VALUAER DETAILS

Date :- 16.06.2026.

VALUATION REPORT

SATYAJIT DAS

Registered valuer under IBBI

CBDT Registration No.: -

34AB/N-172/2018-19/1406,

IBBI Registration No.: -

IBBI/RV/02/2019/12329

Address –

84, Berh West Para,

Ward No- 17, P.O.– Sripally,

Pin code no.– 713103,

Dist.- Purba Burdwan,

West Bengal.

Branch office Address :

Sodepur Kalitala,

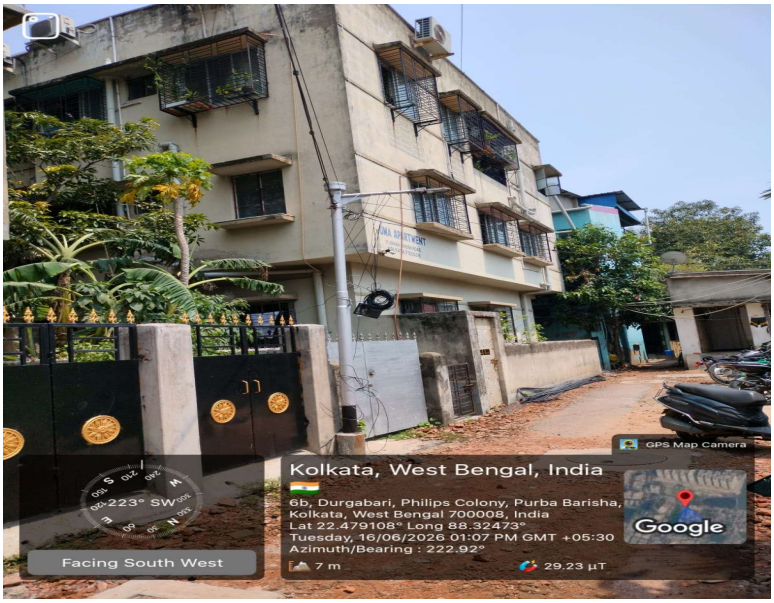
P.O. – Pansila,

Pin – 700112,

North 24 pgs, West Bengal.

Contact No.: -
6290367977, 9332113655

Email: -
satyajitarndr@gmail.com/
sauravofficevalue r@gmail.com



: PROPERTY OWNED BY:

SRI AMITAVA GUPTA.

ACCOUNT NAME :

M.S. SIK CONSTRUCTION.

CIRCLE SAM KOLKATA SOUTH

BRANCH – M.L. GUPTA ROAD.

i.) Fair Market Value - **Rs. 16,69,000/-**
ii.) Realizable Value - **Rs. 15,02,000/-**
iii.) Distress Sale Value - **Rs. 13,35s,000/-**

REPORT ON VALUATION OF THE FLAT "BEING NO.- B1" IS LOCATED ON THE 1ST FLOOR (SOUTH-NORTH-EAST SIDE) OF A COMPLETE THREE (G+II) STORIED BUILDING NAMELY "UMA APARTMENT" IS SITUATED AT, PREMISES NO.- 11, ISHAN GHOSH ROAD, NEAR EAST PARK AUTO STAND, MOUZA – PURBA BARISHA, J.L. NO.- 23, R.S. NO.- 43, TOUZI NO.- 236, DAG NO.- 812, KHATIAN NO.- 1465, UNDER KOLKATA MUNICIPAL CORPORATION, WARD NO.- 122, P.S.- HARIDEVPUR (OLD-THAKURPUKUR), P.O.- BARISHA, KOLKATA - 700008, DIST.- SOUTH 24 PARGANAS, WEST BENGAL.

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SATYAJIT DAS

(Registered Valuer Under IBBI)

CBDT Registration No.: - 34AB/N-172/2018-19/1406, IBBI Registration No.: - IBBI/RV/02/2019/12329.

Address – 84, Berh West Para, Ward No- 17, P.O.– Sripally,
Pin code no.– 713103, Dist.- Purba Burdwan, West Bengal.

Contact No.: - 6290367977, 9332113655
Email: - satyajitarndr@gmail.com

Ref. No. – SD/SG/JUNE/2026/**49** Date – 16.06.2026.

PUNJAB NATIONAL BANK

CIRCLE SAM KOLKATA SOUTH

BRANCH – M.L. GUPTA ROAD.

