

Baltikuri Branch (0755)

Rule-8(6)

SALE NOTICE FOR SALE OF IMMOVABLE PROPERTIES

E-Auction Sale Notice for Sale of Immovable Assets under the Securitization & Reconstruction of the Financial Assets and Enforcement of Security Interest Act, 2002 read with proviso to Rule 8(6) of the Security Interest (Enforcement) Rules, 2002.

Notice is hereby given to the public in general and in particular to the Borrower(s) and/or Guarantor(s) that the below described immovable property mortgaged/ charged to the UCO Bank (Secured Creditor), the Symbolic possession of which has been taken by the Authorized Officer of UCO Bank (Secured Creditor), will be sold on "As is Where is" & "As is What is" & "Whatever There Is" basis on _____ for recovery of Rs. 19,38,614.73/- (Nineteen Lakh Thirty Eight Thousand Six hundred and fourteen and Seventy three paise only) plus unapplied interest, charges, cost and expenses etc. due to UCO Bank (Secured Creditor) from **Indrani Bhowmick** Property in the name of Srimati Indrani Bhowmick.

Names of the Borrower(s) & Guarantor(s) along with their respective addresses	a) Date of Demand Notice b) Amount Claimed	a) Date & b) Type of Possession	a) Reserve Price (in Lakh) b) Earnest Money (in Lakh) c) Bid increase amount in Lakh	Recoverable Amount	Description of Property(ies)
Indrani Bhowmick Property in the name of Indrani Bhowmick	a) 10.02.2026 b) Rs. 19,38,614.73/- plus unapplied interest, charges, cost and expenses etc.	a) 12.05.2026 b) Symbolic	a) Rs. 22,51,000/- b) Rs. 2,25,100/- c) Rs. 5000/-	Rs. 19,38,614.73/- (Nineteen Lakh Thirty Eight Thousand Six hundred and fourteen and Seventy three paise only) plus unapplied interest, charges, cost and expenses etc.	All That piece and parcel of Bastu Lane measuring about more or less 01 Cottah 08 Chittaks 00 Sq.ft. together with structure standing thereon, Comprised in R.S. Dag No. 1719 (P), Corresponding to L.R. Dag No. 2036 (Part), appertaining to R.S. Khatian No. 2082, Corresponding to L.R. Khatian No. 3502, arising out of Hal L.R. Khatian No. 7615, Situated at Mouza- Mohiary, J.L. No. 28, Police

यूको बैंक

UCO Bank, Baltikuri Branch, Howrah-Amta Road, P.O.- Baltikuri, Howrah-711113

Phone: 6291993859, E-mail: baltik@ucobank.co.in

Follow UCO Bank on Twitter:UCOBankOfficial; Facebook:official.ucobank; Instagram:official.ucobank;
LinkedIn:uco-bank; You Tube:UCO Bank Official

Baltikuri Branch (0755)

					Station- Domjur, District- Howrah, within the limits of Mohiary- 1 Gram Panchayet alongwith all sorts of easement rights of 8'-00" wide common passage on the Western Side of the property. in the names of Mrs. Indrar Bhowmik, w/o Debabrata Bhowmik.
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DATE & TIME OF e-AUCTION SALE

(with unlimited auto extension of 10 minutes each and bids shall be in multiples of Rs. 5000/-
Last date & time of Submission of Bid along with EMD: _____ at 1:00 PM

Terms and Conditions:

1. The sale shall be subject to the Terms & Conditions as prescribed in the Security Interest (Enforcement) Rules 2002. Detailed terms and conditions of the sale is available/published in the following websites/web portal:
I) <https://baanknet.com>
II) <https://www.ucobank.com>
2. The property(ies) is/are being sold on "As is Where is" & "As is What is" & "Whatever There is" basis.
3. The particulars of Secured Assets specified in the "Description of the Property(ies)" hereinabove have been stated to the best of the information of the Authorized Officer, but the Authorized Officer shall not be answerable for any error, misstatement or omission in this proclamation.
4. The Sale will be done by the undersigned through e-auction platform provided at the Website with the URL: <https://baanknet.com> and start at 1:00. PM on _____
5. It is open to the Bank to appoint a representative for placing self-bid in order to participate in the auction.

