Sandip Kumar Pal

B.E. (CIVIL), M.B.A. (Project & Construction Management), CHARTERED ENGINEER (IE) – AM3058142
APPROVED VALUER (IOV) REGN. No. – A-30989
MEMBER OF IOV REGISTERED VALUERS' FOUNDATION - M:NO.IOVRVF/M/L&B/13364
GOVT. REGISTERED VALUER OF CBDT (MEMO No. W.B. & SIKKIM/183/CCIT-2/Kol/SL. 151/Regd. Of Valuer/2025026/3971-3972)

Office Address:-Chatterjee Bhawan, Netaji Road, Ward No. 03, P.O. + P.S. & Dist. Murshidabad, Pin. 742149, Mob: 9475126468 /9674454045 E-mail: sbjv23@gmail.com / kunalgoswami77@gmail.com

Resi. Address:- 64/C, Central Road, Anandapuri, Barrackpore, P.O. – Nonachandanpukur, P.S. - Titagarh, Dist. – North 24 Pgs., Kolkata – 700122, Mob: 9475126468 /9674454045 E-mail: sbjv23@gmail.com / kunalgoswami77@gmail.com Siliguri Branch Off. – SHIV SHAKTI TRADERS, Baneswar More, Near Siliguri Club, Eastern Byepass, Siliguri – 734006,

Ref.:001/SKP/KG/Val/PNB/26-27 **Date: 06.07.2026**

VALUATION REPORT (IN RESPECT OF LAND & BUILDING) PUNJAB NATIONAL BANK GALSI BRANCH

ACCOUNT OF: SANKAR ROY

Valuation Report in Respect of Land & Building at Mouza: Raipur, J.L. No. 33, L.R Plot No. 1747, L.R Khatian No. 3255, situated at Village: Mankar, P.O. Mankar, P.S. Bud Bud, District: Purba Burdwan, PIN: 713144, West Bengal, Under Mankar Gram Panchayat.

SL. No.	Particulars	Content
I.	**Introduction**	
1.A.	Name of Valuer	**SANDIP KUMAR PAL**
1.B.	Concern person of valuer	Kunal Goswami (9475126468)
2.	Date of inspection	04.07.2026
3.	Sale / Gift Deed	Deed No. I-468, Dated- 10.05.2016
4.	Date of Valuation	06.07.2026
5.	Purpose of Valuation	Determination of Fair Market Value, Realizable value, Distress Sale Value of the Mortgaged Property, now being NPA for the purpose of recovery of debt (PNB, GALSI BRANCH).
6.	Name of Owner's (Details of share of each	**SANKAR ROY**

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	owner in case of joint &Co-ownership)	
7.	Whether occupied by the owner/ tenant? If occupied by tenant, since how long?	Owner Occupied
II.	**Physical Characteristics of the Asset**	
1.	Location of the property in the city Ward / Taluka Mandal/ District	Mouza: Raipur, J.L. No. 33, L.R Plot No. 1747, L.R Khatian No. 3255, situated at Village: Mankar, P.O. Mankar, P.S. Bud Bud, District: Purba Burdwan, PIN: 713144, West Bengal, Under Mankar Gram Panchayat. ***Near: Deuleswar Shiv mandir***
2.a	Plot No / Survey No.	L.R Plot No. 1747, L.R Khatian No. 3255.
2.b	Door No.	NA.
2.c	T.S. No. / Village	Village: Mankar
2.d	Municipal Ward No. / Taluka**.**	NA.
3.	City/Town	This property is situated within Mankar Gram Panchayat.
	Residential Area/ Commercial Area/Industrial Area	Residential Area
4.	Classification of the area: High / Middle / Poor Metro/Urban/Semi Urban /Rural	Middle class Rural
5.	Coming under Corporation limit/**Village Panchayat**/ Municipality	Mankar Gram Panchayat
6.	Postal address of the property	Situated at Village: Mankar, P.O. Mankar, P.S. Bud Bud, District: Purba Burdwan, PIN: 713144, West Bengal, Under Mankar Gram Panchayat.
7.	Latitude & Longitude	23.4250990, 87.5509230
8.	Area of the plot/land (supported by a plan)	**2.00 Decimal (As per Deed) is Considered for this case of Valuation.**
9.	Layout plan of the area in which the property is located	Yes, Sanctioned Plan is available.
10.	Development of surrounding areas	Developing phase
11.	Details of Roads abutting the property	8 feet wide PCC Road on the East side of the property.
12.	Whether covered under any State/ Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled / cantonment area	No
13.	In case it is an agricultural land, any conversion to house site plots is contemplated	No

14.	**Boundaries of the property**	**Actual**
	North	House of Dhananjay Kundu
	South	House of Chanchal Das
	East	8 feet wide PCC Road