FORMAT OF VALUATION REPORT IN RESPECT OF FLATS

Sl. No.	Particulars		Content
I.	**GENERAL**		
1.	Name & address of the Valuer		**SATYAJIT DAS** Chartered Engineer & Approved Valuer Govt. Registered Valuer of CBDT.
2.	Purpose for which the valuation is made		NPA.
3.	a)	Date of inspection	16.06.2026.
	b)	Date on which the valuation is made	16.06.2026.
	c).	Inspected by	Our Representative Mr. Saurav Ganguly, Mobile No.- 6291564621.
4.	List of documents produced for perusal		
	i). Deed		Being No.- 160710156 for 2016, Book – I, Volume No.- 1607-2016, Page from – 315382 to 315420, A.D.S.R.– Behala, On dt.- 16.12.2016.
	ii). Plan		Plan No.- 2014130237, Plan Sanctioned from Kolkata Municipal Corporation, On dt.- 11.09.2014.
5.	Name of the owner(s) and his / their address (es) with Phone no. (details of share of each owner in case of joint ownership)		**OWNER :-** **Sri Amitava Gupta,** S/O – Sri Pijush Gupta. **ACCOUNT NAME :-** **M.S. SIK CONSTRUCTION.** **Proprietor namely, Sri Amitava Gupta.**
6.	Brief description of the property		Report On Valuation Of The Flat **"Being No.- B1"** Is Located On The **1st Floor (South-North-East Side)** Of A Complete Three (G+II) Storied Building Namely "Uma Apartment" Is Situated At, Premises No.- 11, Ishan Ghosh Road, **Near East Park Auto Stand,** Mouza – Purba Barisha, J.L. No.- 23, R.S. No.- 43, Touzi No.- 236, Dag No.- 812, Khatian No.- 1465, Under Kolkata Municipal Corporation, Ward No.- 122, P.S.- Haridevpur (Old-Thakurpukur),

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			P.O.- Barisha, Kolkata - 700008, Dist.- South 24 Parganas, West Bengal.
7.	Location of property		
	a)	Plot No. / Survey No.	Dag No.- 812.
	b)	Door No.	**Being No.- B1.**
	c)	T. S. No. / Village	Premises No.- 11, Ishan Ghosh Road, **Near East Park Auto Stand,** Mouza – Purba Barisha.
	d)	Ward / Taluka	122.
	e)	Mandal / District	South 24 Parganas.
	f)	Date of issue and validity of layout of approved map / plan	Approved dt.- 11.09.2014. Valid up to – Not known.
	g)	Approved map / plan issuing authority	Approved From Kolkata Municipal Corporation.
	h)	Whether genuineness or authenticity of approved map / plan is verified	Yes.
	i)	Any other comments on authentic of approved plan	No.
	j)	Comment on unauthorized construction if any	No.
	k)	Comment on demolition proceedings if any	No.
8.	Postal address of the property		Premises No.- 11, Ishan Ghosh Road, P.S.- Haridevpur (Old-Thakurpukur), P.O.- Barisha, Kolkata - 700008, Dist.- South 24 Parganas, West Bengal.
9.	City / Town		Kolkata.
	Residential Area		Yes.
	Commercial Area		No.
	Industrial Area		No.
10.	Classification of the area		
	i)	High / Middle / Poor	Middle.
	ii)	Urban / Semi Urban / Rural	Urban.
	iii)	Land Mark	**Near East Park Auto Stand.**
11.	Comment on whether the society where the flats are located is freely accessible		Yes.
12.	Coming under Corporation limit / Village Panchayat / Municipality		Kolkata Municipal Corporation.
13.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area /cantonment area.		No.
14.	Direction	**Boundaries of the property As per Documents**	**Boundaries of the property As per Actual**
	North	By Land of Sri Tarapada Bhowmick.	The said flat is locked from inside. So, our representative is not able to inspect the Property from inside. So, at Present not applicable.
	South	By Land of Sri Harekrishna Jana.	Do.

