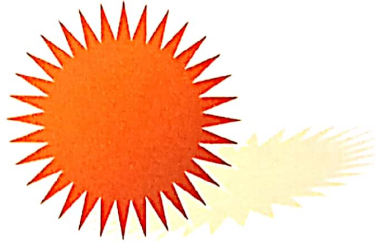


REPORT ON VALUATION



VALUATION OF TWO FLATS NOS.-3 & 4 (NORTH-EAST SIDE) ON THE 1ST FLOOR OF THE B+G+IV STORIED RESIDENTIAL CUM COMMERCIAL APARTMENT NAMELY PRIYABALA ABASAN, LOCATED AT HOLDING NO.- 322, K.G.R PATH, MILAN NAGAR, KANCHRAPARA, UNDER KANCHRAPARA MUNICIPALITY, WARD NO. - 11, P. O.- KANCHRAPARA & P. S. - BIZPUR, DISTRICT -NORTH 24 PARGANAS, PIN - 743145, WEST BENGAL.

BORROWER:-M/S NACHIKETA INFOSYSTEM.
VALUE AS ON:- 20.07.2026



PREPARED BY:-

APARNA DAS

B.SC. M.I.E.(IND), C. ENG., F.I.V

CHARTERED ENGINEER & CONSULTANT

REGD. VALUER UNDER C.B.D.T, MINISTRY OF FINANCE, GOVT. OF INDIA

REGD. VALUER OF I.B.B.I, PANEL VALUER OF K.M.C, MSTC LTD., INDIAN BANK, P.N.B,

UCO BANK & CANARA BANK

ADDRESS : DC 8/4, SASTRIBAGAN, JORAMANDIR, BAGUIATI, KOLKATA - 700059

PHONE : 033 2576 - 5133 (R), MOBILE : 9830136551 & 8274860880



Aparna Das

B.SC. M.I.E. (Ind), C. Eng., F.I.V
Chartered Engineer, Consultant
Regd. Valuer Under C.B.D.T
Ministry of Finance, Govt. of India
Regd. Valuer of I.B.B.I
Panel Valuer of K.M.C, MSTC Ltd.,
Indian Bank, P.N.B, UCO Bank
Canara Bank

DC 8/4, Sastribagan, Joramandir
Baguiati, Kolkata - 700059
Phone: 25765133
Mobile: 9830136551, 8274860880
E-Mail:aparnadasvaluer@gmail.com

Ref – AD/SR/ UCO (Athpur, Shyamnagar) / 2026-27/1782

Date- 22.07.2026

ANNEXURE-8

FORMAT - A

UCO BANK (ATHPUR, SHYAMNAGAR)

VALUATION REPORT

(IN RESPECT OF TWO FLATS NOS.- 3 & 4 (NORTH-EAST SIDE) ON THE 1ST FLOOR OF B+G+IV
STORIED RESIDENTIAL CUM COMMERCIAL APARTMENT NAMELY PRIYABALA ABASAN)

(At Mouza – Mallickerbag & P. S.– Bizpur, Holding No.- 322, K.G.R Path, Milan Nagar,

Kanchrapara, North 24 Parganas)

(To be filled in by the Approved Value)

Value as on 20.07.2026

Name of Owners – Mrs. Nilam Agarwal & Mr. Ram Naresh Agarwal

GENERAL

01.	Purpose for which the valuation is made	To ascertain the present fair market value of the said Flats Nos.- 3 & 4 on the 1 st floor for the purpose of recovery of bank dues								
02.	a) Date of Inspection	20.07.2026								
	b) Date on which the valuation is made	20.07.2026								
03.	List of documents produced for perusal	1) Copy of Deed of Sale – Being No – 150703143, Year – 2017, Vide Book No.– I, Volume No.- 1507-2017, Pages from 56607 to 56639, Dated – 05/05/2017 2) Copy of Deed of Sale – Being No – 150703144, Year – 2017, Vide Book No.– I, Volume No.- 1507-2017, Pages from 56640 to 56672, Dated – 05/05/2017 3) Copy of Property Tax Pay Receipt – Receipt No.- 2024-2025/F/5472, Dated – 27/06/2024. (in the name of Subhash Kr. Dey & Others) 4) Copy of Previous Valuation Report – Done by M/s S. Sen & Associates, Dated – 02/12/2024 Located at :- At Holding No.- 322, K.G.R Path, Milan Nagar, Kanchrapara Mouza – Mallickerbag & P. S. – Bizpur J.L No.– 1 <table><tr><td>R.S Dag No.</td><td>LR Dag</td><td>Rs Kh</td><td>LR Kh</td><td>Area of Land</td></tr></table>				R.S Dag No.	LR Dag	Rs Kh	LR Kh	Area of Land
R.S Dag No.	LR Dag	Rs Kh	LR Kh	Area of Land						