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	West	House of Uday Das
15.	**Dimension of the site**	
	North	Not available
	South	-do-
	East	-do-
	West	-do-
	Total Land Area	2.00 Decimal

15.1.	We Consider Area of the Land for Valuation	**2.00 Decimal**
16.	Survey no. if any	Not Available
17.	Type of Building (Residential/ Commercial/ Industrial)	Residential
18.	Details of the building/buildings and other improvements in terms of area, height, no. of floors, plinth area floor wise, year of construction, year of making alterations/additional constructions with details Full details of specifications to be appended along with building plans and elevations	One Double Storied RCC Framed with RCC Roofing Residential Building Built- up area of the individual floor of the building is as follows- G.F.: - 397 Sq.ft., F.F.: - 356 Sq.ft. Height of each floor- 10'-06" (approx.) Year of Construction: 1986 Age of the Building: 40 Years Residual age of Building: 30 Years
19.	Plinth area, Carpet area and saleable area to be mentioned separately and clarified	Total Built Up Area: 753 sq. ft. Total Carpet Area: 602.40 Sq. ft. Saleable Area: 2.00 Decimal land & a double storied building over said land.
20.	Any other aspect	No
III.	**Town Planning Parameters**	
1.	Master plan provisions related to the property in terms of land use	Residential
2.	Date of issue and validity of layout of approved map/ plan	Not available
3.	Approved map/plan issuing authority	Mankar Gram Panchayat
4.	Whether genuineness or authenticity of approved map/ plan is verified	Genuine
5.	Any other comments by our empanelled valuers on authenticity of approved plan	No comment
6.	Planning area/zone	Mankar Gram Panchayat
7.	Development controls	-do-
8.	Zoning regulations	-do-
9.	FAR/FSI permitted and consumed	0.86 (as per actual)
10.	Ground coverage	45.57%
11.	Transferability of development rights if any, Building bye-law provisions as applicable to the property viz. Set backs, height restrictions, etc.	Development Rights Mankar Gram Panchayat.
12.	Comment on surrounding land uses and adjoining properties in terms of usage.	Surrounding area is Residential in use.

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13.	Comment on unauthorized constructions if any	No Comment as it is Re-valuation case and this property (now being NPA) is already mortgaged to concern bank.
14.	Comment on demolition proceedings if any	-do-
15.	Comment on compounding/ regularization proceedings	-do-
16.	Comment on whether OC has been issued or not	-do-
17.	Any other aspect	No
IV.	**Legal Aspects**	
1.	Ownership documents,	1) Deed No. I-468, Dated- 10.05.2016. 2) Sanction Building Plan from Mankar Gram Panchayat 3) TIR Done by Ashish Kumar Pal, Dated 28.09.2016 4) Land ROR 5) Site Plan of the Land
2.	Names of Owner/s(In case of Joint or Co-ownership, whether the shares are undivided or not?)	**SANKAR ROY**
3.	Comment on dispute/issues of land lord with tenant/statutory body/any other agencies, if any in regard to immovable property.	No Comment
4.	Comment on whether the IP is independently accessible?	Yes
5.	Title verification,	TIR Done by Ashish Kumar Pal, Dated 28.09.2016
6.	Details of leases if any,	As per latest legal opinion
7.	Ordinary status of freehold or leasehold including restriction on transfer,	Freehold
8.	Agreements of easements if any,	No
9.	Notification for acquisition if any,	No
10.	Notification for road widening if any,	No
11.	Possibility of frequent flooding/sub-merging	No recent history
12.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions, etc.(Distance from sea-coast/tidal level must be incorporated)	No
13.	Heritage restrictions if any, All legal documents, receipts related to electricity, water tax, property taxandanyotherbuildingtaxestobeverifiedand copiesasapplicabletobeenclosedwith the report.	No Heritage restriction.
14.	Comment on transferability of the property ownership	Verified by latest TIR

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15.	Comment on existing mortgages/charges/encumbrances on the property if any	This Property is already mortgaged to concern bank.
16.	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case maybe	No such information available to us
17.	Building plan sanction, illegal constructions if any done without plan sanction/violations.	No such deviation has been found.
18.	Any other aspect	No
V.	**Economic Aspects**	
1.	Details of ground rent payable,	Nil
2.	Details of monthly rents being received if any,	Nil
3.	Taxes and other outgoings	Tax receipt is not provided to us
4.	Property insurance,	Not Known
5.	Monthly maintenance charges,	-do-
6.	Security charges, etc.	Nil
7.	Any other aspect	Nil
VI.	**Socio-cultural Aspects**	
1.	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age groups, economic levels, location of slums/squatter settlements nearby, etc.	The area is a chiefly having population of all age groups. Economic level- Agricultural & Business oriented peoples are staying here, convenience of nearby bus stop, other facilities like market, school, medical services are near from the site.
VII.	**Functional and Utilitarian Aspects**	
	Description of the functionality and utility of the asset in terms of	
A	Space allocation,	Adequate
B	Storage spaces,	-do-
c.	Utility of spaces provided within the	-do-
d.	Any other aspect	No
VIII.	**Infrastructure Availability**	
	A) Description of aqua infrastructure Availability in terms of 1. Water supply, 2. Sewerage/sanitation, 3. Storm water drainage,	Tube well & bore well is available. Septic tank is available. No
	B) Description of other physical infrastructure facilities viz. 1.Solid waste management 2.Electricity 3.Roads and public transportation connectivity 4.Availability of other public utilities nearby	Yes, Yes, from WBSEDCL 8 feet wide PCC Road. Yes, all within 0.5-5.00 km