Date: 23.06.2026
Place: Baltikuri

[Signature]
Authorized Officer
UCO Bank (Secured Creditor)

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UCO Bank, Baltikuri Branch, Howrah-Amta Road, P.O.- Baltikuri, Howrah-711113

Phone: 6291993859, E-mail: baltik@ucobank.co.in

Follow UCO Bank on Twitter:UCOBANKOfficial; Facebook:official.ucobank;Instagram:official.ucobank;
LinkedIn:uco-bank; You Tube:UCO Bank Official

यूको बैंक UCO BANK
 (भारत सरकार का उपक्रम / A Govt. of India Undertaking)
 सम्मान आपके विश्वास का / Honours your trust
ZONAL OFFICE -SALT LAKE

Note to ZLCC

Sub: Approval of Reserve Price for e-Auction

Date: 23.06.2026

The following branches have submitted the documents for approval of Reserved Price for sale of Property e-auction and paper publication of the same duly recommended by respective CECF committee as detailed hereunder.

S l. No	Branch	Letter Ref. No & date	Name of Borrower & Address	Date of Sanction	Date of NPA	Limit Sanction Rs.	Present O/s Balance Rs.	Earlier Sale Notice If any(Give Details)	Date of 13(2) Notice	Date of symbolic /physical Possession 13(4)	Date of Issuance of 13(8) notice	Present Valuation Rs. With Date	Earlier Valuation Rs. Date	Reserved Price recommended by Branch (Rs.)	Schedule of The Property/Movable asset/Immovable Asset
1	0755	UCO/ Baltik/ Rec/3 3/202 6-27	Indrani Bhowmick	23.06.2023	29.01.2026	19.44lakhs	20.03lakhs	None	10.02.2026	12.05.2026		22.51lakhs	23.78lakhs	22.50lakhs	All That piece and parcel of Bastu Land measuring about more or less 01 Cottah 08 Chittaks 00 Sq.ft. together with structure standing thereon, Comprised in R.S. Dag No. 1719 (P), Corresponding to L.R. Dag No. 2036 (Part), appertaining to R.S. Khatian No. 2082, Corresponding to L.R. Khatian No. 3502, arising out of Hal L.R. Khatian No.7615, Situated at Mouza-Mohiary, J.L. No. 28, Police Station-Domjur, District- Howrah, within the limits of Mohiary- 1 Gram Panchayet alongwith all sorts of easement rights of 8'-00" wide common passage on the Western Side of the property, in the names of Mrs. Indrani Bhowmik, w/o Debabrata Bhowmik.

Reserved Price of the above mentioned properties are checked and found correct. There is no fraud element in the accounts.

Hence we recommend the reserve price of the above mentioned properties for sale through e-auction and placed it before Authorised officer for approval of the same.

Sl. No- (1) Recommended for Rs.54,85,000/- (Rupees Fifty Four Lakh Eighty Five Thousand Only)

Manager
(Branch)

Advance Manager
(Branch)

Chief Manager
(Branch)

APPROVAL OF AUTHORISED OFFICER:

Decision: Approved/ Not Approved

(Authorised officer)

Ref.:



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Date:

VALUATION REPORT

A/c - Smt Indrani Bhowmik.

Basudev Dey

Chartered Surveyor
&

Govt. Registered Valuer of Immovable Property (Cat - I)
and Plant & Machinery (Cat-VII)

**M.R.I.C.S. (U.K.), F.I.S. (Valuation - Surveying), F.I.V. (Cat - I).
F.I.S.E. (Civil Engg.), F.I.C.A.**

*Graduate in Valuation-Surveying, The Institution of Surveyors, New Delhi
&*

Master of Valuation (Plant & Machinery), Sardar Patel University, Gujarat

- : VALUER OF : -

- REAL ESTATE
- INTELLECTUAL PROPERTY

- PLANT & MACHINERY
- PROJECT APPRAISER

***Member of the Royal Institution of Chartered Surveyors, UK
&
Fellow of the Institution of Surveyors & Fellow & Approved Valuer of
The Institution of Valuers (India), Banks, Insurance &
Indian Oil Corporation Ltd. etc.***

LIAISON ADDRESS : 29/3-B, Lake Place, Ground Floor, Kolkata-700 029

Tell : (033) 2466-7748, Mobile : 9433853058, 9331025713

E-mail : basudev20042005@yahoo.com / basudevdey.iov@gmail.com



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Ref. No.

