSH ROAD
BELUR
LP-30/3/2/A
MOHURAH 711202
Customer ID : 62000878650

SUPPLY AT

For a Payment through NEFT/RTGS to	
Bank	AP-Sangvi
A/c No.	0000000000000000
IFSC Code	0000000000000000
Branch	0000000000000000

For Immediate Assistance
1912
1912
1912

Gross Amount
₹ 640

Rounded Net Amount Payable
₹ 640

Due Date
10/04/21

Rebate is applicable only if payment is received within Due Date

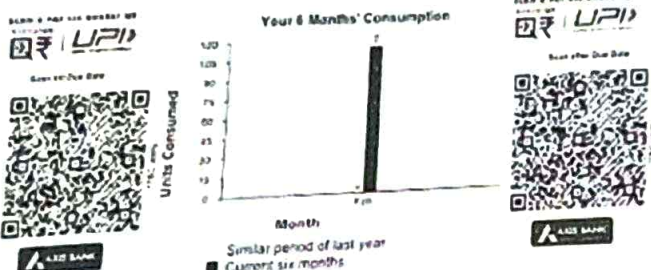
Bill Details	
Energy Charge	₹ 589.10
Service Charge	₹ 11.04
Fixed Charge	₹ 15.00
Energy Tax	₹ 0.00
Water Charge	₹ 10.00
Sanitation Charge	₹ 0.00
Other Charges	₹ 0.00
Gross Amount	₹ 640.14
Discount	₹ 6.05
Net Amount	₹ 642.11
Payable by	₹ 6.05
Payable by	₹ 635.06
Payable by	₹ 630.00
Payable by	₹ 2556.00

Units Billed : 114
Current Reading Date : 12/03/21
Previous Reading Date : 12/02/21

Please pay by due date to avoid disconnection of supply in the next bill.

The Gross/Net amount when rounded is to the nearest multiple of ₹100. The rounded amount will be carried forward for payment.

YOUR METER (20A) CAN CATER ONE AC WITHOUT METER UPGRADATION.



InstaCall
India's Grocery Helpline
02192-686868

Buy 2 Get 1 Free

Wide Range of Juices 1L
MRP: ₹75 onwards

HAPPY TO HELP For further queries please contact us at 011-26174617/011-26174618/011-26174619

Save **7439001912** and send Hi to avail our services 24*7 on WhatsApp

Or scan the QR Code and send Hi

Consumer No.	Gross Amt (₹)	Net Amount (₹)	Due Date	AC Month	Consumer No.
62067026108	640	640	10/04/21	02219	62067026108

UNIQUE ID : 62000878650

BILL ID : 2002219

Vinayak Traders
Pooja Sharma
Proprietor

(For use of Commercial Department)
62104 OT-SANVES1684



মিউনিসিপাল কর্পোরেশন

হাওড়া মিউনিসিপাল কর্পোরেশন



মাননীয় বস

নং B. 66517

বই নং -

666

তারিখ 22/02/2021

হইতে পত্নী Peeta Sharma

219 (BL-E-1) Gintish Ghosh Road

টাকার পরিমাণ Two thousand only

Vide PJ No - 2000213115

বসন Mutation Submission Pres

টাকা 2000/- পা

13

গ্রহণকারীর স্বাক্ষর

পা

20002138177



Howrah Municipal Corporation ASSESSMENT DEPARTMENT

Memo No. C.1553/1957/050/20-21

From : THE ASSESSOR / DY ASSESSOR
Howrah Municipal Corporation

Date 05.03.21

To : Sri / Smt P.279 SHARMA

Address 217 (A1-E-1) Chiniah Ghosh Road

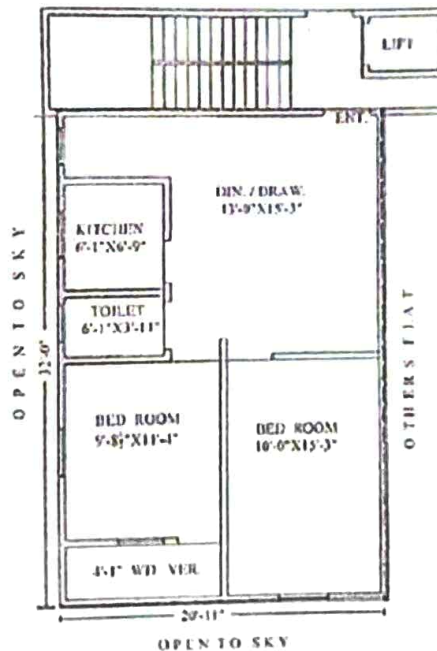
Sir / Madam

Re : Premises No. 217 (A1-E-1) Chiniah Ghosh Road
Ward No. 27

With Reference to your letter No. 20002132715 dated the 22.02.2021
this is to inform you that assessment of the above mentioned holding has been sub-divided /
apportioned / amalgamated with effect from the 4th quarter 20 20 20 21
vide order of Secretary dt. 26.02.2021 as follows :-

- (1) Holding No. 217 (A1-E-1) Chiniah Ghosh Road
Owner P.279 SHARMA
Occupier
Annual Value Rs. 3000/- on the 4th quarter Office No. E-1
(2) Holding No. 217 (A1-E-1) Chiniah Ghosh Road
Owner
Occupier
Annual Value Rs.
(3) Holding No.
Owner
Occupier
Annual Value Rs.
(4) Holding No.
Owner
Occupier
Annual Value Rs.
(5) Holding No.
Owner
Occupier
Annual Value Rs.
(6) Holding No.
Owner
Occupier
Annual Value Rs.
(7) Holding No.
Owner
Occupier
Annual Value Rs.
(8) Holding No.
Owner
Occupier
Annual Value Rs.

SALE DEED PLAN
OF FLAT NO. - E-1, ON THE 4 TH FLOOR, (NORTH - WEST OPEN) AT HOLDING
NO. - 219, GIRISH GHOSH ROAD, P. S. - BALLY, DIST. - HOWRAH. UNDER
H. M. C. WARD NO. - . **SCALE - 1" INCH = 8'-0" FT.**
AREA OF FLAT - 769 SFT. INCLUDING SUPER BUILT - UP AREA.
SHOWN IN RED BORDER. []
VENDOR : - SMT. LALITA TIBREWALA.
PURCHASER : - SMT. POOJA SHARMA.



COPY BY
P. P. Sanyal
4/1/2020

HOWRAH MUNICIPAL CORPORATION
Bally Sub Office: 384, G.T.Road, Bally, Howrah - 711201
PROPERTY TAX RECEIPT



FORM 10 (VHM Rule 61)

Assessment No: 20002138177
Name of the Assessee: POOJA SHARMA
Ward No.: 57

Receipt No.: 200021371456

Receipt Date: 05/01/2021
Holding No: 219(BA-E-1)

Locality/Street: Girdi Ghosh Road

Received the sum of Rs. 567.00 (in words) Five Hundred Sixty Seven Rupees only
on account of property tax and surcharge as detailed below:

Details of Payment						Current (2020 - 2021)			
	Details of Arrear Received (Year wise)								
	Year (Others)	2017-2018	2018-2019	2019-2020	Total Arrears	1st Qtr Amount	2nd Qtr Amount	3rd Qtr Amount	4th Qtr Amount
Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rebate on Property Tax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Surcharge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Rebate on Surcharge	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
						Total Amount			
						Round-off Amount			
						Net Amount			

Paid At: Bally Sub Office

Payment: Cash

Collecting Sarkar/Counter: SUDIP OFFICE

OSD COLLECT
BALLY SUB OFFICE

[Signature]
Signature of the Assessee

