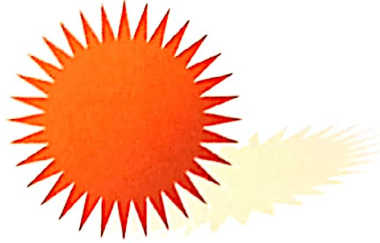


REPORT ON VALUATION



VALUATION OF FLATS NOS.- 1G & D (SOUTH-EAST SIDE) ON THE 1ST FLOOR OF THE G+IV STORIED RESIDENTIAL CUM COMMERCIAL APARTMENT NAMEDLY " MANASI PLAZA " LOCATED AT HOLDING NO.- 175, R.N AVENUE, SUDHIR COLONY, SODEPUR, UNDER PANIHATI MUNICIPALITY ,WARD NO. -18, P. O.- PANSILA & P. S.- Khardah, DISTRICT -NORTH 24 PARGANAS, PIN - 700112, WEST BENGAL.

**BORROWER:-M/S GOVINDA ENTERPRISE.
VALUE AS ON:-21.07.2026**



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



Ref – AD/SR/ UCO (Athpur, Shyamnagar) / 2026-27/1783

Date- 22.07.2026

ANNEXURE-8

FORMAT - A

UCO BANK (ATHPUR BRANCH)

VALUATION REPORT

(IN RESPECT OF FLATS NOS.- 1G & NO.- D (SOUTH-EAST SIDE) ON THE 1ST FLOOR OF G+4 STORIED
RESIDENTIAL CUM COMMERCIAL APARTMENT NAMEDLY **MANASI PLAZA**)

(At Mouza – Panshila & P. S.– Khardah, Holding No.- 175, R.N Avenue,

Sudhir Colony, Sodepur, North 24 Parganas)

(To be filled in by the Approved Value)

Value as on 21.07.2026

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

GENERAL

GENERAL																				
01.	Purpose for which the valuation is made	To ascertain the present fair market value of the said Flats Nos.- 1G & No.- D on the 1 st floor for the purpose of recovery of bank dues.																		
02.	a) Date of Inspection	21.07.2026																		
	b) Date on which the valuation is made	21.07.2026																		
03.	List of documents produced for perusal	1) Copy of Deed of Conveyance - Being No. - 00717, Year- 2007, Vide Book No. – I, Volume No.– 28, Pages from 1 to 36, Dated – 21/02/2007 2) Copy of Previous Valuation Report – Done by M/s S. Sen & Associates, Dated – 02/12/2024 Located at: Mouza – Panshila & P. S – Khardah At Holding No. – 175, R.N Avenue, Sudhir Colony, Sodepur Nature of Land – Bastu, J.L No. – 6, R.S No.- 44 & Touzi No.- 188 <table><tr><td>RS Dag</td><td>LR Dag</td><td>Rs Kh</td><td>LR Kh</td><td>Area of Land</td></tr><tr><td>254/563</td><td>888</td><td>221</td><td>Do</td><td>10 Kattahs 6 Sft.</td></tr><tr><td></td><td></td><td></td><td>Total Land</td><td>10 Kattahs 6 Sft.</td></tr></table>				RS Dag	LR Dag	Rs Kh	LR Kh	Area of Land	254/563	888	221	Do	10 Kattahs 6 Sft.				Total Land	10 Kattahs 6 Sft.
RS Dag	LR Dag	Rs Kh	LR Kh	Area of Land																
254/563	888	221	Do	10 Kattahs 6 Sft.																
			Total Land	10 Kattahs 6 Sft.																
04.	Name of the owners) and his /their address(es) with Phone No.	Owners/ Mr. Ram Naresh Agarwal, S/o – Late Hari Ram Agarwal																		