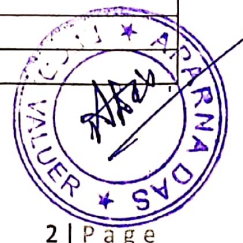


1/22



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		465	1312 & 1313	852, 853, 854 & 855	4393, 4697, 4698 & 4699	5 Kattahs 3 Chittaks.	
					Total Land	5 Kattahs 3 Chittaks.	
04.	Name of the owners) and his /their address(es) with Phone No. (Details of share of each owner in case of joint ownership)	Owners /- Mrs. Nilam Agarwal , W/o – Mr. Ram Naresh Agarwal & Mr. Ram Naresh Agarwal , S/o – Late Hariram Agarwal, both are residing at 59, East Ghosh Para Road, P. O. & P. S.- Jagaddal, North 24 parganas, West Bengal.					
05.	Brief description of the property	The residential cum commercial apartment namely PRIYABALA ABASAN is B+G+IV storied RCC framed structure foundation type building located at 50 ft. wide K.G.R Path which is directly connected to Kanchrapara Railway Station & Ghosh Para Road. The area is developed & having all facility . The Super Built Up Area of both Flats are 850 Sft. + 850 Sft. = 1700 Sft. & As per measurement carpet area of both flats are 1301 Sft. (approx.)					
06.	Location of the property						
	a) Plot No./Survey No.	R.S Dag Nos.- 465 & L.R Dag Nos. – 1312 & 1313					
	b) T.S. No./Village	PRIYABALA ABASAN Apartment, Holding No.- 322, K.G.R Path, Milan Nagar, Kanchrapara					
	c) Ward/Taluka	Under Kanchrapara Municipality, Ward No.- 11					
	d) Mandal/District	P. O.- Kanchrapara & P. S.– Bizpur, District – North 24 parganas, Pin -743145					
07.	Postal address of the property	PRIYABALA ABASAN Apartment, Holding No.- 322, K.G.R Path, Milan Nagar, Kanchrapara, Under Kanchrapara Municipality, Ward No.– 11, P. O.- Kanchrapara & P. S.– Bizpur, North 24 parganas, Pin – 743145, West Bengal.					
08.	City/Town	Town					
	Residential area	Yes					
	Commercial area	Yes					
	Industrial area	No					
09.	Classification of the area						
	i) High/Middle/Poor	Middle Class					
	ii) Urban/Semi-Urban/Rural	Urban					
10.	Coming under Corporation limit/ Village Panchayat/Municipality	Under Kanchrapara Municipality, Ward No. -11					
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	Parcha was not provided during the inspection. Garlayekpatit & Bastu category land(As per www.banglarbhumii.gov.in). photocopy enclosed					
13.	Boundaries of the property(As per Physical Inspection)						
	North	By Open to Sky					
	South	By Lift / Stair / Lobby					



	East	By Open to Sky
	West	By Open to Sky
14.	Dimensions of the site	
		A. As per title Agreement
		B .Actuals
	North	
	South	
	East:	
	West	
15	Extent of the site	5 Kattahs 3 Chittaks.
16.	Extent of the site considered for Valuation (least of 14A & 14 B)	Here the value of the extent of site/land is not considered separately for the valuation purpose
17.	Whether occupied by the owner/ tenant? If occupied by tenant since how long? Rent received per month.	Presently under possession of UCO Bank(Athpur Branch)