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	C) Social infrastructure in terms of 1. Schools 2. Medical facilities 3. Recreation facilities in terms of Parks and open spaces	All civic amenities such as school, market, bus stoppage, Govt. offices, bank, post offices etc. are situated within 0.5 km to 5.0 km away from the property
IX.	**Marketability**	
	Analysis of the market for the property in terms of	
A	Locational attributes	Good
b	Scarcity	Residential
c	Demand and supply of the kind of Subject property	Land is scarce in comparison to demand
d	Comparable sale prices in the locality	Rs. 1,00,000/- – Rs. 1,20,000/-per Decimal
X.	**Engineering and Technology Aspects**	
1.	Type of construction,	RCC Framed with RCC Roofing
1.A.	Type of flooring	G.F. + F.F. - IPS Flooring
2.	Materials and technology used,	Brick, Cement, Sand Mortar, RCC Framed & RCC Roofing structure with Modern Technology
3.	Specification,	-do-
4.	Maintenance issues,	Average
5.	Age of the building& Residual age of the building	Year of Construction: 1986 Age of the Building: 40 Years Residual age of Building: 30 Years
6.	Total life of the building,	40 years
7.	Extent of deterioration,	Building is not deteriorated
8.	Structural safety	Safe as Observed
9.	Protection against natural disasters viz. Earthquakes,	Non earthquake Zone
10.	Visible damage in the building if any,	No
11.	Common facilities viz. lift, water pump, lights, security systems, etc.,	No
12.	System of air-conditioning,	No
13.	Provision for fire fighting,	No
14.	Copies of plans and elevations of the building to be included.	Sanction Building Plan from Mankar Gram Panchayat
XI.	**Environmental Factors**	
1.	Use of environment friendly building materials, Green building techniques if any	No
2.	Provision for rain water harvesting,	No
3.	Use of solar heating and lighting systems, etc. Presence of environmental pollution in the vicinity of the property in terms of industries, heavy traffic, etc.	No
XII.	**Architectural and Aesthetic Quality**	

	Descriptive amount on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.	Modern
XIII.	**In case of valuation of industrial property**	
	Proximity to residential areas	No
	Ability of public transport facilities	No
XIV.	**Valuation**	
1.	Here, the procedure adopted for arriving at the evaluation has to be highlighted.	Market approach method adopted.
2	The valuer may consider various approaches of valuation and state explicitly the reasons for adoption of a particular approach and the basis on which the final valuation judgment is arrived at.	Other methods like RENT CAPITALISATION METHOD have not been adopted as the property is self-occupied and it is not an investment property. Another method **SALE/MARKET COMPARISON METHOD** has also not been adopted has it is not a marketable non-investment property, like vacant land, flat etc.
3	A detailed analysis and descriptive account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, departures, final valuation arrived at has to be presented here.	We have considered market value of land considering factors like situation, demand- supply, and marketability of land while deciding land value. We being conservative adopted the value which is fairly reasonable from the point of sale. Further a certain percentage has been deducted from land value for building encumbrance. Building has been evaluated on the basis of present-day cost for similar type of construction less depreciation.
	Part – A (Valuation of land)	
1	Size of plot	2.00 Decimal
	North & South	Not available
	East & West	-do-
2	Total extent of the plot	**2.00 Decimal**
3	Prevailing market rate (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	It Varies between Rs. 1,00,000/- – Rs. 1,20,000/-per Decimal
4	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	**Rs.80,000/-Per Decimal from** www.wbregistration.gov.in
5	Assessed / adopted rate of valuation	Rs. 1,00,000/- per Decimal
6	Estimated value of land **(Rs. 1,00,000/- X 2.00 Decimal)**	Rs. 2,00,000/- Say for 2.00 Decimal Land
4	Stage of Construction	G.F. & F.F.- 100% Completed
5	Depreciation	(40/70*0.9) % = 51.43% or say 51%, assuming 10% as the salvage value.