	(Details of share of each owner in case of joint ownership)	& Mrs. Nilam Agarwal, W/o – Mr. Ram Naresh Agarwal, both are residing at 59, East Ghosh Para Road, P. O. & Village - Jagaddal, North 24 Parganas, West Bengal	
05.	Brief description of the property	The residential cum commercial apartment namely MANASI PLAZA is G+4 storied R.C.C framed structure foundation type building located on the R.N Avenue which is directly connected to Sodepur Railway Station .The area is fully developed & having all facility . The Super Built Up Area of both flats are 1G – 715 Sft. & D – 496 Sft. = 1211 Sft.	
06.	Location of the property		
	a) Plot No./Survey No.	R.S Dag No.- 254/563 & L.R Dag No. – 888	
	b) T.S. No./Village	MANASI PLAZA Apartment, Holding No.- 175, R.N Avenue, Sudhir Colony, Sodepur	
	c) Ward/Taluka	Under Panihati Municipality, Ward No. - 18	
	d) Mandal/District	Mouza - Panshila, P. O.- Panshila & P. S. – Khardah District – North 24 Parganas, Pin -700112	
07.	Postal address of the property	MANASI PLAZA Apartment, Holding No.- 175, R.N Avenue, Sudhir Colony, Sodepur, Under Panihati Municipality, Ward No. – 18, P. O.– Panshila & P. S.– Khardah, North 24 Parganas, Pin – 700112, 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 Panihati Municipality, Ward No. -18	
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	This is an agriculture land(As per www.banglarbhumigov.in). Bastu category land. Photocopy enclosed	
13.	Boundaries of the property(Physical Inspection)		
	North	By Flat of Others	
	South	By Stair / Lift / Flat of Others	
	East	By Open to Sky	
	West	By Lobby	
14.	Dimensions of the site		
		A. As per title Agreement	B .Actuals
	North		
	South		
	East:		
	West		
15	Extent of the site	10 Kattahs 6 Sft.	
16.	Extent of the site considered for Valuation (least of 14A & 14 B)	Here the value of the extant site/land is not considered separately for the valuation purpose	
17.	Whether occupied by the owner/ tenant? If occupied by tenant since	Currently the UCO Bank(Athpur Branch) has taken over the position & the keys to the flats are in the bank's	



	how long? Rent received per month.	custody.
--	------------------------------------	----------

I. CHARACTERISTICS OF THE SITE

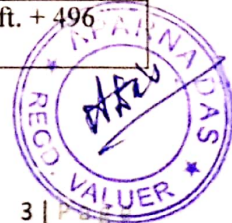
01.	Classification of Locality	Developed residential cum commercial area
02.	Development of surrounding areas	Developed
03.	Possibility of frequent flooding	No
04.	Availability of the Civic amenities like School, Hospital, Bus Stop, Market etc.	At a close distance
05.	Level of land with topographical conditions	At road level
06.	Shape of land	Rectangular
07.	Type of use to which it can be put	G+IV Storied Residential Cum Commercial Apartment Namely MANASI PLAZA
08.	Any usage restriction	No
09.	Is plot in Town Planning approved layout?	No
10.	Corner plot or Intermittent plot?	Corner plot
11.	Road facilities	Abutted to R.N Avenue which is directly connected to Sodepur Railway Station. Bus stand namely Sudhi Colony is in front & Sodepur Railway station is about 1.4 km. distance from the site
12.	Type of road available at present	R.N Avenue
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 by road ways
19.	General remarks, if any	The property is on the R.N Avenue, there is demand for land for construction & multi-storied building & shop & area is developed with all facilities Land Mark – Near MedPlus Medicine Shop

PART-A (Valuation of Flat)