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	East	By Land of Sri Harekrishna Jana.	Do.
	West	By 12'-0 ft. wide K.M.C. Road	Do.
	Direction	**Boundaries of the Flat**	**Boundaries of the Flat**
		As per Site Plan	**As per Physical Inspection**
	North	-	-
	South	-	-
	East	-	-
	West	-	-
15.	Dimensions of the site / flat		A
			As per the Plan
	North		-
	South		-
	East		-
	West		-
16.	Extent of the site		02 Cottah 08 Chittak.
16.1	Latitude, Longitude & Co-ordinates of flat		22.479004, 88.324679
17.	Extent of the site considered for valuation (least of 13 A & 13B)		As per Deed Super built up area - 750 Sq. ft.
18.	Whether occupied by the owner / tenant? occupied by tenant, since how long?		Occupied by owner.
II.	**APARTMENT BUILDING**		
1.	Name of the Apartment		**"UMA APARTMENT"**
2.	Description of the locality Residential / Commercial / Mixed		Residential.
3.	Year of Construction		2016. (as per information)
4.	Number of Floors		Three (G+II) storied building.
5.	Type of Structure		R.C.C. frame structure
6.	Number of Dwelling units in the building		-
7.	Quality of Construction		Normal.
8.	Appearance of the Building		Do.
9	Maintenance of the Building		Do.
10	Facilities Available		Yes.
	Lift		No.
	Protected Water Supply		Yes.
	Underground Sewerage		Open system.
	Car Parking - Open/ Covered		No.
	Is Compound wall existing		No
	Is pavement laid around the building		No

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III	**FLAT**	
1	The floor on which the flat is situated	1st floor.
2	Door No. of the flat	B1
3	Specifications of the flat	The said flat is locked from inside. So, our representative is not able to inspect the Property from inside. So, at Present not applicable.
	Roof	R.C.C. roof

	Flooring		The said flat is locked from inside. So, our representative is not able to inspect the Property from inside. So, at Present not applicable.
	Doors		Do.
	Windows		Do.
	Fittings		Do.
	Finishing		Dos.
4	House Tax		No.
	Assessment No.		-
	Tax paid in the name of		-
	Tax amount		-
5	Electricity Service Connection no.		Not known.
6	Meter Card is in the name of		-
7	How is the maintenance of the flat?		Good
8	Sale Deed executed in the name of		**Sri Amitava Gupta.**
9	What is the undivided area of land as per Sale Deed?		02 Cottah 08 Chittak.
10	What is the plinth area of the flat?		As per Deed Super built up are - 750 sft. As per Calculation Plinth area - 600 Sq. ft.
11	What is the floor space index (app.)		-
12	What is the Carpet Area of the flat?		As per Measurement carpet area – 533 Sq. ft.
13	Is it Posh/ I class / Medium / Ordinary?		Ordinary.
14	Is it being used for Residential or Commercial purpose?		Residential.
15	Is it Owner-occupied or let out?		Owner-occupied.
IV	**MARKETABILITY**		
1	How is the marketability?		Good.
2	What are the factors favoring for an extra Potential Value?		No.
3	Any negative factors are observed which affect the market value in general?		Nothing Particular.
V	**Rate**		
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? - (Along with details /reference of at least two latest deals/transactions with respect to adjacent properties in the areas)		Ranging Between Rs. 2,500/- to Rs. 2,600/- per Sq. ft. Satyajit Das Digitally signed by Satyajit Das Date: 2026.06.17 17:02:38 +05'30'
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (give details).		I Have assessed Rs. 2,500/- per Sq. ft. for valuation.
3	Break - up for the rate		
	i)	Building + Services	Rs. 2,000/- per Sq. Ft.
	ii)	Land + Others	Rs. 500/- per Sq. Ft.
		Total Composite Rate	Rs. 2,500/- per sft.
4	Guideline rate obtained from the Registrar's office (evidence thereof to be enclosed)		Govt. Guide line price collected from Gov. web site & it shows that entire 750 Sq. ft. flat value is **Rs. 20,78,667/-** i.e., per Sq. ft. of flat value is approx. Rs. 2,772/- (Copy Enclose.)

