Rajib Mandal

B.E. , M.E. MBA & Bank Approved Valuer.
Civil & Structural Engineer, Valuer
& Project Management.
Regd. No. : 2171811400011

Kolkata Office :
Garden Residency 95, B.T. Road,
2nd Floor Flat No. 2B, Agarpara,
Kolkata-700058

Bardhaman Office :
81, G.T. Road, (Opposite Moni Math)
P.O. & P.S. - Burdwan, Dist.- Purba Bardhaman,
Pin-713101, West Bengal.
Cont : +91-9831987167 / 8240783814
Email : rajib_mandal@rediffmail.com

Consulting Engineering & Valuation Associates
Architectural, Plan, Estimation, Valuation,
Structural Design & Supervision

Ref no:-UCO/BHADRAKALI/RM/JUL/03/26

Disclaimer: Soft copy of this report should be treated as a valid report, if there is any discrepancy found between the soft copy and hard copy of this report.

UCO BANK
BRANCH – BHADRAKALI,HOOGHLY

VALUATION REPORT

(IN RESPECTOF LAND/SITE AND BUIDING)
(To be filled in by the Approved Valuer)

Sl. No.	Particulars	Content
I	**GENERAL**	
01.	Purpose for which the valuation is made	Supporting secured lending decision to Bank
02.	a. Date of inspection	02.07.2026
	b. Date of Valuation.	09.07.2026
03.	List of documents producedfor perusal	Photo copy
	i. Sale Deed	Deed no. I-3381/2020 Dated-04.11.2020
	ii. Porcha	Yes, no-0609108
	iii. Sanction Plan	Approved by Uttarpara Kotrung Municipality
	iv. Conversion	Yes
	v. Sketch Map/ Site Plan	Yes
	VI. TIR Copy	Prepared by Mr. Bappaditya Chakraborty Dated-15.01.2022
04.	Name of the owner(s) and his/their address(es) with PhoneNo. (Details of share of each owner in case of joint ownership)	**Sri Jagannath Ghosh.** S/o – Sri Nemai Ghosh. Resident of At- Mouza-Kotrung, J.L. No.- 08, L.R Khatian No. - 4343. Plot No. 3610, Under Uttarpara Kotrung Municipality, P.s- Uttarpara, A.D.S.R-Uttarpara, Dist.- Hooghly, Pin Code -712232, West Bengal (It Will Be Single Ownership Property)
5.	Brief description of the property	The property comprises of 3.6 decimal or land , As per Deed:-3.6 Decimal As per Parcha:-3.5 Decimal

06.	Location of the property		
	Plot No. / Survey no.	Mouza-Kotrung, J.L. No.- 08, L.R Khatian No. - 4343. Plot No. 3 6 1 0	
	Door No.	141	
	T.S No. / Village	Kotrung.	
	Ward / Taluka	08	
	Mandal / District	Hooghly.	
	Latitude, Longitude and Coordinates of the site	Latitude: - 22.680788 & Longitude: - 88.348634	
07.	Postal address of the property	Resident of At- Mouza-Kotrung, J.L. No.- 08, L.R Khatian No. - 4343. Plot No. 3 6 1 0, Under Uttarpara Kotrung Municipality, P.s- Uttarpara, A.D.S.R-Uttarpara, Dist.- Hooghly, Pin Code -712232, West Bengal.	
08.	City / Town/Village	Hooghly.	
	Residential Area	Yes	
	Commercial Area	Yes	
	Industrial Area	No	
09.	Classification of the area:		
	High / Middle / Poor	Middle	
	Metro / Urban / Semi Urban / Rural	Urban.	
10.	Coming under Corporation limit/ Village Panchayat/ Municipality	Under Uttarpara Kotrung Municipality	
11.	Whether covered under any State / Central Govt. enactments (e.g. Urban LandCeiling Act) or notified underagency area / scheduled area / cantonment area	No	
12.	In case it is an agricultural land, any conversion to housesite plots is contemplated	It is not an agriculture land	
13.	Boundaries of the property		
	As Per Document		[As Per Physical]
	North	B.B Street.	B.B Street.
	South	House of Saraswati Ghosh.	House of Saraswati Ghosh.
	East	House of Madan Ghosh.	House of Madan Ghosh.
	West	3’ wide Common Passage .	3’ wide Common Passage .

14.	Dimensions of the site	A	B
		As per Sketch Map	actual
	North	26’-9”	26’-9”
	South	29’-6”	29’-6”
	East	55’-5”	55’-5”
	West	56’-3”	56’-3”
15.	Extent of the site	Land area- 3.6 decimal	
16.	Extent of the site consideredfor valuation (least of 14A &14B)	14 B (3.6 Decimal)	