01.	Size of plot	
	North & South	
	East & West	
02.	Total extent of the plot	10 Kattahs 6 Sft.
03.	Prevailing market rate	For residential flat rate is between Rs.4000.00 to 5000.00 / Sft.
04.	Guideline rate obtained from web (an evidence, thereof to be enclosed)	For – Flats - Rs,41,08,275.00 for carpet area 536 sft. + 372 Sft. = 908 Sft. Rate/ Sft. = Rs.4524.00 / Sft.
05.	Assessed/adopted rate of valuation	Rs. 5000.00/ sft. for super built up area of flat
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),	G+4 Storied Residential Cum Apartment Namely MANASI PLAZA
b)	Type of construction (Load bearing /RCC/ Steel Framed)	RCC Framed
c)	Year of construction	2004 (As per information)
d)	Number of floors & height of each floor including basement, if any	G+4 storied , Ht.- 10'
e)	Plinth area floor-wise	Built Up area – of Flats Nos.- 1G & D – 715 Sft. + 496 Sft. &



		(F.F - 3 Bed Rooms , 1 Dining cum Living Room , 1 Bath Room, 1 Kitchen & 2 Balconies)
f)	Condition of the building	Good
	i) Exterior - Excellent, Good, Normal, Poor	Good
	ii) Interior - Excellent, Good, Normal, Poor	Good

SPECIFICATIONS OF CONSTRUCTION (FLOOR-WISE) IN RESPECT OF : Flats			
S1.No	Description	1 st Floor Flats Nos.- 1G & D	Other Floors
01.	Foundation	R.C.C 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)	All doors are wooden & windows are iron frame with sash	
05.	RCC Works	R.C.C Roof (standard), foundation, columns, beams	
06.	Plastering	1:6 Sand Cement Plaster / wall putty & finished with paint	
07.	Flooring, skirting, dadoing	Mosaic	
08.	Special finish as marble, granite, wooden panelling, drills etc.	Bathroom is finished 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 **MANASI PLAZA** is (G + 4) storied R.C.C framed structure & 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.- 1G & D :-The above mentioned Flat Nos.-1G & D is located on the 1st floor of the said Five (G+ 4) storied residential cum commercial apartment namely **MANASI PLAZA**.

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

Entire flooring works of the flat finished with Mosaic. Inside surface and ceiling finished with wall putty & finished with paint. Cooking Platform of the kitchen is finished with black stone. Portion of the wall above the cooking platform finished with glaze tiles Toilet is Marble with glaze tiles on side walls up to 5' ht All doors frame wooden, & wooden Panel & all windows aluminum panel with Glass & iron frame with sash & concealed type of electric wiring. Lift facility available for all floors. It consists with three bed rooms, one dining cum living room, one kitchen, one toilet, two balconies with proportionate right on common services & proportionate undivided share in land.

Rate is assessed Rs. 5000.00/ 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. (0.9x22/70= 23%	Net Value after depreciation Rs.
1	1 st Floor - Flats – 1G & D	715 Sft. + 496 Sft. = 1211 Sft.	2004	70 Yrs.	5000.00	60,55,000.00	13,92,650.00	46,62,350.00
		Total				Cost		Rs.46,62,350.00



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. 20,000.00 (collapsible gates) (depreciated rate)
	TOTAL	Rs. 20,000.00

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

01.	Wardrobes	Nil
02.	Glazed tiles	Yes
03.	Extra sinks and bath tub	Nil
04.	Marble/Ceramic tiles flooring	Nil
05.	Interior decorations	Yes
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	Flat (composite rate)	Rs. 46,62,350.00
Part-B	Covered Garage	Rs. Nil
Part-C	Extra items	Rs. 20,000.00
Part-D	Amenities	Rs. Nil
Part-E	Miscellaneous	Rs. Nil
Part-F	Service	Rs. Nil
	TOTAL	Rs.46,82,350.00
	Say	Say Rs. 46,82,000.00(Rupees Forty Six Lacs Eighty Two 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. 46,82,000.00 (Rupees Forty Six Lacs Eighty Two Thousand Only)

Summary Value:-

Fair Market Value	Rs. 46,82,000.00 (Rupees Forty Six Lacs Eighty Two Thousand Only)
Realisable Value (10% Less from FMV)	Rs. 42,14,000.00 (Rupees Forty Two Lacs Fourteen Thousand Only)
Distress Value (20% Less than FMV)	Rs. 37,46,000.00 (Rupees Thirty Seven Lacs Forty Six Thousand Only)