I. CHARACTERISTICS OF THE SITE

01.	Classification of Locality	Developed residential cum commercial area
02.	Development of surrounding areas	Developed
03.	Possibility of frequent flooding	No
04.	Availability of the Civic amenities like School, Hospital, Bus Stop, Market etc.	All facilities available at a close distance
05.	Level of land with topographical conditions	At road level
06.	Shape of land	Square
07.	Type of use to which it can be put	B+G+IV Storied Residential Cum Commercial Apartment Namely PRIYABALA ABASAN. These flats was used for commercial purpose
08.	Any usage restriction	No
09.	Is plot in Town Planning approved layout?	No
10.	Corner plot or Intermittent plot?	Intermediate plot
11.	Road facilities	Abutted to 50 ft. wide K.G.R Path which is directly connected to Kanchrapara Railway Station. Bus stand namely Milan Nagar is in front & Kanchrapara Railway Station is about 2 Km. distance from the site.
12.	Type of road available at present	K.G.R Path
13.	Width of road - Is it below 20 ft. or more than 20 ft.	More than 20' width
14.	Is it a Land-locked Land?	No
15.	Water Potentiality	Normal
16.	Underground sewerage system	Open System
17.	Power supply is available in the site	Yes
18.	Advantages of the site	Connected to road ways & railways
19.	General remarks, if any	The property is on the K.G.R Path & being close to Bagmore, there is demand for land for construction & multi-storied building & shop & area is developed with all facilities Land Mark – Near Indian Silk House House Shop



PART-A (Valuation of Flat)

01.	Size of plot	
	North & South	
	East & West	
02.	Total extent of the plot	5 Kattahs 3 Chittaks.
03.	Prevailing market rate	For residential flat rate is between Rs.4000 .00 to Rs.5000.00 / sft
04.	Guideline rate obtained from web (an evidence, thereof to be enclosed)	For – Flat - Rs,56,98,098.00 for carpet area 1276 sft. Rate/ Sft = Rs.4465.00 / sft.
05.	Assessed/adopted rate of valuation	Rs. 4800.00/ sft. Super built up area of both Flats
06.	Estimated value of Flat	Given below

PART-B (Valuation of Flat)

01. TECHNICAL DETAILS OF THE BUILDING		
a)	Type of Building (Residential/ Commercial/ Industrial),	Residential Cum Commercial B+G+IV Storied Apartment Namely PRIYABALA ABASAN
b)	Type of construction (Load bearing /RCC/ Steel Framed)	RCC Framed Structure.
c)	Year of construction	2017-2018, (As per information)
d)	Number of floors & height of each floor including basement, if any	B+G+IV, storied, Ht. – 10'
e)	Plinth area floor-wise	Super Built Up area – of Flats Nos.- 3 & 4, 1 st floor – 850 Sft. + 850 Sft. = 1700 Sft.. (F.F - 1 Hall Room & 1 Toilet)
f)	Condition of the building	Very Good
	i) Exterior - Excellent, Good, Normal, Poor	Excellent
	ii) Interior - Excellent, Good, Normal, Poor	Good

SPECIFICATI)NS OF CONSTRUCTION (FLOOR-WISE} IN RESPECT OF : Flats			
S1.No	Description	1st Floor Flats – 3 & 4	Other Floors
01.	Foundation	RCC framed	N/A
02.	Basement	No	
03.	Superstructure		
04.	Joinery/Doors & Windows (please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	Entrance portion of these flats is protected with rolling shutter then sash door & windows are anodised aluminium frame with sash	
05.	RCC Works	R.C.C Roof(standard), R.C.C piling, foundation, columns, beams	
06.	Plastering	1:6 sand cement plaster / Wall putty	
07.	Flooring, skirting, dadoing	Vitrified floor tiles	
08.	Special finish as marble, granite, wooden panelling, drills etc.	Toilet is finished with marble with glaze tiles	
09.	Roofing including weather proof course	Yes	
10.	Drainage	Surface	



02.	COMPOUND WALL	Apartment is protected by B/wall
	Height	
	length	
	Type of Construction	
03.	ELECTRICAL INSTALLATION	
	Type of wiring	Concealed type wiring
	Class of fittings (Superior/ Ordinary /Poor)	Ordinary

DETAILS OF FLAT VALUATION:

The residential cum commercial apartment namely PRIYABALA ABASAN is (B+G+IV) storied R.C.C. framed structure with R.C.C. columns & Beams, outer side enveloped with 10" thick cement brick walls & inner side partition walls are 5" & 3" thick cement brick walls with R.C.C Roof / floor slab.