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Details of valuation On Completion

SL. No	Particulars of Item	Plinth Area in Sq.ft	Roof Height in Ft	Age of Building Years	Estimated replacement rate/sq.ft of construction in Rs.	Replacement cost in Rs.	Depreciation	Net value after depreciations in Rs.
1.	G.F.	397.00	10'06"	40 Years	1350.00	535950.00	273334.50	262615.50
2.	F.F.	356.00	10'06"	40 Years	1150.00	409400.00	208794.00	200606.00
Total as on date						**Rs. 4,63,221.50**		
SAY						**Rs. 4,63,222.00**		

Total Value of the property			
Part- A	**Land**	**Rs. 02,00,000/-**	
Part- B	**Building**	**Rs. 04,63,222/-**	
	Total value of the property	**Rs. 06,63,222/-**	
	SAY	**Rs. 06,63,000/-**	
	Content	**As On Date**	
	Fair Market Value	**Rs. 06,63,000/-**	
	Realizable Value @85%	**Rs. 05,63,550/-**	
	Distress Value @75%	**Rs. 04,97,250/-**	
	Insurable Value	N.A	

As a result of my appraisal and analysis, it is my considered opinion that the present Realizable Value of the above property in prevailing condition with aforesaid specifications is **Rs. 05,63,550/- (Rupees Five Lakh Sixty- Three Thousand Five Hundred and Fifty Only)**. (Prevailing market rate along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots of similar size/area and same use as the land being valued). The other details are asunder:

i. **Date of Gift**/Sale **of immovable property: - as per deed**
ii. Sale/**Gift Price of immovable property: - as per deed**
iii. **Book value / Agreement Value of immovable property: Nil**
iv. **Fair Market Value: Rs. 06,63,000/-as on date**
v. **Realizable Value of immovable property: Rs. 05,63,550/-as on date**
vi. **Distress Sale Value of immovable property: Rs. 4,97,250/-as on date**
vii. **Guideline Value (value as per Circle Rates), if applicable, in the area where Immovable property is situated. Rs. 80,000/-per Decimal. Screenshot attached**

Encl:

1. **Declaration from the valuer – appendix iv**
2. **Model code of conduct for valuer – appendix v**
3. **Photograph of owner with the property in the background N/A**
4. **Screen shot (in hard copy) of Global Positioning System (GPS)/Various Applications (Apps)/Internet sites (eg Google earth)/etc**
5. **Layout plan of the area in which the property is located N/A**

Place: Burdwan
Date: 06.07.2026

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Signature
(Name and Official seal of the Approved Valuer)

……

The Undersigned has inspected the property detailed in the valuation report dated ……. On ……. We are satisfied that the fair and reasonable market value of the property is Rs. ……(Rupees …… …… only)

Signature
(Name of the Branch Manager with Official Seal)

DECLARATION FROM VALUERS

I hereby declare that-

a. The information furnished in my valuation report dated **06.07.2026** is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
b. I have no direct or indirect interest in the property valued;
c. I have personally inspected the property on **04.07.2026.** The work is not sub- contracted to any other valuer and carried out by myself.
d. I have not been convicted of any offence and sentenced to a term of Imprisonment;
e. I have not been found guilty of misconduct in my professional capacity.
f. I have read the Handbook on Policy, Standards and procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
g. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
h. I abide by the Model Code of Conduct for empanelment of valuer in the Bank. (Annexure III- A signed copy of same to be taken and kept along with this declaration)
i. I am registered under Section 34 AB of the Wealth Tax Act,1957
j. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
k. Further, I hereby provide the following information.

SL	Particulars	Valuer Comment
1	Background information of the asset being valued	**Land & Building**
2	Purpose of valuation and appointing authority	**Determination of Fair Market Value, Realizable value, Distress Sale Value of**

		the Mortgaged Property, now being NPA for the purpose of recovery of debt (PNB, GALSI BRANCH).
3	Identity of the valuer and any other experts involved in the valuation	**Alok Das (Surveyor)**
4	Disclosure of valuer interest or conflict, if any;	**NIL**
5	Date of appointment, valuation date and date of report	**03.07.2026 & 06.07.2026**
6	Inspections and/or investigations undertaken	**04.07.2026**
7	Nature and sources of the information used or relied upon	**Owner, Bank & Market Survey**
8	Procedures adopted in carrying out the valuation and valuation standards followed	**Market Comparison & Land Building Method applied**
9	Restrictions on use of the report, if any	**NIL**
10	Major factors that were taken into account during the valuation	**Market Survey & C.P.W. D specifications**
11	Caveats, limitations and disclaimers to the extent they explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report	**Does not arise**

Date: 06.07.2026
Place: Burdwan

Signature
(Name and Official seal of the Approved Valuer)

(Annexure-II)