Date 01.06.2026

UCO BANK
BALTIKURI BRANCH
VALUATION REPORT
(IN RESPECT OF LAND WITH BUILDING)
(To be filled in by the Approved Valuer)

Ref. UCO/BK/07/26-27

Date: 01.06.2026

I. GENERAL

01.	Purpose for which the valuation is made	For the purpose of ascertain fair market value (F.M.V.) as on date as per advice of UCO Bank Baltikuri Branch .
02.	a) Date of Inspection	30.05.2026
	b) Date on which the valuation is made	30.05.2026
03.	List of documents produced for perusal	i) Photo-Copy of Sale Deed being No.I-1557/2022 dated 04.03.2022 in the name of Smt.Indrani Bhowmik registered at ADSR,Domjur along with the Xerox copy of mother Deed No.I-927/2004 & Parcha for Khatian No.3502 within JL no.28, Mouja Mohiari in the name of Sri Prabir Das ii) Photo-copy of Building Plan sanctioned by District Engineer, Howrah Zilla Parishad vide memo no. 56/032/HZP/PS dated 17.05.2023 Remarks: Valuation has been done on the basis of Xerox copies of the documents provided and has not been verified with the original documents. The Report is issued without prejudice and subject to the proper verification of Lawyer's Searching Report regarding legal ownership and physical possession etc.
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)	Smt.Indrani Bhowmik w/o.Shri Debabrata Bhowmik, R/O. Mohiari Roy Para, P.O.Andul-Mouri, P.S.Domjur, Dist. Howrah, Pin: 711302
05.	Brief description of the property	Land of 1 cotta 8 chhatak & incomplete double storied building measuring 666 sq.ft. on each floor as per plan [but as per physical measurement 640 sq.ft. on ground floor and 816 sq.ft. on first floor] having 2 bedrooms, 1 dining-cum drawing room, 1 kitchen, 2 toilets on each floor plus 1 puja room , 1 varandah on first floor , abutted by boundary on three sides (excepting north side) at Uttar Mohiari Das Para, P.O.Andul Mouri, P.S.Domjur under Mohiari -I Gram Panchayet Dist. Howrah Pin-711302.
06.	Location of the property	JL No.28, Mouja-Mohiari, LR Dag No. 2036 LR Khatian - 3502(at present 7615)on ONGC Motijeel Road , P.S. Domjur ADSR Domjur , Dist. Howrah Mohiari -IGram Panchayet.
	a) Plot No. / Survey No.	LR Dag No.2036,LR Khatianan -3502(at present 7615)
	b) T.S. No. / Village	Mohiari, Domjur
	c) Ward / Taluka	Mohiari -I Gram Panchayet.
	d) Mandal / District	Dist.- Howrah.
07.	Postal address of the property	Uttar Mohiari Das Para, P.O.Andul Mouri, P.S.Domjurunder Mohiari -IGram Panchayet Dist. Howrah Pin-711302 Land Mark: KSHUDIRAM CLUB
08.	City / Town	Mohiari, Domjur
	Residential area	Yes.

BASUDEV DEY
MRICS(U.K.) CHARTERED SURVEYOR
F.I.S. (Valuation Surveying), F.I.V.(Cat-I), F.I.S.E. (Civil Engg.)
Govt. Regd. Valuer: Immovable Property (Cat-I) &
Plant & Machinery (Cat-VII)
Regd. valuer: Hon'ble West Bengal Govt.

MRICS (UK), CHARTERED SURVEYOR

F.I.S., F.I.V. (CAT-I) F.I.S.E. (Civil Engg.), F.I.C.A.