Captioned Flats Nos.- 3 & 4 :-The above mentioned Flats Nos.- 3 & 4 is located on the 1st floor of the said Six (B+G+IV) storied residential cum commercial apartment namely PRIYABALA ABASAN.

The Flat is RCC framed base foundation with independent columns having RCC Roof, 10" main wall & 5" Partioned wall

Flooring works of this flat is finished with Vitrified floor tiles. Inner side surface and ceiling is finished with wall putty. over the sand cement plaster. Entry door is rolling shutter then sash door & All windows are anodised aluminium frame with sash & its protected with M.S. Grill.

Outside of the flat/ building is finished with weather coat paint. The flat is provided with concealed type electric wiring. Lift facility available for all floors. Source of water is from municipal supply to be distributed by pump or motor service with proportionate right on common services & proportionate undivided share in land. **Rate is assessed Rs. 4800.00/ Sft.**

S1. No	Particulars of Item	Plinth Area	Year of Const .	RL of Building	Estimated replacement rate of construction Rs.	Replacement Cost Rs.	Depreciation Rs. (0.9x7/70) = 7%	Net Value after depreciation Rs.
1	1 st Floor - Flats – 3 & 4	850 Sft.+ 850 Sft. = 1700 Sft.	2017-2018	70 Yrs.	4800.00	81,60,000.00	5,71,200.00	75,88,800.00
		Total				Cost		Rs.75,88,800.00



PART -C (Extra Items)*(Amount in Rs.)*

01.	Portico:	Nil
02.	Ornamental front door	Nil
03.	Sit out/ Veranda with steel grills	Nil
04.	Overhead water tank	Yes
05.	Extra steel/collapsible gates	Yes. Rs. 70,000.00(rolling shutter & sash door)
	TOTAL	Nil

PART -D (Amenities)*(Amount in Rs.)*

01.	Wardrobes	Nil
02.	Glazed tiles	Nil
03.	Extra sinks and bath tub	Nil
04.	Marble/Ceramic tiles flooring	Nil
05.	Interior decorations	Nil
06.	Architectural elevation works	Nil
07.	Panelling works	Nil
08.	Aluminium works	Nil
09.	Aluminium hand rails	Nil
10.	False ceiling	Nil
	TOTAL	Nil

PART-E (Miscellaneous)*(Amount in Rs.)*

01.	Separate toilet room	Nil
02.	Separate lumber room	Nil
03.	Separate water tank/sump	Nil
04.	Trees, gardening	Nil
	TOTAL	Nil

PART-F (Services)*(Amount in Rs.)*

01.	Water supply & Electricity arrangements	Included in building cost
02.	Drainage arrangements	
03.	Compound wall	
04.	C.B. deposits, fittings etc.	
05.	Pavement	
	TOTAL	Nil

TOTAL ABSTRACT OF THE ENTIRE PROPERTY

Part-A	Flats (composite rate)	Rs. 75,88,800.00
Part-B	Covered Garage	Rs. Nil
Part-C	Extra items	Rs. 70,000.00
Part-D	Amenities	Rs. Nil
Part-E	Miscellaneous	Rs. Nil
Part-F	Service	Rs. Nil
	TOTAL	Rs. 76,58,800.00
		Say Rs. 76,59,000.00(Rupees Seventy Six Lacs Fifty Nine Thousand Only)



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

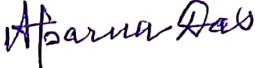
As a result of my appraisal and analysis it is my considered opinion that the present market value of the above Flat in the prevailing condition with aforesaid specifications.

Rs. 76,59,000.00 (Rupees Seventy Six Lacs Fifty Nine Thousand Only)

Summary Value:-

Fair Market Value	Rs. 76,59,000.00 (Rupees Seventy Six Lacs Fifty Nine Thousand Only)
Realisable Value (10% Less from FMV)	Rs. 68,93,000.00 (Rupees Sixty Eight Lacs Ninety Three Thousand Only)
Distress Value (20% Less than FMV)	Rs. 61,27,000.00 (Rupees Sixty One Lacs Twenty Seven Thousand Only)

