Rajib Mandal

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Ref no:-UCO/BHADRAKALI/RM/JUL/04/26

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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	Gift Deed no. I-214/2018 Dated-02.02.2018
	ii. Porcha	Yes
	iii. Sanction Plan	Approved by Rishra Municipality building plan sl no-B-273/2005-06 dated-04.10.2005
	iv. Conversion	Yes
	v. Sketch Map/ Site Plan	Yes
	VI. TIR Copy	Yes
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 Gopal Gupta** S/o – Sri Manik Chand Gupta. Resident of At- Mouza-Rishra, J.L. No.- 27, Khatian No. -2672,1245. Plot No. 3321,3332. Under Rishra Municipality, P.s- Rishra, A.D.S.R- Sreerampur, Dist.- Hooghly, Pin Code -712248, West Bengal (It Will Be Single Ownership Property)
5.	Brief description of the property	The property comprises of 1 Katha 9 Chattak or 2.58 decimal land As per Deed:-2.58 Decimal

06.	Location of the property		
	Plot No. / Survey no.	Mouza-Rishra, J.L. No.- 27, Khatian No. - 2672,1245. Plot No. 3321,3332	
	Door No.	51/72	
	T.S No. / Village	Rishra	
	Ward / Taluka	09	
	Mandal / District	Hooghly.	
	Latitude, Longitude and Coordinates of the site	Latitude: - 22.7250217 & Longitude: - 88.34669	
07.	Postal address of the property	Resident of At- Mouza-Rishra, J.L. No.- 27, Khatian No. - 2672,1245. Plot No. 3321,3332. Under Rishra Municipality, P.s- Rishra, A.D.S.R- Sreerampur, Dist.- Hooghly, Pin Code -712248, West Bengal	
08.	City / Town/Village	Rishra	
	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 Rishra 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	Land of Manik Chand Gupta.	Land of Manik Chand Gupta.
	South	8' wide Bama Charan Mukherjee lane.	8' wide Bama Charan Mukherjee lane.
	East	House of Somaru Shaw.	House of Somaru Shaw.
	West	12' wide Kunj Behari sha Road	12' wide Kunj Behari sha Road
14.	Dimensions of the site	A	B
		As per Sketch Map	actual
	North	38'-0"	38'-0"
	South	36'-6"	36'-6"
	East	28'-10"	28'-10"
	West	29'-8"	29'-8"
15.	Extent of the site	Land area- 2.58 decimal	
16.	Extent of the site consideredfor valuation (least of 14A &14B)	14 B (2.58 Decimal)	