		Note :- In this locality the market rate is lower side as the value fixed by A.D.S.R.- Behala, So, I am choosing Rs. 2,500/- Per Sq.ft. for realistic approach of valuation.
VI	**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**	
a.	Depreciated building rate	Rs. 16,69,000/-
	Replacement cost of flat with Services (v (3) i).	Rs. 18,75,000/-
	Age of the building	10 years.
	Life of the building estimated	70 years (Total life considered 80 years).
	Depreciation percentage assuming the salvage value as 10%	-
	Depreciated Ratio of the building	-
b.	Total composite rate arrived for valuation	Rs. 16,69,000/-
	Depreciated building rate VI (a)	-
	Rate for Land & other V (3) ii	-
	Total Composite Rate	Rs. 16,69,000/-
	Purchased Price	Rs. 15,00,000/-

Value of the Flat :- The Building was constructed in the year 2016 & its maintenance is normal. So, depreciation is [{(10 x 0.9) ÷ 80} x 100] = 11% considered.

Sl. No.	Flat	Super built-up area	Rate Rs. / sft.	Value Rs.	Depreciation	Net Replacement value
1.	Flat "Being No.- B1" on the 1st floor	750 Sq. ft.	Rs. 2,500/-	Rs. 18,75,000.00	11%	Rs. 16,68,750.00
					Total =	Rs. 16,68,750.00
					Say =	**Rs. 16,69,000.00**

i.) Fair Market Value - **Rs. 16,69,000/- (Sixteen Lac sixty-nine Thousand Only)**
ii.) Realizable Value - **Rs. 15,02,000/- (Fifteen Lac two Thousand Only)**
iii.) Distress Sale Value - **Rs. 13,35,000/- (Thirteen Lac thirty-five Thousand Only)**

Details of Valuation:

Sl. No.	Description	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the flat (incl. car parking, if provided)	Rs. 2,500/- per sq. ft.	Rs. 18,75,000.00 Depreciated value Rs. 16,68,750.00 **Rs. 16,69,000.00** **(Rounded off)**

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Remarks:

1. All internal photographs have been taken by our representative.
2. Legal Documents & Authenticity of the Property may please be verified at your end.

(Valuation: Here, the approved valuer should discuss in details his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening / public service purposes, sub merging & applicability of CRZ provisions (Distance from sea-coast / tidal level must be incorporated) and their effect on i) salability ii) likely rental value in future and iii) any likely income it may generate may be discussed).

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 16,69,000/- (Sixteen Lac sixty-nine Thousand Only) Realizable Value - **Rs. 15,02,000/- (Fifteen Lac two Thousand Only)** Distress Sale Value - **Rs. 13,35,000/- (Thirteen Lac thirty-five Thousand Only).**

1. **Date of purchase of immovable property: On dt. - 16.12.2016.**
2. **Purchase Price of immovable property: Rs. 15,00,000.00**
3. **Realizable Value of immovable property: Rs. 15,02,000/-**
4. **Distress Sale Value of immovable property: Rs. 13,35,000/-**
5. **Guideline Value (value as per Circle Rates): Rs. 2,772/- per Sq. ft.**
6. **Guideline Value (value as per Market): Rs. 2,500/- per Sq. ft. (SBU Area)**

Date: 16.06.2026.

Place: Purba Burdwan.

Satyajit Das

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Date: 2026.06.17 17:08:21 +05'30'

Signature

(Name and Official seal of the Approved Valuer)

APPENDIX V - DECLARATION FROM VALUERS

I hereby declare that-

a. The information furnished in my valuation report dated 16.06.2026. 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 16.06.2026. 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 by Banks and HFIs in India, 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 of empanelment of valuer in the Bank.(Annexure VI- 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 who is competent to sign this valuation report.

k. That the Bank reserves the right to take appropriate legal action including dis-empanelment and filing/lodging/reporting complaint to IBA/any professional body in case my/our services are found to be negligent or deficient or found to be having facilitated willful default by the borrower, or where any willful negligence/malpractice on my/our part is found to be a causative factor for fraud.

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Further, I hereby provide the following information.

Sl No.	Particulars	Valuer comment
1	Back ground information of the asset being valued;	Please refer to item no. 5 i.e. brief description of the property.