M.A. (Econ), Graduate in Valuation - Surveying

(THE INSTITUTION OF SURVEYORS, New Delhi)

Master of Valuation in Plant & Machinery (Gold Medalist)

Sardar Patel University, Gujarat, APPROVED VALUER,

FELLOW & GOLD MEDALIST of the

INSTITUTION OF VALUERS (India)



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	Commercial area	No
	Industrial area	No
09.	Classification of the area	
	i) High / Middle / Poor	Middle.
	ii) Urban / Semi-Urban / Rural	Rural

PART-A (Valuation of Land)

01.	Size of plot	1 cotta 8 chhatak
	Boundary	
	North	By Vacant Land of Prabir Das
	South	By House of Rohini Mukherjee
	East	By Property of Rohini Mukherjee
	West	By 8' wide Common Passage
	LATITUDE: 22.594004 N	LONGITUDE: 88.247448 E
02.	Total extent of the land	1 cotta 8 chhatak=1.5 cottah
03.	Prevailing market rate	Rs.6,00,000.00 to Rs. 8,00,000.00 Per Cottah depending upon the location & connectivity
04.	Guideline rate obtained from the Registrar's Office (an evidence, thereof to be enclosed)	Rs.3,49,389.00 Per Cottah
05.	a) Considered Rate for consideration	Rs. 7,25,000.00 @ Per Cottah
	b) Less: 05% on a/c encumbrance due to existing Structure	Rs. 36,250.00 @ Per Cottah
	c) Assessed / adopted rate of valuation	Rs. 6,88,750 .00 @ Per Cottah
06.	Estimated value of Land	Rs. 10,33,125.00.00

PART – B

VALUATION OF RESIDENTIAL CONSTRUCTION:

Detailed Description :		
A	General Information :	
01.	Type of Construction	RCC. Roofed, RCC Column, Brick Built
02.	Quality of Construction	Average
03.	Appearance of the building	Average
04.	Number of floors	Double Storied
05.	Maintenance of the building	Incomplete construction abandoned since 2024
06.	Water supply arrangements	Own Arrangement
07.	Drainage arrangement	Own Arrangement
08.	Whether the building is constructed as per plan Approved by the competent authority	Yes
09.	Tenancy details, occupancy	N.A
10.	Rent yield per month	N.A



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B	Valuation of Construction :	
01.	Specification	Good
	Foundation	RCC
	Superstructure	RCC Column & Brick Built
	Roof	RCC
	Joinery	Not fitted
	Floor Finish	Not done
02.	Total plinth area	666 Sq.ft as per Plan on each floor
03.	Year of construction	Incomplete construction abandoned since 2024
04.	Age of the building	3 years
05.	Total life of the building estimate	75 years after completion

Progress of work Done			
		General Rule (on completion of construction	Ground Floor & First Floor Progress
	a) Foundation including plinth	17%	17%
	b) RCC work	6%	6%
	c) Roof	15%	15%
	d) Brick work	22%	22%
	e) Floor	7%	0%
	f) Door & window	16%	0%
	g) Plaster, Painting Finishing	9%	0%
	h) Electrical & other	6%	0%
	i) Miscellaneous	2%	0%
	Total construction completed	100%	60%

TO ASCERTAIN "PRIME COST" OF THE PARTLY INCOMPLETE DOUBLE STORIED BUILDING AS ON DATE:

Building/S tructure	Built up area (In Sq. ft.)	Age of Building	Life in Yrs.	Average Rate for cost of construction (In Rs.)	Less due to incomplete construction.	Thus, Estimated Rate of Cost of Construction as on date.	Prime Cost of Double Storied Building.
Ground Floor	666	3 Years	80	1,800.00	40%~ Rs.720.00	Rs.1,080.00	Rs 7,19,280.00
First Floor	666	3 Years	80	1,800.00	40%~ Rs.720.00	Rs.1,080.00	Rs 7,19,280.00
Stair Head	126	3 Years	80	1,200.00	40%- 480.00	Rs.720.00.00	Rs. 90,720.00
							Rs. 15,29,280.00
Less: Depreciation on a/c poor maintenance after abandoning construction since 2024 @ 5%							Rs. 76,464.00
Present Depreciated value of Building Construction							Rs. 14,52,816.00(B)