Place--Kolkata
Date:- 22.07.2026


APARNA DAS
 B.Sc., C.E.M.I.E. (Ind)
 Chartered Engineer,
 Govt. Regd. Valuer,
 No. W.B. Cat-1/25(A) of 1988
APPROVED VALUER
 (Aparna Das)
 Govt. Registered Valuer & Chartered Engineer
Panel Valuer of UCO Bank

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

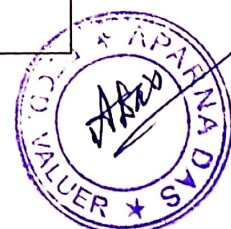
Branch Manager/
Officer-in-charge of Advance Department
Date:

Mandate for valuer

1.	Nature of security		Non equitable mortgage property	
	a. Vacant land [agricultural/ non-agricultural]		No	
	b. Land with building / Flats thereon		Flats in a B+G+IV storied residential cum commercial apartment namely PRIYABALA ABASAN	
2	Area of the land		5 Kattahs 3 Chittaks.	
3	In case of building, built-up area		Flats SBA – at – 1 st floor flats nos.- 3 & 4 – 850 Sft. + 850 Sft. & As per measurement carpet area is 1301 Sft. (approx.)	
4	In case of building under construction, status/progress of construction and approximate time required for completion		Construction work is 100% Complete.	
5	Distance of the site from the branch		16 Km. distance from the branch(approx)	
6	Location [with boundary]		N - By Open to Sky S - By Lift / Stair / Lobby E – By Open o Sky W – By Open to 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		The Property is located at 50 ft. wide K.G.R Path which is directly connected Kanchrapara Railway Station & Ghosh Para Road. Under Kanchrapara Municipality, Ward No.- 11, is free hold Garlayekpatit & Bastu category land which on B+G+IV storied residential cum commercial apartment namely PRIYABALA ABASAN	
7	Plot No./ Dag No.	R.S Dag Nos.- 465 & L.R Dag Nos. – 1312 & 1313	House No. /Premises No.	PRIYABALA ABASAN Apartment, Holding No.- 322, K.G.R Path, Milan Nagar, Kanchrapara
	Khatian No.	R.S – 852, 853, 854 & 855 & L.R - 4393, 4697, 4698 & 4699	J.L No.- 1	Mouza – Mallickerbag
	P.S.	Bizpur	Within Sub-Registrar's Office of ...Naihati	
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 Owners of the property		Mrs. Nilam Agarwal, W/o – Mr. Ram Naresh Agarwal & Mr. Ram Naresh Agarwal, S/o – Late Hariram Agarwal, both are residing at 59, East Ghosh Para Road, P. O. & P. S.- Jagaddal, North 24 parganas, West Bengal	
9	Present address of the owners [if other than the applicant]		Mention above	
10	Occupation of the owners [if other than the applicant]		Business	
11	Relationship with the applicant		Husband-wife	
12	No. of stories and age of the building		B+G+IV storied residential cum commercial apartment. Age – 7 Years	



13	Whether the property has been purchased by the present owner or inherited or received as a gift	Copy of Deed of Sale – Being No – 150703143, Year – 2017, Vide Book No.– I, Volume No.- 1507-2017, Pages from 56607 to 56639, Dated – 05/05/2017 Copy of Deed of Sale – Being No – 150703144, Year – 2017, Vide Book No.– I, Volume No.- 1507-2017, Pages from 56640 to 56672, Dated – 05/05/2017
	The valuer should verify seller's photo Id and address.	Not verified
14	Consideration/reason for offering the property as mortgage [in case of third party property] in case of third party collateral security.	Property already mortgaged at UCO Athpur Branch, for financial assistance
	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.	Verified(property tax pay receipt)
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.	Not Verified
16	Whether the property is accessible from public Road?	Yes
	The Valuer should verify from site map and get confirmed from local enquiry.	Verified
17	Whether the building is constructed as per sanctioned plan of the competent authority viz. Municipality/Corporation/Urban Development authority / local bodies?	Sanction building plan was not provided during the inspection
	The Valuer should verify the construction of the building with the sanctioned plan	Not Verified
18	Who is occupying the house at present ?	Presently under possession of UCO Bank(Athpur Branch)
19	Condition of the land/land & building from the point of view of sale.	Medium
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.	Recovery Agent
22	Comments on the locality	Posh / 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	R.C.C framed structure with RCC foundation with Wall putty & Vitrified Tiles Floor and Normal fittings / Ordinary fittings and equipment
26	Any discouraging report about the property	Nothing noticed during inspection



I/We certify that –

- 1) The property as mentioned above has been inspected physically on **20.07.2026** 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.76,59,000.00 (Rupees Seventy Six Lacs Fifty Nine Thousand Only)

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 Voter's Identity Card/ PAN Card. The reason given by the owner for offering the property as security is apparently acceptable.