2	Purpose of valuation and appointing authority	To ascertain fair market value of the property. Punjab National Bank, CIRCLE SAM KOLKATA SOUTH BRANCH – M.L. GUPTA ROAD.
3	Identity of the valuer and any other experts involved in the valuation;	**SATYAJIT DAS,** Chartered Engineer & Approved Valuer Govt. Registered Valuer of IBBI.
4	Disclosure of valuer interest or conflict, if any;	N.A.
5	Date of appointment, valuation Date and date of report;	Date of appointment – 16.06.2026. Valuation date – 16.06.2026. Report date – 16.06.2026.
6	Inspections and/ or investigations undertaken;	Inspection done on basis of i). Property valuation under taken from Data available from A.D.S.R registration office. ii). Prevailing market value. iii). Purchase value of the property as per Deed/Agreement.
7	nature and sources of the information used or relied upon;	Do.
8	Procedures adopted in carrying Out the valuation and valuation standards followed;	Do.
9	Restrictions on use of the report, If any;	Valuation report prepared for bank use only.
10	Major factors that were taken Into account during the valuation;	Nil.
11	Major factors that were taken Into account during the valuation;	Nil.
12	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.	N/A.

Satyajit Das

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Date: 2026.06.17 17:08:53 +05'30'

Signature
(Name of the Approved Valuer and Seal of The Firm/Company)

ANNEXURE

MODEL CODE OF CONDUCT FOR VALUERS

{Adopted in line with Companies (Registered Valuers and Valuation Rules,2017)} All valuers empaneled with bank shall strictly adhere to the following code of conduct: Integrity and Fairness:

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.

A valuer shall maintain integrity by being honest, straight forward, and forthright in all professional relationships.

A valuer shall Endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or situations.

A valuer shall refrain from being involved in any action that would bring disrepute to the profession.

A valuer shall keep public interest for most while delivering his services.

Professional Competence and Due Care:

A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.

A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time

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.

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

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A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirement so integrity, objectivity and independence.

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:

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.

A valuer shall not take up an assignment if he/it or any of his/its relatives or Associates are not independent in terms of association to the company.

A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.

A valuer shall wherever necessarily disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.

A valuer shall not deal insecurities of any subject company after anytime 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.

1. 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).

or

valuations" in order to cater to a company or client's needs.

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.

Satyajit Das

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Confidentiality:

1. 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:

A valuer shall ensure that he/ it maintain 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.

A valuer shall appear, co-operate

Investigations carried out by the authority, any person authorized by the authority, the registered valuer's organization with which he/it is registered or any other statutory regulatory body.

A valuer shall provide all information and records as may be required by the authority, the Tribunal, Appellate Tribunal, the registered valuer's organization with which he/it is registered, or any other statutory regulatory body.

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, there cord shall be maintained till the disposal of the case.

Gifts and hospitality:

A valuer or his/its relative shall not accept gifts or hospitality which under mines 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).

Satyajit Das

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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.
A valuer shall provide services for remuneration which is charged in a transparent manner, is a reason able reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.

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.
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.

A valuer shall not conduct business which in the opinion of the authority or the registered valuer organization discredits the profession.

Satyajit Das

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Date: 2026.06.17 17:09:52 +05'30'

Date: 16.06.2026.
Place: Purba Burdwan.