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TOTAL ABSTRACT OF THE ENTIRE PROPERTY			
Part-A	Land	Rs. 10,33,125.00	
Part-B	Building	Rs. 14,52,816.00	
Boundary Wall		Rs. 15,000.00	
	TOTAL	Rs. 25,00,941.00 Say Rs.25,01,000.00	
	(Rupees Twenty-Five Lakhs and One Thousand Only)		
DISTRESS VALUE OR FORCED SALE VALUE (75% of the F.M.V.)		=	Rs. 18,76,000.00 RUPEES EIGHTEEN LAKHS AND SEVENTY-SIX THOUSAND ONLY
REALISABLE VALUE (90% of the F.M.V.)		=	Rs. 22,51,000.00 RUPEES TWENTY-TWO LAKHS AND FIFTY-ONE THOUSAND ONLY

As a result of my appraisal and analysis it is my considered opinion that the present Market Value of the above property in the prevailing condition with aforesaid specifications **Rs. 25,01,000.00.00 (Rupees Twenty-Five Lakhs and One Thousand Only).**

APPROVED VALUER

Place: Kolkata

Date : 01.06.2026

Basudev Dey

BASUDEV DEY

MRICS(U.K.) CHARTERED SURVEYOR

F.I.S. (Valuation Surveying), F.I.V.(Cat-I), F.I.S.E. (Civil Engg.)

Govt. Regd. Valuer: Immovable Property (Cat-I) &

Plant & Machinery (Cat -VII)

Regd. valuer : Hon'ble High Court, Calcutta

Survey Commissioner

Core Judges' Court, Kolkata

[BASUDEV DEY]

FELLOW, THE INSTITUTION OF SURVEYORS (VALUATION - SURVEYING),

MASTER OF VALUATION (PLANT & MACHINERY),

SARDAR PATEL UNIVERSITY, GUJARAT, FELLOW & APPROVED VALUER,

INSTITUTION OF VALUERS, CAT-I, BANKS, INSURANCE, FINANCIAL AND INDUSTRIAL CORPORATIONS

&

GOVT. REGD. VALUER (CAT-1, IMMOVABLE PROPERTY).

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. 25,01,000.00 by the approved valuer is realistic.

Branch Manager/

Officer-in-charge of Advance Department

Date:



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Ref. No.

Date

Mandate for valuer

Name(s) of Valuer with Address & Telephone No. : MR. BASUDEV DEY (29/3B, LAKE PLACE, GROUND FLOOR, KOLKATA- 700029) & Mobile No.- 9433853058.			
Date of visit – 30.05.2026			
1.	Nature of security		Immovable property.
	a. Vacant land [agricultural / non-agricultural]	Non-agricultural.	
	b. Land with building thereon	Land along with Incomplete double storied building	
2	Area of the land		Total Area of the land : 1 cotta 8 chhatak
3	In case of building, built-up area		666 sq.ft on each floor totaling 1332 sq.ft as per plan But as per physical measurement 640 sq.ft on ground floor and 816 sq.ft.on first floor
4	In case of building under construction, status/progress of construction and approximate time required for completion		Double Storied Building Incomplete ,Construction abandoned since 2024
5	Distance of the site from the branch		Near about 12 K.M. (approx)
6	Location [with boundary]		Uttar Mohiari Das Para, P.O.Andul Mouri, P.S.Domjurunder Mohiari –I Gram Panchayet Dist. Howrah Pin-711302 Land Mark: KSHUDIRAM CLUB North :By Vacant Land of Prabir Das South :By House of Rohini Mukherjee; East : By Property of Rohini Mukherjee, West : By 8' wide Common Passage
	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.	LR Dag No.297,299,300,301.	House No. / Premises No.
	Khatian No.	LR Khatianan -3502(at present 7615)	J.L. No.
	P.S.	Domjur	Dist.– Howrah.
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.Indrani Bhowmik w/o.Shri Debabrata Bhowmik,
9	Present address of the owner [if other than the applicant]		Mohiari Roy Para, P.O.Andul-Mouri, P.S.Domjur, Dist. Howrah, Pin: 711302
10	Occupation of the owner [if other than the applicant]		House-Wife
11	Relationship with the applicant		-Self