- (1) I have also verified the construction of the building with the sanctioned plan and found no deviation / deviation as mentioned below.
- (2) I/We am/are in no way having any interest in the property.
- (3) I/We have revisited the site once again on xxxxx local enquiries from the market and neighbours to confirm location, ownership, value, boundaries, etc.
- (4) Methods used, factors influencing the analysis, opinions, conclusion and assumptions made are clearly recorded in the valuation certificate.





Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

স্বাক্ষরিত করবে

Market Value of Apartment

District	North 24-Parganas	Thana	Bijpur	(*) marked items are mandatory
Local Body	Municipality	Mouza *	Mallicker Bag	
Road *	Kabiguru Rabindra Path (North)	Road Zone	Not Available	
Premises No.	Premises No	Ward No.	11	
Jurisdiction of *	A.D.S.R. NAHATI	Municipality	HALISAHAR	
Plot No *	LR	01312	Bata No	Not Available
Apartment Type	Flat/Apartment Mezzanine Floor Covered Garage Open Garage	Area	Carpet Area *	638
			Covered/Buildup Area *	723
			Super Buildup Area	850
Use of Flat *	Residential	Floor Type	Tiles	
Flat located in which floor	1	Flat No.	4	
Age of the Flat (in year)	7	Litigated Property?	No	
Is property on Road	Yes	Width of Approach Road (in feet)	Width of Approach Road	
Encumbered By Tenant ?	No	Is Tenant is a Purchaser?	No	
No. of floor in Building	6			
Other Amenities	☐ Roof Garden ☐ Swimming Pool ☐ Club Facility ☐ Gymnasium ☐ Shopping Complex			
Type the characters shown	Y3V3N2			
Market Value of Apartment :- Rs. 28,49,049/-	Display Market Value			
Service Count: 5,78,126				

N.B.-To be verified from the appropriate Registration Office after filling up proper e-Registration Form

GRIPS

(https://wbfrms.gov.in/GRIPS)

Finance Department
Government of West Bengal

(https://finance.wb.gov.in/)

Bangla
Sachyatra
Kendra

(https://bsk.wb.gov.in/)

iFMS
WEST BENGAL

(https://www.wbfrms.gov.in/)

Land & Land Reforms
WWW.LANDREFORMS.GOV.IN

(http://banglarbhumi.gov.in/)

SILPASATHI
State of Bengal Business

(https://silpasathi.wb.gov.in/)

India.gov.in

(https://www.india.gov.in/)



Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

Market Value of Apartment

District	• North 24-Parganas	▼	Thana	• Bipur	▼	(*) marked items are mandatory
Local Body	• Municipality	▼	Mouza *	Mallicker Bag	▼	
Road *	Kabiguru Rabindra Path (North)	▼	Road Zone	Not Available	▼	
Premises No.	Premises No	▼	Ward No.	11	▼	
Jurisdiction of *	A.D.S.R. NAHATI	▼	Municipality	HALISAHAR	▼	
Plot No *	LR	▼	01312	/	Bata No	Not Available
Apartment Type	• Flat/Apartment Mezzanine Floor Covered Garage Open Garage	▼	Area ⑥	Carpet Area *	638	
		▼		Covered/Buildup Area *	723	
		▼		Super Buildup Area	850	
Use of Flat *	Residential	▼	Floor Type	• Tiles	▼	
Flat located in which floor	• 1	▼	Flat No.	3	▼	
Age of the Flat (in year)	• 7	▼	Litigated Property?	No	▼	
Is property on Road	Yes	▼	Width of Approach Road (In feet)	Width of Approach Road	▼	
Encumbered By Tenant ?	No	▼	Is Tenant is a Purchaser?	No	▼	
No. of floor in Building	• 6	▼				
Other Amenities	☐ Roof Garden ☐ Swimming Pool ☐ Club Facility ☐ Gymnasium ☐ Shopping Complex					
Type the characters shown	B9J9C6 Try new characters					
Market Value of Apartment :-	Rs. 28,49,049/-					
Service Count: 5,78,126	Display Market Value					