Place--Kolkata
Date:- 22.07.2026

Aparna Das
APARNA DAS
B.Sc., C.F.M.I.E. (Ind)
Chartered Engineer, A
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		Equitable Mortgaged Property	
	a. Vacant land [agricultural/ non-agricultural]		No	
	b. Land with building / Flat thereon		Flat in a G+IV storied residential cum commercial apartment namely MANASI PLAZA	
2	Area of the land		10 Kattahs 6 Sft.	
3	In case of building, built-up area		Flat SBA – at 1G & D at 1 st floor - 715 Sft. + 496 Sft. = 1211 Sft.	
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		19 km. approx..(approx.)	
6	Location [with boundary]		N - By Flat of Others S - By Stair / Lift / Flat of Others E – By Open to Sky W – By Lobby	
	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 apartment is located on the R.N Avenue which is directly connected to Sodepur Railway Station, Under Panihati Municipality, Ward No.- 18, is free hold Bastu category land which on which G+4 storied apartment namely MANASI PLAZA	
7	Plot No./ Dag No.	R.S Dag No.- 254/563 & L.R Dag No. – 888	House No. /Premises No.	MANASI PLAZA Apartment, Holding No.- 175, R.N Avenue, Sudhir Colony, Sodepur
	Khatian No.	R.S & L.R Khatian No.- 221	J.L. No.- 06	Mouza – Panshila
	P.S.	Khardah	Within Sub-Registrar's Office of ...Barasat	
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		Mr. Ram Naresh Agarwal, S/o – Late Hari Ram Agarwal & Mrs. Nilam Agarwal, W/o – Mr. Ram Naresh Agarwal , both are residing at 59, East Ghosh Para Road, P. O. & Village - Jagaddal, North 24 Parganas, West Bengal	
9	Present address of the owner [if other than the applicant]		Mention above	
10	Occupation of the owner [if other than the applicant]		Business	
11	Relationship with the applicant		Husband - wife	
12	No. of stories and age of the building		G+4 Storied Apartment, Age of the building - 22 Years.	



13	Whether the property has been purchased by the present owner or inherited or received as a gift	Copy of Deed of Conveyance - Being No. - 00717, Year- 2007, Vide Book No. – I, Volume No.– 28, Pages from 1 to 36, Dated – 21/02/2007
	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.	Not Verified
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 ?	Currently the UCO Bank(Athpur Branch) has taken over the position & the keys to the flat are in the bank's custody.
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.	No one
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 & finished with paint & Mosaic 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 by physically on **21.07.2026** 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.46,82,000.00 (Rupees Forty Six Laes Eighty Two 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.





सत्यमेव जयते

Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

Market Value of Apartment

District	*	North 24-Parganas	▼	Thiana	*	Khardaha	▼	(*) marked items are mandatory
Local Body	*	Municipality	▼	Mouza *		Panshila	▼	
Road *		R.N Avenue	▼	Road Zone		Not Available	▼	*
Premises No.		Premises No		Ward No.		18		
Jurisdiction of *		A.D.S.R. SODEPUR	▼	Municipality	*	PANIHATI	▼	
Plot No*	LR	▼	00888	/	Bata No		Not Available	▼
Apartment Type	*	Flat/Apartment Mezzanine Floor Covered Garage Open Garage	▼	Area @		Carpet Area *	536	
						Covered/Buildup Area *	608	
						Super Buildup Area	715	
Use of Flat *		Residential	▼	Floor Type	*	Mosaic	▼	
Flat located in which floor	*	1		Flat No.		1G		
Age of the Flat (in year)	*	22		Litigated Property?		No	▼	
Is property on Road		Yes	▼	Width of Approach Road (in feet)		Width of Approach Road		
Encumbered By Tenant ?		No	▼	Is Tenant a Purchaser?		No	▼	
No. of floor in Building	*	5		Provision for Lift		Yes	▼	
Other Amenities		☐ Roof Garden ☐ Swimming Pool ☐ Club Facility ☐ Gymnasium ☐ Shopping Complex						
Type the characters shown		Try new characters G6L2E7						
Market Value of Apartment :- Rs. 24,25,149/-	Display Market Value							
Service Count: 5,76,126								
N.B.- To be verified from the appropriate Registration Office after filling up proper e-Requestion Form								