MODEL CODE OF CONDUCT FOR VALUERS

Integrity and Fairness

1. A valuer shall, in the conduct of his/its business, follow high standards of integrity and fairness in all his/its dealings with his/its clients and other valuers.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.
4. A valuer shall refrain from being involved in any action that would bring disrepute to the profession.
5. A valuer shall keep public interest foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. A valuer shall continuously maintain professional knowledge and skill to provide competent professional service based on up-to-date developments in practice, prevailing regulations/guidelines and techniques.
9. In the preparation of a valuation report, the valuer shall not disclaim liability for his/its expertise or deny his/its duty of care, except to the extent that the assumptions are based on statements of fact provided by the company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. A valuer shall clearly state to his client the services that he would be competent to provide and the services for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

Independence and Disclosure of Interest

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12. A valuer shall act with objectivity in his/its professional dealings by ensuring that his/its decisions are made without the presence of any bias, conflict of interest, coercion, or undue influence of any party, whether directly connected to the valuation assignment or not.
13. A valuer shall not take up an assignment if he/it or any of his/its relatives or associates is not independent in terms of association to the company.

14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. A valuer shall not deal in securities of any subject company after any time when he/it first becomes aware of the possibility of his/its association with the valuation, and in accordance with the Securities and Exchange Board of India (Prohibition of Insider Trading) Regulations, 2015 or till the time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. AS an independent valuer, the valuer shall not charge success fee (success fees may be.defined as a compensation/incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals.
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagement in an unconnected transaction, the valuer shall declare the association with the company during the last five years.

Confidentiality
20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subject company, which has come to his/its knowledge without proper and specific authority or unless there is a legal or professional right or duty to disclose.
Information Management
21. A valuer shall ensure that he/ it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and evidence in support of such decision. This shall be maintained so as to sufficiently enable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.
23. A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuers organisation with which he/it is registered, or any other statutory regulatory body.
24. A valuer while respecting the confidentiality of information acquired during the course of performing professional services shall maintain proper working papers for a period of three years or such longer period as required in its contract for a specific valuation, for production before a regulatory authority or for a peer review. In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.
Gifts and hospitality.
25. A valuer or his/its relative shall not accept gifts or hospitality which undermines or affects his independence as a valuer.
Explanation: For the purposes of this code the term 'relative' shall have the same meaning as defined in clause (77) of Section 2 of the Companies Act, 2013 (18 of 2013).
26. A valuer shall not offer gifts or hospitality or a financial or any other advantage to a public servant or any other person with a view to obtain or retain work for himself/ itself, or to obtain or retain an advantage in the conduct of profession for himself/ itself.
Remuneration and Costs.

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27. A valuer shall provide services for remuneration which is charged in a transparent manner, is a reasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
28. A valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom he would be rendering service.

Occupation, employability and restrictions.