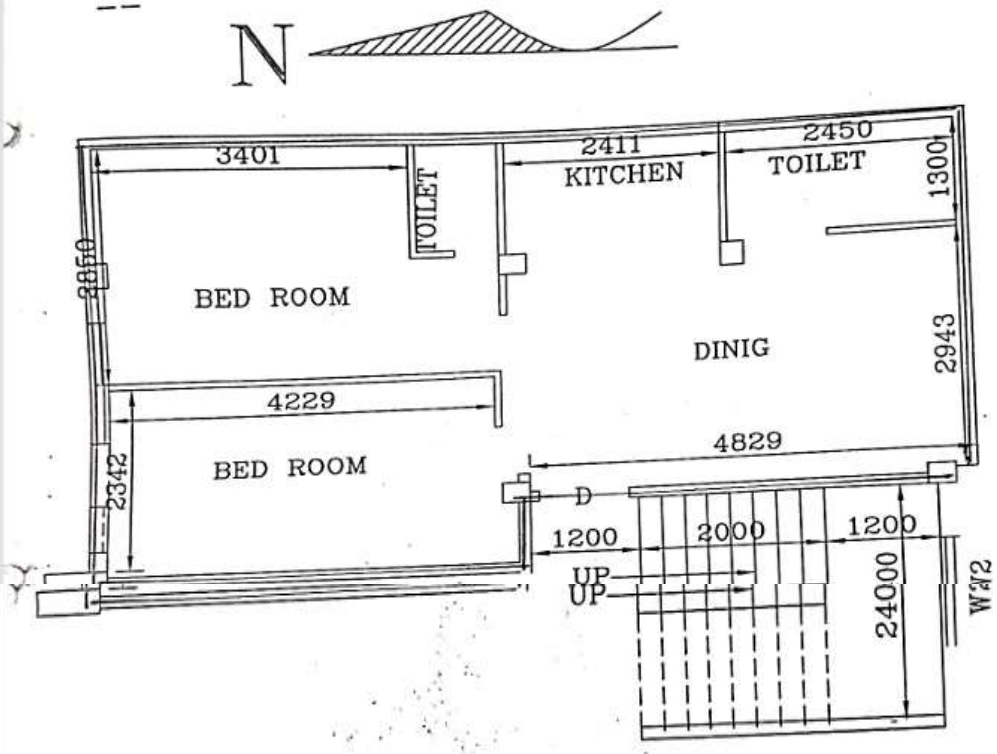
Signature

(Name of the Approved Valuer and Seal of the Firm/ Company)

SITE PLAN OF THE 1st FLOOR FLAT NO. B1 SOUTH NORTH EAST SIDE OF THE PREMISES NO. 11, ISHAN GHOSH ROAD, P.S. – HARIDEVPUR, KOLKATA – 700008, KOLKATA MUNICIPAL CORPORATION, WADR NO. 122, DIST. –24PGS(S)

AREA OF THE FLAT :– 750 SQFT. SUPER BUILD UP AREA

PURCHASER : SRI. AMITAVA GUPTA



A G CONSTRUCTION

Proprietor

SING. OF DEVELOPER

SING. OF PURCHASER

Satyajit Das

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Date: 2026.06.17 17:10:21 +05'30'



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Market Value of Apartment

(*) marked items are mandatory

District *	South 24-Parganas	Thana *	Thakurpukur
Local Body *	Kolkata Municipal Corporation	Mouza *	-Select
Road *	Ishan Ghosh Rd	Road Zone	Not Available
Premises No.	Premises No	Ward No.	Ward No
Jurisdiction of *	A.D.S.R. BEHALA	Kolkata Municipal Corporation *	KOLKATA MUNICIPAL CORPOR
Plot No*	LR / 0 / 0	Project Name	Not Available
Apartment Type *	Flat/Apartment, Mezzanine Floor, Covered Garage, Open Garage	Area	Carpet Area * 533; Covered/Buildup Area * 600; Super Buildup Area 750
Use of Flat *	Residential	Floor Type *	Marble
Flat located in which floor *	1 (0-Gr Floor,1-Ist Floor..)	Flat No.	B1
Age of the Flat (in year) *	0	Litigated Property?	No
Is property on Road	Yes	Width of Approach Road (In feet)	0
Encumbered By Tenant ?	No	Is Tenant is a Purchaser?	No
No. of floor in Building *	3	Provision for Lift	No

Other Amenities: ☐ Roof Garden ☐ Swimming Pool ☐ Club Facility ☐ Gymnasium ☐ Shopping Complex