N.B.-To be verified from the appropriate Registration Office after filling up proper e-Registration Form

GRIPS

Finance Department
Government of West Bengal

(<https://wbifms.gov.in/GRIPS/>) (<https://finance.wb.gov.in/>)

Bangla
Sahayata
Kendra

(<https://bsk.wb.gov.in/>)

IFMS
WEST BENGAL

(<https://www.wbifms.gov.in/>)

Land & Land Reforms
GOVERNMENT OF WEST BENGAL

(<http://banglarbhumi.gov.in/>)

SILPASATHI
State of West Bengal

(<https://silpasathi.wb.gov.in/>)

India.gov.in
(<https://www.india.gov.in/>)



ভূমি ও ভূমি সংস্কার এবং উন্নয়ন বিভাগ
Land & Land Reforms and Refugee Relief and Rehabilitation Department
Government of West Bengal

বাংলাভূমি

- Revenue Court Case Management System (RCCMS)
- Citizen Services
- Know Your Property
- Query Search
- Public Grievance
- Mouza Information

KHATAN & PLOT INFORMATION

Mouza Identification

Code Wise / Name Wise: * ☐ Code Wise ☒ Name Wise

District: *

Block: *

Mouza: *

Choose Your Language:

LIVE

Option:
Khatan Type: * ☒ Normal Khatan ☐ Lease Khatan ☐ FIHTD Khatan
☐ Search By Khatan ☒ Search By Plot
Plot No. * /
Enter Captcha *

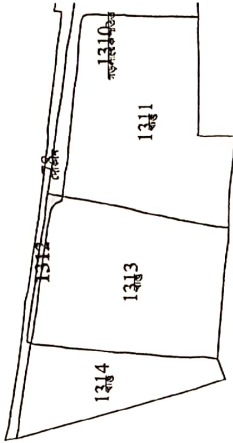
VIEW

(Live Data As On 21/07/2026,19:54:35)
জে.এন.এন.1 থানা বারাকপুর

মাস নং	শ্রেণী	অতিরিক্ত মোট পরিমাণ (একর)	মাসের মাপ
1312	মজদারকপতিত	0.19	Click Here

(উল্লিখিত প্রতিবেদনের বর্ণনা অনুসরণ করে পরিমাণ, এ প্রতিবেদন উক্ত মাসের জন্য অনুমোদিত নির্ধারিত হইবে।)

কতিয়ান নং	মাসের নাম	পিতা/স্বামী	অংশ	অংশ পরিমাণ (একর)	মন্তব্য
4393	সুভাষ কুমার দে স্বামী	সুভাষ চন্দ্র দে	0.0710	0.0135	নিউ- Remarks
4697	সুভাষ কুমার দে স্বামী	সুভাষ কুমার দে	0.0399	0.0076	নিউ- Remarks
4698	বনেন্দ্র দাস স্বামী	সুভাষ দাস	0.0399	0.0076	নিউ- Remarks



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Contact Address
9 Director of Land Records and Survey, 35, Survey Building, Gopal Nager Road, Kolkata-700027
033-2479-5726



ভূমি ও ভূমি সংস্কার এবং উদ্বাস্তু লাগ ও পুনর্বাসন দপ্তর
Land & Land Reforms and Refugee Relief and Rehabilitation Department
Government of West Bengal

বাংলাভূমি

Welcome → SUBHO ROY → CHANGE PASSWORD → LOGOUT (Logout) | SCREEN READER ACCESS | (BanglarBhumi/Bangalifonts/bengali_fonts.rar) Search

- Revenue Court Case Management System (RCCMS)
- Citizen Services
- Know Your Property
- Query Search
- Public Grievance
- Mouza Information

KHATAN & PLOT INFORMATION

Mouza Identification

Code Wise / Name Wise: * ☐ Code Wise ☒ Name Wise

District:* [15] NORTH 24 PARGANAS

Block:* [08] BARRACKPUR-1

Mouza:* [101] Mallickerbag

Choose Your Language: Bengali

LIVE

Option:
Khatan Type: * ☒ Normal Khatan ☐ Lease Khatan ☐ FHTD Khatan
☐ Search By Khatan ☒ Search By Plot