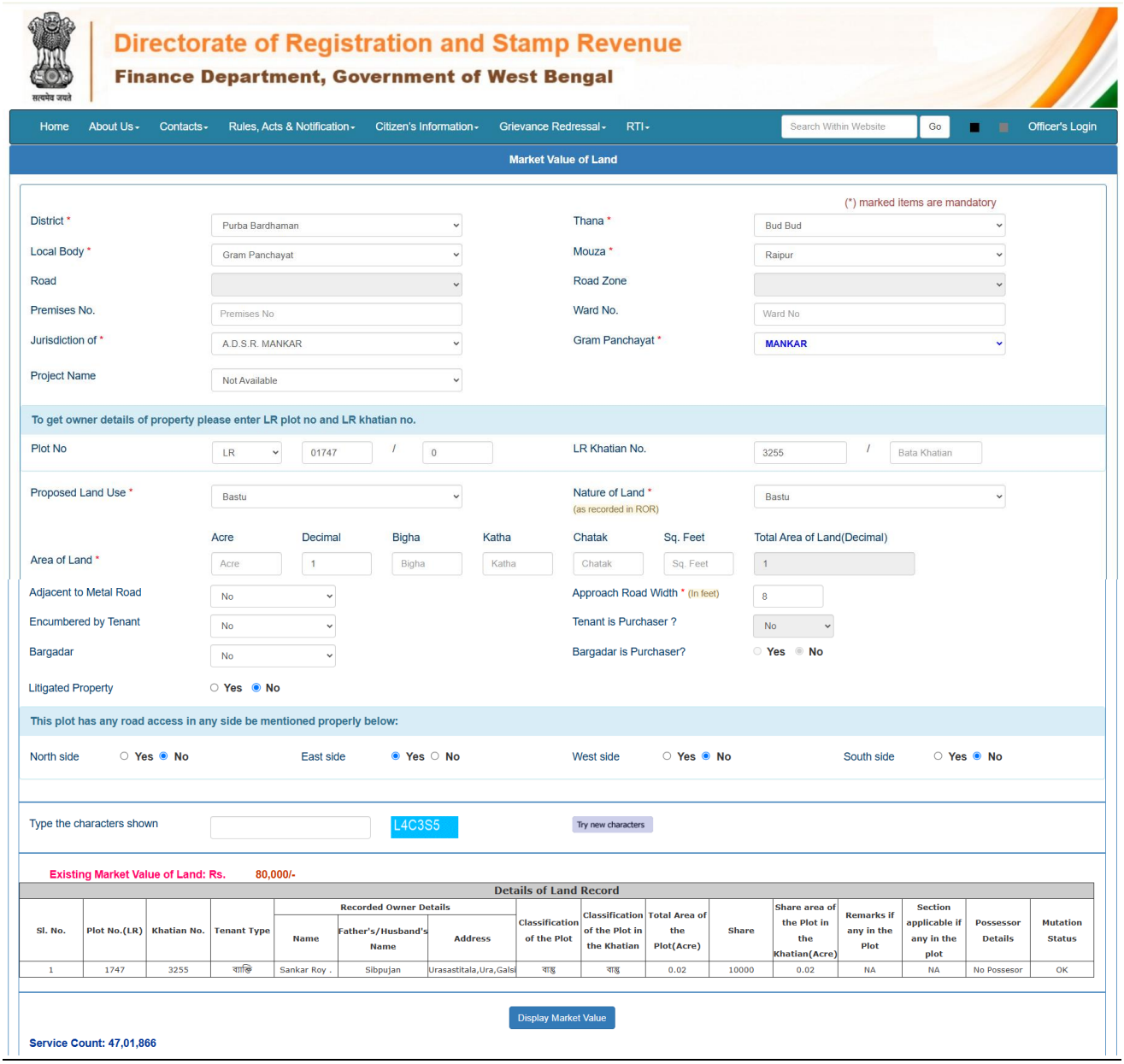
29. A valuer shall refrain from accepting too many assignments, if he/it is unlikely to be able to devote adequate time to each of his/ its assignments.
30. A valuer shall not conduct business which in the opinion of the authority or the registered valuer organisation discredits the profession.

Date: 06.07.2026
Place: Burdwan

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Signature
(Name and official seal of the approved valuer)

Govt. Guide Line Value



Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

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Market Value of Land

(*) marked items are mandatory

District *	Purba Bardhaman	Thana *	Bud Bud
Local Body *	Gram Panchayat	Mouza *	Raipur
Road		Road Zone	
Premises No.	Premises No	Ward No.	Ward No
Jurisdiction of *	A.D.S.R. MANKAR	Gram Panchayat *	MANKAR
Project Name	Not Available		

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

Plot No	LR / 01747 / 0	LR Khatian No.	3255 / Bata Khatian	
Proposed Land Use *	Bastu	Nature of Land * (as recorded in ROR)	Bastu	

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

Adjacent to Metal Road	No	Approach Road Width * (In feet)	8
Encumbered by Tenant	No	Tenant is Purchaser ?	No
Bargadar	No	Bargadar is Purchaser?	Yes / No
Litigated Property	Yes / No		

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

North side: Yes / No | East side: Yes / No | West side: Yes / No | South side: Yes / No

Type the characters shown: L4C3S5 — Try new characters

Existing Market Value of Land: Rs. 80,000/-

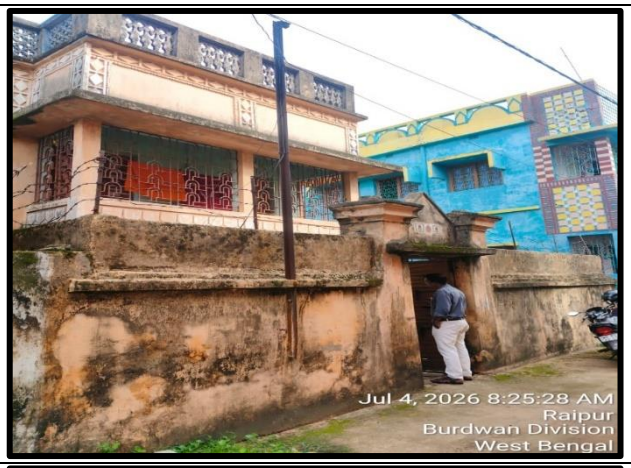
Details of Land Record

Sl. No.	Plot No.(LR)	Khatian No.	Tenant Type	Recorded Owner Details			Classification of the Plot	Classification of the Plot in the Khatian	Total Area of the Plot(Acre)	Share	Share area of the Plot in the Khatian(Acre)	Remarks if any in the Plot	Section applicable if any in the plot	Possessor Details	Mutation Status
				Name	Father's/Husband's Name	Address									
1	1747	3255	বাস্তি	Sankar Roy .	Sibpujan	Urasastitala,Ura,Gals	বাস্তু	বাস্তু	0.02	10000	0.02	NA	NA	No Possesor	OK