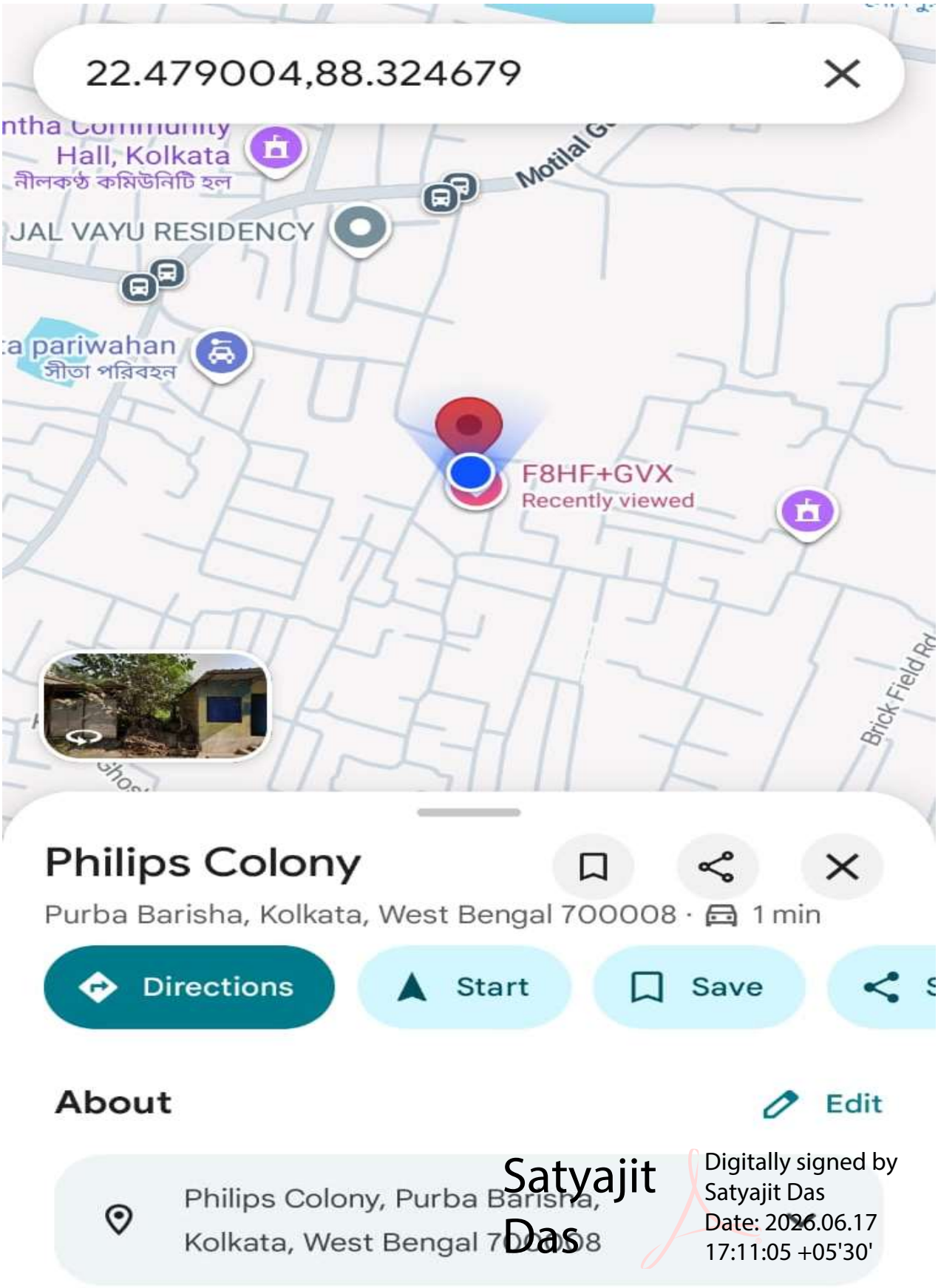
Type the characters shown | P8R4F6 | Try new characters

Satyajit Das

Digitally signed by Satyajit Das
Date: 2026.06.17 17:10:53 +05'30'

Market Value of Apartment :- Rs. 20,78,667/-

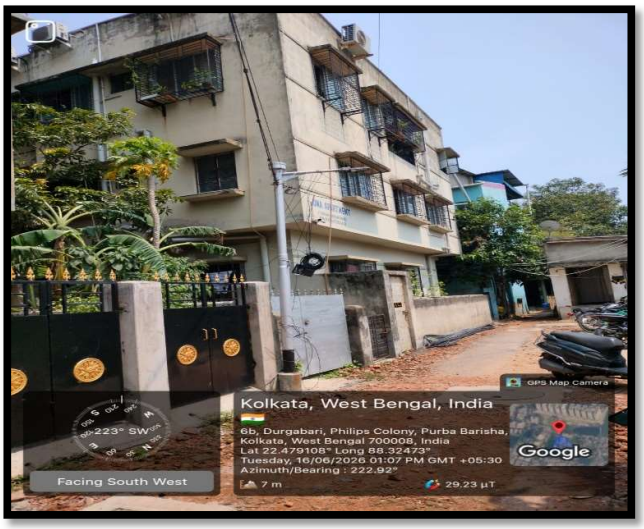
Screen shot of longitude/latitude and co-ordinates of property using GPS/Various Apps/Internet sites