Basudev Dey

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FELLOW & GOLD MEDALIST of the
INSTITUTION OF VALUERS (India)

Former Chairman, Institution of Valuers, Kolkata (West Bengal) Branch
Govt. Registered Valuer of Immovable Property, Plant & Machinery



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Mobile : 9433853058, 9331025713
E-mail : basudev20042005@yahoo.com
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Liaison Address : 29/3-B, Lake Place, Ground Floor
Kolkata - 700029, W.B. (Opp. CESC Office,
Bompas Road, Near Lake Market)
Kolkata Main Branch
Vivek Apartment,
33A, Swami Vivekananda Road
Kolkata 700032

Ref. No.

Date

12	No. of stories and age of the building	Double Storied Incomplete ,Construction abandoned since 2024
13	Whether the property has been purchased by the present owner or inherited or received as a gift	By Purchase
	The valuer should verify seller's photo Id and address.	Yes
14	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, etc.	Yes
15	Whether the property is free from tenancy?	Free from Tenancy
	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.	Yes.
16	Whether the property is accessible from public Road?	Yes.
	The Valuer should verify from site map and get confirmed from local enquiry.	Yes, confirmed from local enquiry.
17	Whether the building is constructed as per sanctioned plan of the competent authority viz. Municipality/Corporation/Urban Development authority / local bodies?	Building is constructed as per plan approved by Howrah Zilla Parishad
	The Valuer should verify the construction of the building with the sanctioned plan	Same as above
18	Who is occupying the house at present?	Incomplete vacant
19	Condition of the land/land & building from the point of view of sale.	Good.
20	Whether local enquiry made to satisfy about history of the property?	Good.
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.	Mr.Bhabani Das, Representative of Recovery Agency
22	Comments on the locality	Post / Middle class / Lower middle class.
23	Surroundings	Very good / Good / Average.
24	Connection of the locality with main city	Well-connected / Gradual development taking place.
25	Type of construction of the building	Incomplete Construction abandoned since 2024
26	Any discouraging report about the property	Construction abandoned since last 3 years no maintenance



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Ref. No.

Date

I/We certify that –

- 1) The property as mentioned above has been inspected by us physically on 30.05.2026 and based on local enquiry we 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. 25,01,000.00.00 (Rupees Twenty-Five Lakhs and One Thousand Only).
- 2) During inspection we have talked to the owner of the property and have satisfied ourselves about his identity. 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 have also verified the construction of the building with the sanctioned plan and found no deviation / deviation as mentioned below.
- 4) We are in no way having any interest in the property.
- 5) Methods used, factors influencing the analysis, opinions, conclusion and assumptions made are clearly recorded in the valuation certificate.

Signature of the Valuer with seal

[BASUDEV DEY]

FELLOW, THE INSTITUTION OF SURVEYORS (VALUATION - SURVEYING),
MASTER OF VALUATION (PLANT & MACHINERY),
SARDAR PATEL UNIVERSITY, GUJARAT, FELLOW & APPROVED VALUER,
INSTITUTION OF VALUERS, CAT-I, BANKS, INSURANCE, FINANCIAL AND
INDUSTRIAL CORPORATIONS
&
GOVT. REGD. VALUER (CAT-1, IMMOVABLE PROPERTY).

Place: Kolkata
Date : 01.06.2026

BASUDEV DEY
MRICS(U.K.) CHARTERED SURVEYOR
F.I.S. (Valuation Surveying), F.I.V.(Cat-I), F.I.S.E. (Civil Engg.)
Govt. Regd. Valuer: Immovable Property (Cat-I) &
Plant & Machinery (Cat -VII)
Regd. valuer : Hon'ble High Court, Calcutta
Survey Commissioner
ipore Judges' Court, Kolkata

MRICS (UK), CHARTERED SURVEYOR

F.I.S., F.I.V. (CAT-I) F.I.S.E. (Civil Engg.), F.I.C.A.

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FELLOW & GOLD MEDALIST of the

INSTITUTION OF VALUERS (India)



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Ref. No.