GRIPS

[\(https://wbfrms.gov.in/GRIPS/\)](https://wbfrms.gov.in/GRIPS/)

Finance Department

[\(https://finance.wb.gov.in/\)](https://finance.wb.gov.in/)

Bangla Sahayata Kendra

[\(https://bsk.wb.gov.in/\)](https://bsk.wb.gov.in/)

iFMS WEST BENGAL

[\(https://www.wbfrms.gov.in/\)](https://www.wbfrms.gov.in/)

Land & Land Reforms

[\(http://banglabhumi.gov.in/\)](http://banglabhumi.gov.in/)

SILPASATHI

[\(https://silpasathi.wb.gov.in/\)](https://silpasathi.wb.gov.in/)

India.gov.in

[\(https://www.india.gov.in/\)](https://www.india.gov.in/)



Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

FORM 27A

Market Value of Apartment

District	North 24 Parganas	Tranche	Kardara	Category	✓
Local Body	Municipality	Mouza	Panania		✓
Road	R.N.Avenue	Road Zone	Not Available		✓
Premises No.		Ward No.	13		
Jurisdiction of	A.D.S.R. SOCEPUR	Municipality	PANANIA		✓
Plot No	LR	02888	1	Block No	
Apartment Type	Flat/Apartment	Mezzanine Floor	Cement Area	372	
	Covered Garage	Open Garage	Covered Building Area	422	
			Super Building Area	456	
Use of Flat	Residential		Floor Type	Mosaic	✓
Flat located in which floor	1	3-3 Floor 1st Floor	Flat No.	D	
Age of the Flat (in year)	22		Located 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	5		Provision for Lift	Yes	✓
Other Amenities	☐ Roof Garden	☐ Swimming Pool	☐ Club Facility	☐ Gymnasium	☐ Shopping Complex
Type the characters shown	A5H7J4				
Market Value of Apartment :- Rs.	16,83,126/-				
Service Count: 5,78,126	Display Market Value				
N.B.-To be verified from the appropriate Registration Office after filling up proper e-Requisition Form					

GRIPS

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

Finance Department

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

Bengla
Sahitya
Kendra

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

IFMS

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

Land & Land Reforms

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

SILPASATHI

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

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



Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

☐ Query No ☒ Deed No

Deed Details

District

Registration Office

Deed No

Deed Year

Security Code

Y6H6L7

Service Count 12,11,49,990

Deed Details

****Updated Data****

Transaction	Registered At	Deed No	Volume & Page No	Date of Registration	Date of Completion	Date of Delivery	Serial No
Sale, Sale Document	D.S.R. - I NORTH 24-PARGANAS	I-150100717/2007	28 Page No: 1 to 36	21/02/2007	01/03/2007	13/04/2007	150101122 /2007

Name & Address of the Party

****Updated Data****

Name	Address	Status
Pareesh Ch. Bandyopadhyay Representative of Late Dinesh	Pansila Khardah North 24 Parganas	Status: Principal(Vendor)
Gurudas Bandyopadhyay Representative of Late Dinesh	Pansila Khardah North 24 Parganas	Status: Principal(Vendor)
Goutam Bandyopadhyay Representative of Pareesh Ch.	Pansila Khardah North 24 Parganas	Status: Principal(Vendor)
Pareesh Ch. Bandyopadhyay		Status: Principal(Vendor)
Gurudas Bandyopadhyay		Status: Principal(Vendor)
Goutam Bandyopadhyay		Status: Principal(Vendor)
Pareesh Ch. Bandyopadhyay		Status: Principal(Vendor)
Gurudas Bandyopadhyay		Status: Principal(Vendor)
Goutam Bandyopadhyay		Status: Principal(Vendor)
12		