Plot No.* 1313 /

Enter Capcha* AA 19 F 6

VIEW

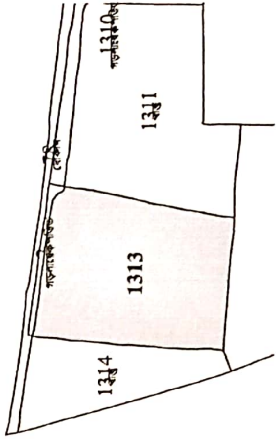
(Live Data As On 21/07/2026, 19:58:42)

জেএনএনএল মানা বিভাগ

মালিক	কোটি	বাড়ি	জমির মোট পরিমাণ (একর)	মাসের মাপ
1313		বাড়ি	0.11	Click Here

(উল্লিখিত বক্তব্যের যথার্থ অংশ পরিমাণ, এই বক্তব্যে উক্ত মাপে অংশ অনুসারে নির্ধারিত হইবে।)

পরিচয় নং	স্বত্বের নাম	বাস্তি	পিতা/স্বামী	অংশ	অংশ পরিমাণ (একর)	স্বত্বদার	মন্তব্য
4697	সুমন কুমার দে	বাড়ি	সুবোধ কুমার দে	0.0754	0.0083	Nil	Nil
4698	বনদ্রী রায়	বাড়ি	সুভল রায়	0.0754	0.0083	Nil	Nil
4699	মানস কুমার দে	বাড়ি	সুবোধ কুমার দে	0.0763	0.0084	Nil	Nil



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Director of Land Records and Survey, 35, Survey Building, Gopal Nagar Road, Kolkata-700027
033-2478-5726



GPS Coordinates

Latitude:22.95096 Longitude:88.43167

N 22°57'3.465"E 88°25'54.02208"

322, KGR Path, Bidhanpally, Halisahar, Kanchrapara,
Kanchrapara M, West Bengal 743145, India



মিলননগর রথতলা গ্রাউন্ড

Park
পার্ক



Masjid Bath Rd



AQUASTICK
একুয়াস্টিক



Masjid Bati Rd

Mousumi Motors
মৌসুমি মোটর



ra playground
আগুরিপাড়া
প্লেগ্ৰাউন্ড



Vivekananda
Memorial Park
বিবেকানন্দ
মেমোরিয়াল পার্ক

KGR Path

Google



Scanned with OKEN Scanner

Office of the KANCHRAPARA MUNICIPALITY
KANCHRAPARA

PROPERTY TAX RECEIPT

Assessee Id : 487207 Assessment No. : 1202400487207 Old. No.: 4578 Holding No : 322 Receipt Date : 27/06/2024
Name of the Assessee : SUBHASH KR DAY & ORS Locality/Street : K.G.R. PATH (N) Receipt No : 2024-2025/F/5472
Ward No : 11 Bill Receipt No. :

Received the sum of Rs. **11163.00** (in words) RUPEES ELEVEN THOUSAND ONE HUNDRED SIXTY-THREE ONLY
on account of property tax and surcharge as detailed below :

	Details of Arrear Received (Year wise)					Current (2024-2025)				
	Year (Others)	2021-2022	2022-2023	2023-2024	Total Arrear	1st Qtr Amount April - June	2nd Qtr Amount July - Sep	3rd Qtr Amount Oct - Dec	4th Qtr Amount Jan - March	Total Amount
PropertyTax	0.00	8731.00	0.00	0.00	8731.00	0.00	0.00	0.00	0.00	8731.00
RebateOnPropertyTax	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SurchargeAmt	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest	0.00	2432.41	0.00	0.00	2432.41	0.00	0.00	0.00	0.00	2432.41
						Total Amount :				
						Round-off Amount :				
						Net Amount :				
						Collecting Sarkar/Counter : DIPANWITA GHOSH (C-06)				
						Total Amount : 11163.41				
						Round-off Amount : -0.41				
						Net Amount : 11163.00				

Pay Mode: Cash, Amount: 11163.00

Paid At : Municipality



Authorised Signatory

Bank Transaction ID :

BORROWER :- M/S NACHIKETA INFOSYSTEM