Satyajit Das

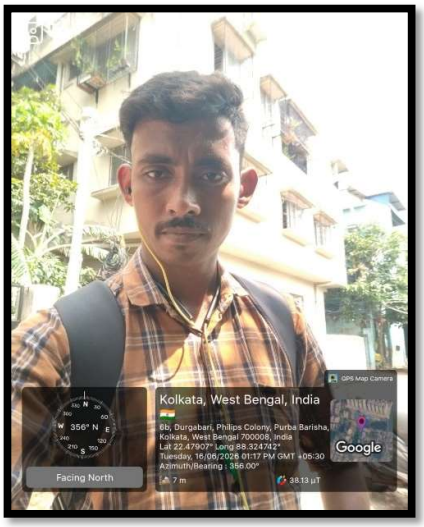
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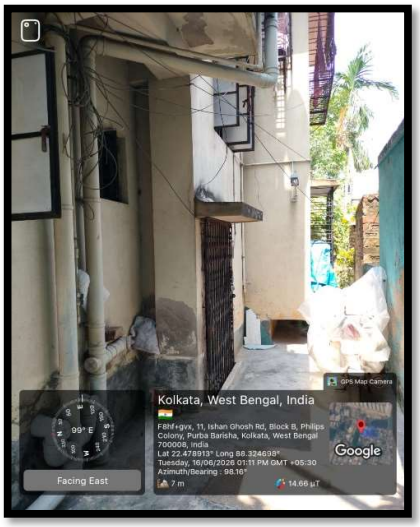
PHOTOGRAPHS OF THE PROPERTY:

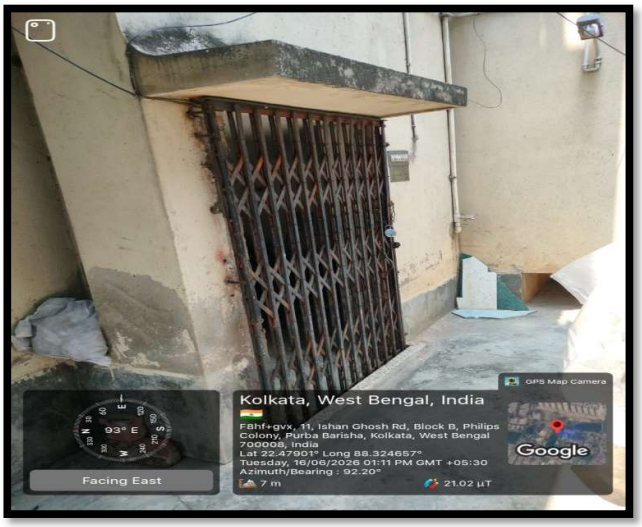














(INSPECTED BY OUR REPRESENTATIVE MR. RABI DAS, MOBILE NO. - 6291564621.)

Satyajit Das

Digitally signed by Satyajit Das
Date: 2026.06.17 17:11:18 +05'30'

INVOICE

SATYAJIT DAS

Chartered Engineer & Approved Valuer. IBBI Registered Valuer
IBBI Regn. No.- IBBI/RV/02/2019/12329
CBDT Regn. No.-34AB/N-172/2018-19/1406
Empaneled Bank valuer, Income Tax Valuer

84,BERHWESTPARA,WARDNO-17SRIPALLY
Dist-PurbaBardhaman,WB-713103
Tel:+919851883368
satyajitarndr@gmail.com

Invoice No: SD/SG/2025-2026/
Date: 16.06.2026.

Bill To:

PUNJAB NATIONAL BANK.
CIRCLE SAM KOLKATA SOUTH
M.L. GUPTA ROAD BRANCH
KOLKATA

i.) Fair Market Value - **Rs. 16,69,000/-**
ii.) Realizable Value - **Rs. 15,02,000/-**
iii.) Distress Sale Value - **Rs. 13,35,000/-**

Description	Work order ref no.	Unit	Rate	Amount
VALUATION OF THE PROPERTY OF THE OWNERS SRI AMITAVA GUPTA. ACCOUNT NAME : M/S. SIK CONSTRUCTION.	**49**		2,000.00	Rs. 2,000.00
			Sub – Total	2,000.00
				Only Two thousand rupees

Bank Details		Certified that the particular given
Bank A/C :- 0224100100008433		Above are true and correct
Bank IFSC: PUNB0022410		**For Satyajit Das**
Pan No: AFLPD5190C		Satyajit Das Digitally signed by Satyajit Das Date: 2026.06.17 17:11:34 +05'30'
Terms & Conditions	Common seal	Authorized Signatory