Details of Property

****Updated Data****

Property Location	Area of Property	Transaction	Other Details
District: North 24-Parganas. PS: Khardah. Mouza: Pansila. Khatian: 221. Plot: 254/563. Municipality: Panihatl. Deed Registered In : D.S.R. - I NORTH 24-PARGANAS		Transaction: Sale, Sale Document Registered At: D.S.R. - I NORTH 24-PARGANAS	Deed No: 00717 Deed Year: 2007 Book: I Page from : 1 - 36 Volume: 28



Finance Department
Government of West Bengal
(<https://wbifms.gov.in/GRIPS>)
(<https://finance.wb.gov.in/>)



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



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Land & Land Reforms
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(<http://banglabhumi.gov.in/>)

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(Since 25/05/2018)



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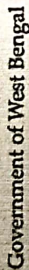
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Last Updated : 20/05/2025

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RS-LR PLOT INFORMATION

Monza Identification

District*	[15] NORTH 24 PARGANAS
Block*	[09] BARRACKPUR-2
Mouza*	[006] PANSHILA

Option:

© Sabek Dag->Hal Dag(LR PLot No.)

Plot No. 254 / 563

Enter Captcha*

car

22

(Live Data As On 21/07/2026,20:03:08)

জে.এন.নং (J.L.No.): 6 থানা (P.S.): খড়দহ

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Contact Address

9 Director of Land Records and Survey, 35, Survey Building, Gopal Nagar Road, Kolkata-700027

☎033-2479-5726

 dlrswb.grievancecell@gmail.com

dlrswb@email.com



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

বাংলাভূমি

KHATAN & PLOT INFORMATION

Mouza Identification

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

District: * [15] NORTH 24 PARGANAS

Block: * [09] BARRACKPUR-2

Mouza: * [006] PANSHILA

Choose Your Language: Bengali

Option:

Khatian Type: * ☒ Normal Khatian ☐ Lease Khatian ☐ FHTD Khatian

☐ Search By Khatian ☒ Search By Plot

Plot No. * 888 /

Enter Capcha * 9 U W K X 2

VIEW

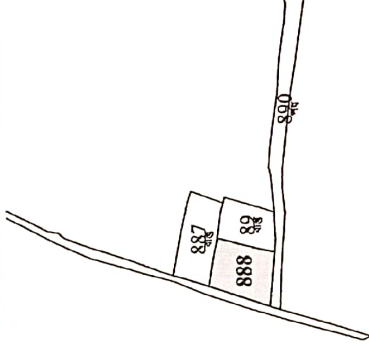
LIVE

(Live Data As On 21/07/2026,20:03:47)

মাস নং	শ্রেণী	ভূমির মোট পরিমাণ (একর)	মাসের ব্যাপ
888	বাড়	0.16	Click Here

(উল্লিখিত বর্তমানের বর্ষের অংশ পরিমাণ, এই বর্তমান উক্ত দাতা অংশ অনুসারে নির্ধারিত হবে।)

খতিয়ান নং	সম্পত্তির নাম	নিজস্ব/দ্বিতীয়	অংশ	অংশ পরিমাণ (একর)	দখলদার	মন্তব্য
221	দীনেশ চন্দ্র বন্দ্যোপাধ্যায় যাক্তি	প্রত্যক্ষ চন্দ্র	1.0000	0.16	Nil	Nil- Remarks