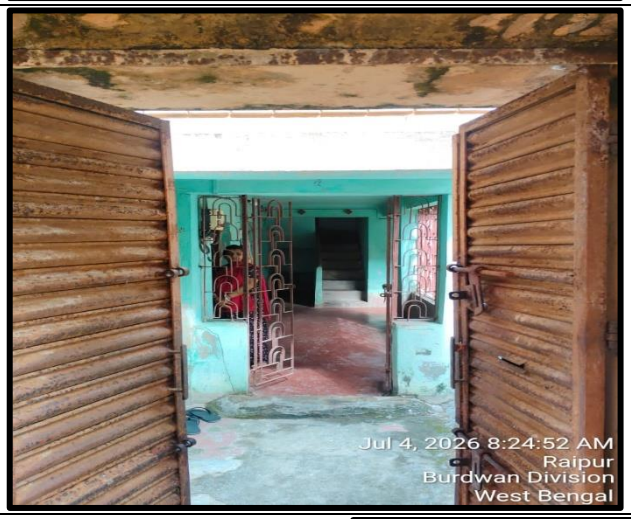
Display Market Value

Service Count: 47,01,866

Photographs of Property	
Address of Property:	Mouza: Raipur, J.L. No. 33, L.R Plot No. 1747, L.R Khatian No. 3255, situated at Village: Mankar, P.O. Mankar, P.S. Bud Bud, District: Purba Burdwan, PIN: 713144, West Bengal, Under Mankar Gram Panchayat.
Name of Owner's:	**SANKAR ROY**