Date ...01.08.2026

PHOTOGRAPHS OF THE SUBJECT PROPERTY:-



Basudev Dey
BASUDEV DEY

MRICS(U.K.) CHARTERED SURVEYOR

F.I.S. (Valuation Surveying), F.I.V.(Cat-I), F.I.S.E. (Civil Engg.)

Govt. Regd. Valuer: Immovable Property (Cat-I) &
Plant & Machinery (Cat -VII)

MRICS (UK), CHARTERED SURVEYOR

F.I.S., F.I.V. (CAT-I) F.I.S.E. (Civil Engg.), F.I.C.A.

M.A. (Econ), Graduate in Valuation - Surveying

(THE INSTITUTION OF SURVEYORS, New Delhi)

Master of Valuation in Plant & Machinery (Gold Medalist)

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INSTITUTION OF VALUERS (India)



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Ref. No.

Date

GOVT. GUIDE LINE RATE:-


Directorate of Registration and Stamp Revenue
 Finance Department, Government of West Bengal

Market Value of Land

District *

Local Body *

Road

Premises No.

Jurisdiction of *

Project Name

Thana *

Mouza *

Road Zone

Ward No.

Gram Panchayat *

(*) marked items are mandatory

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

Plot No

Proposed Land Use *

LR Khatian No

Nature of Land *

(as recorded in ROR)

	Acre	Decimal	Bigha	Katha	Chatak	Sq. Feet	Total Area of Land(Decimal)
Area of Land *	1	0	0	0	0	0	2.4742999999999999

Adjacent to Metal Road

Encumbered by Tenant

Bargadar

Litigated Property ☐ ☒

Approach Road Width *

(In feet)

Tenant is Purchaser ?

Bargadar is Purchaser? ☐ ☒

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

North side ☐ ☒

East side ☐ ☒

West side ☒ ☐

South side ☐ ☒

Existing Market Value of Land: Rs. **6,24,084/-**

Details of Land Record								
Sl No	Plot No (LR)	Khatian No	Recorded Owner Details			Classification of Plot	Share Area (Acre)	Mutation Status
			Name	Father's/Husband's Name	Address			
1	2036	7615	বাসুদেব দেব	বাসুদেব	শ্রীমতী রমণী দেব	বাসু	0.02480000	OK

(Live Data As On 09/06/2023, 18:23:09)
জিএস নং (J.L.No.): 028 খাসা (PS): 06/06/2023

প্লট/খাসা নং (Plot/Khasa No.):	7615
স্বত্বাধিকারীর নাম (Owner Name):	বাসুদেব দেব
পিতা/স্বামী (Father/Husband):	বাসুদেব
ঠিকানা (Address):	শ্রীমতী রমণী দেব
অধিকৃত পরিমাণ (TOTAL LAND):	0.0248 (২৪৮ বর্গ ফুট)
খাসার সংখ্যা (Total Plot):	1
প্লট/খাসা তথ্যের তারিখ (Plot/Khasa Creation Date):	15/03/2022

অগ্রসরের দাগের বিবরণ ও পরিমাণ:

Plot No. খাসা নং	Classification শ্রেণী	Share ভাগ	Share Area (Acre) অধিকৃত পরিমাণ (বর্গ ফুট)	Remarks মন্তব্য
2036	বাসু	0.0400	0.0248	Nil

Basudev Dey

Former Chairman, Institution of Valuers, Kolkata (West Bengal) Branch
Govt. Registered Valuer of Immovable Property, Plant & Machinery

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Liaison Address : 29/3-B, Lake Place, Ground Floor

Kolkata - 700029, W.B. (Opp. CESC Office,

Bompas Road, Near Lake Market)