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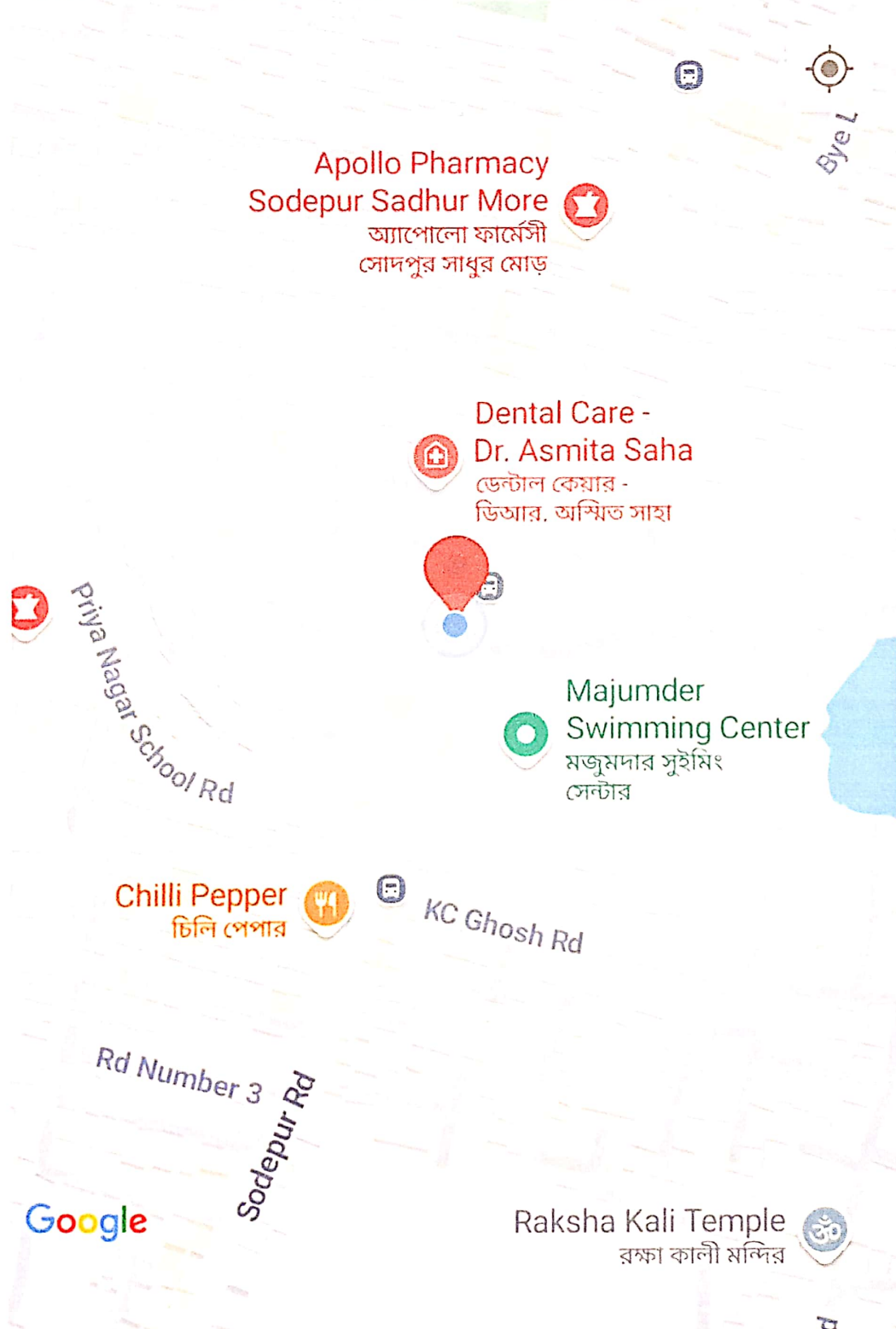


GPS Coordinates

Latitude:22.71219 Longitude:88.38537

N 22°42'43.8876" E 88°23'7.32012"

9, RN Ave, near Med Plus Medical, West Pansila,
Rashmani Nagar, Sodepur, Khardaha, West Bengal
700110, India



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