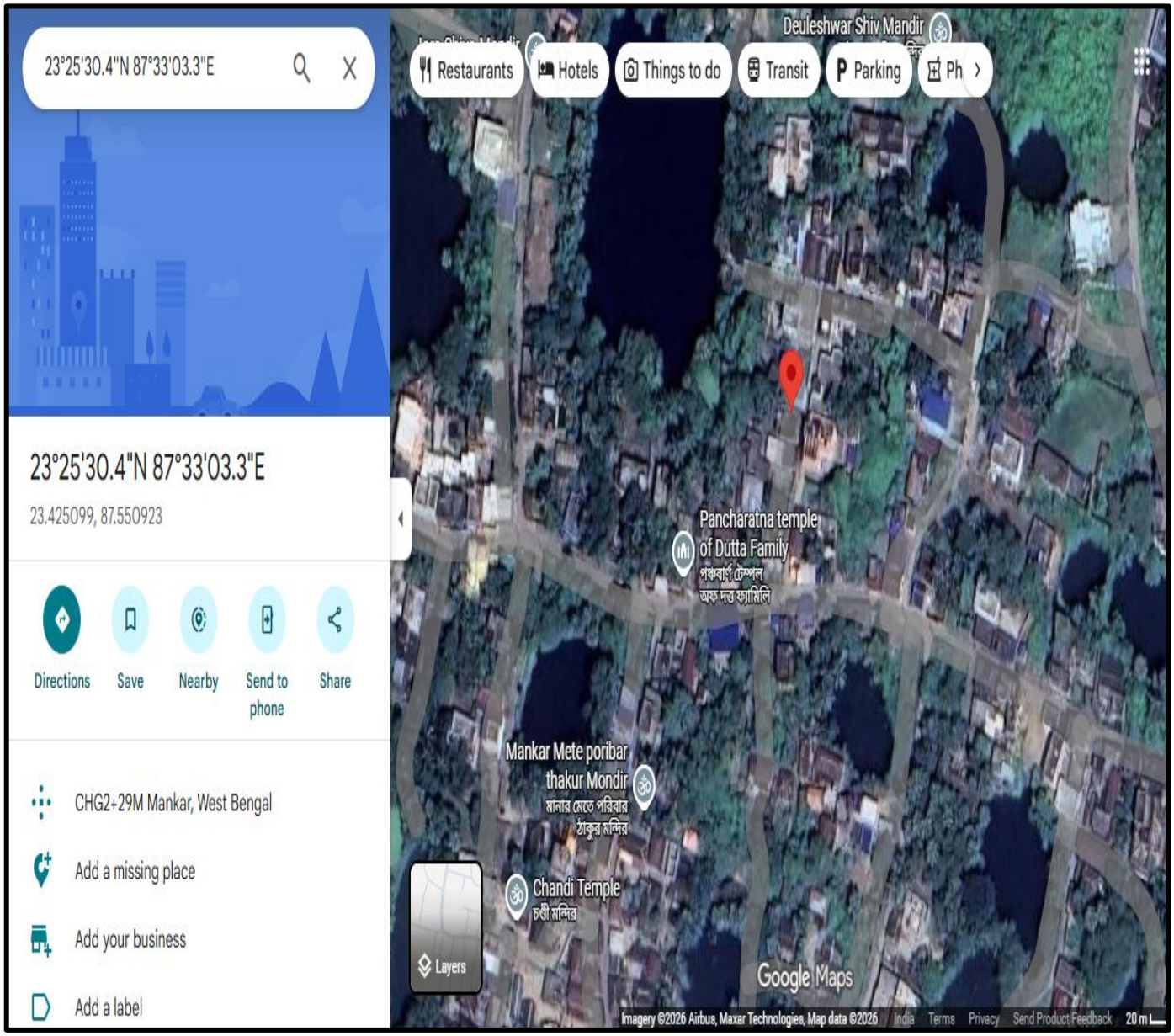






SANDIP KUMAR PAL
Digitally signed by SANDIP KUMAR PAL
Date: 2026.07.09 16:45:17 +05'30'

GEO-LOCATION OF THE PROPERTY



Sandip Kumar Pal

B.E. (CIVIL), M.B.A. (Project & Construction Management), CHARTERED ENGINEER (IE) – AM3058142
APPROVED VALUER (IOV) REGN. No. – A-30989
MEMBER OF IOV REGISTERED VALUERS FOUNDATION - M:NO.IOVRVF/M/L&B/13364
GOVT. REGISTERED VALUER OF CBDT (MEMO No. W.B. & SIKKIM/183/CCIT-2/Kol/SL. 151/Regd. Of Valuer/2025026/3971-3972)

Office Address:-Chatterjee Bhawan,
Netaji Road, Ward No. 03, P.O. + P.S. &
Dist. Murshidabad, Pin. 742149,
Mob: 9475126468 /9674454045
E-mail: sbjv23@gmail.com /
kunalgoswami77@gmail.com

Resi. Address:- 64/C, Central Road, Anandapuri,
Barrackpore, P.O. – Nonachandanpukur,
P.S. - Titagarh, Dist. – North 24 Pgs., Kolkata – 700122,
Mob: 9475126468 /9674454045
E-mail: sbjv23@gmail.com /
kunalgoswami77@gmail.com

Ref. 001/SKP/KG/Val/PNB/26-27 **Date :06.07.2026**

To
The Chief Manager / Manager,
PUNJAB NATIONAL BANK
ARMB BRANCH BURDWAN

SUB: Valuation report / Professional charges.

Dear Sir,

As instructed undersigned framed the valuation report of the property as cited below and enclosed

The report for your kind perusal.

OWNER	**SANKAR ROY**		
Location	situated at Village: Mankar, P.O. Mankar, P.S. Bud Bud, District: Purba Burdwan, PIN: 713144, West Bengal, Under Mankar Gram Panchayat.		
MV/RSV/DSV	**Rs. 06,63,000/-**	**Rs. 05,63,550/-**	**Rs. 04,97,250/-**
Valuation Charge	2,000/- (Rupees Two Thousand only)		

The bill amount may kindly be credited to my,
Bank: PNB – Barrackpore Chiriamore Branch
A/C No – 0120200100015284
IFSC Code – PUNB0012020
PAN – ADMPP9530B

Note: I hereby declare that please the payment should be credited in the mentioned Account No only, don't transfer in my others Account No & use ***Ref. No:*** **001**/SKP/KG/Val/PNB/26-27 *only put in transfer details.*

(SANDIP KUMAR PAL)

Authorized Signature

SANDIP KUMAR PAL
Digitally signed by SANDIP KUMAR PAL
Date: 2026.07.09 16:45:36 +05'30'

VALUATION REPORT



A/C. SANKAR ROY
PROPERTY AT – VILLAGE: MANKAR, P.O. MANKAR, P.S. BUD BUD, DISTRICT: PURBA BURDWAN, PIN: 713144, WEST BENGAL, UNDER MANKAR GRAM PANCHAYAT

SANDIP KUMAR PAL
OFFICE AT :
Resi. Address:- 64/C, Central Road, Anandapuri,
Barrackpore, P.O. – Nonachandanpukur,
P.S. - Titagarh, Dist. – North 24 Pgs., Kolkata – 700122,
Office Address:-Chatterjee Bhawan, Netaji Road, Ward No. 03, Ground Floor,
(Near Lalbagh S.D.O. Office) Murshidabad,
Pin Ciode- 742149,
E-mail: kunalgoswami77@gmail.com / sbjv23@gmail.com
Siliguri Branch Off :- SHIV SHAKTI TRADERS, Baneswar More,
EASTERN BYEPASS, SILIGURI – 734006,
Mob: 9475126468, 9674454045

FILE NO.: 001/SKP/KG/Val/PNB/26-27