Kolkata Main Branch

Vivek Apartment,

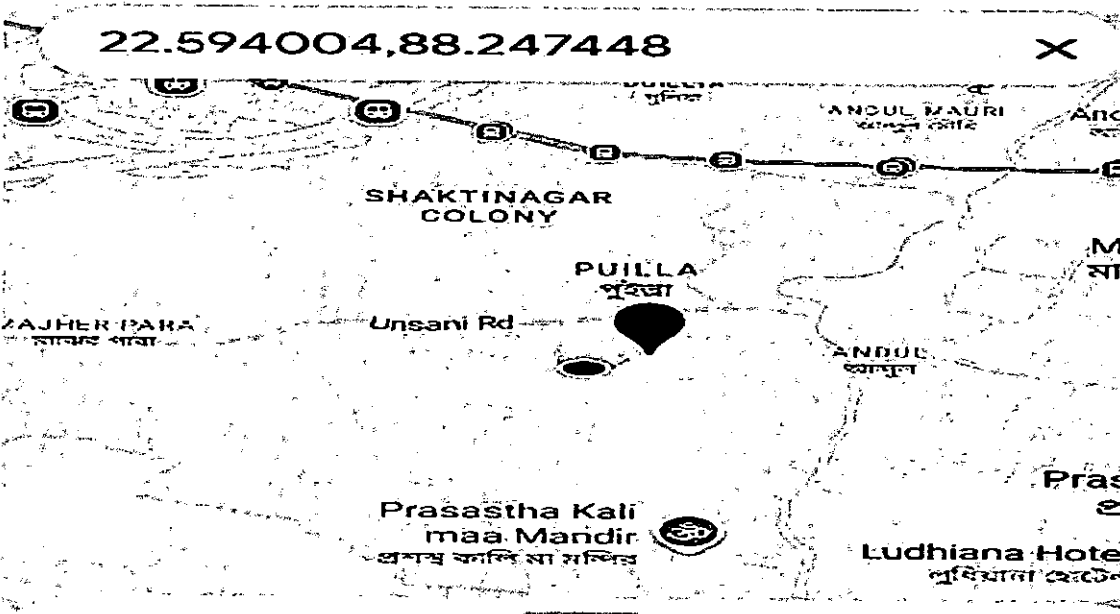
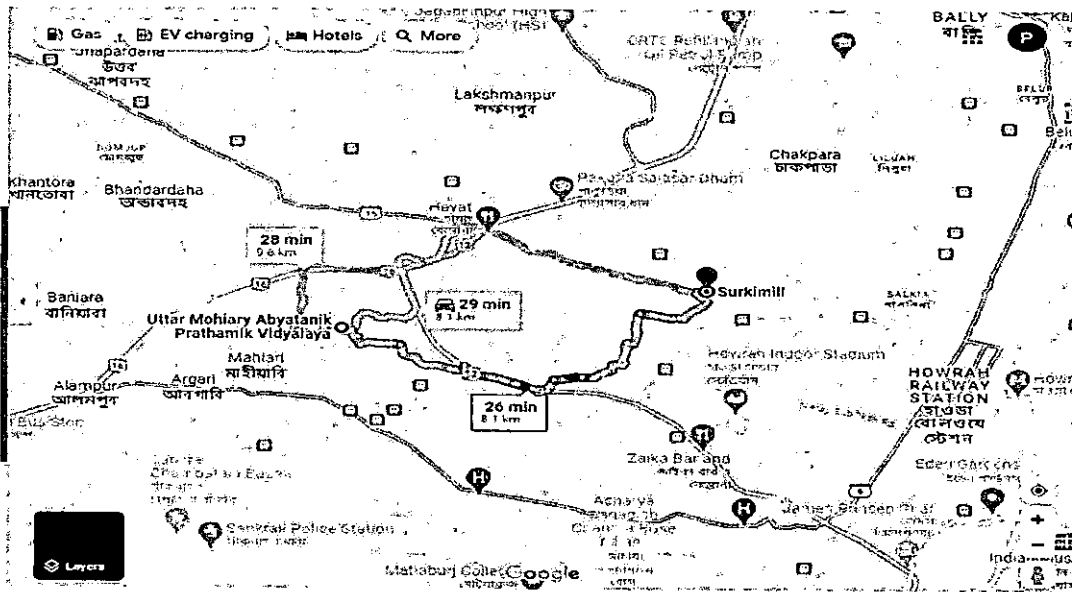
33A, Swami Vivekananda Road

Kolkata 700032

Ref. No.

Date

LOCATION OF PROPERTY



Kamrangu

Andul, Howrah, Mahiari, West Bengal 711302 - 2 min

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West Bengal 711302](#)