Sarajit Kumar Nath

B.C.E (J.U.), M.I.E. (I)
CHARTERED ENGINEER & APPROVED VALUER
Govt. Registered Valuer of CBDT,
Registered No. - W.B./ CCIT-4/Kol/151/2019-20
Chartered Engineer – M 155113-7
Associate of Inst. of Valuers (India), A – 30261

Office Address & Resi :-
Central Park,
Haridhan Chakraborty Sarani,
Sonarpur, Kolkata – 700150,
E-mail- nath.sarajit@gmail.com
Mobile No. 9556478958/7980408118

SRI MANAS PANDA & SMT. RADHARANI PANDA

JOINT INTENDED BORROWER/NOMINEES:
1. SRI MANAS PANDA
S/O SRI AVIRAM PANDA .
2. SMT. RADHARANI PANDA
W/O SRI MANAS PANDA.

VALUATION REPORT OF THE RESIDENTIAL FLAT UNIT NO. 1A ON GROUUND FLOOR, NORTH-SOUTH SIDE IN THE BUILDING NAMELY "SHANTINEER" AT MOUZA-BARHANS FARTABAD, J. L. NO. 47, TOUZI NO. 109, R. S. DAG NO. 3211, R. S. KHATIAN NO. 250, HOLDING NO. 53, FARTABAD, SAHA PARA, UTTAR PURBA FARTABAD, P. O. GARIA, P. S. NARENDRAPUR (FORMERLY, SONARPUR), WARD NO. 28, DIST. SOUTH 24 PGS, PIN - 700084, UNDER RAJPUR - SONARPUR MUNICIPALITY.



PUNJAB NATIONAL BANK
GARIA STATION ROAD BRANCH

Sarajit Kumar Nath

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E-mail- nath.sarajit@gmail.com
Mobile No. 9556478958/7980408118

30.07.2026

ANNEXURE – 1

APPENDIX - II

VALUATION REPORT OF FLAT

SL. NO.	PARTICULERS	CONTENT
I.	**GENERAL**	
1.	Name & Address of the Valuer	Sarajit Kumar Nath Central Park, Haridhan Chakraborty Sarani, Sonarpur, South 24 Parganas, Kolkata – 700150.
2.	Purpose for which the valuation is made	To assess the present Fair Market value of the property)
3.	a) Date of inspection	29.07.2026
	b) Date on which the valuation is made	30.07.2026
4.	List of documents produced for perusal	
	i) Copy Of Deed	No. 5212/2021 & dated 08/10/2021.
	ii) Copy of Sanctioned Plan of the Building	Sanction Plan-1796/CB/28/80 Dated 26.03.2014
	iii) Copy of Occupancy Certificate	Occupancy Certificate No. SWS-OBPAS/2109/2024/0494/OCU & Dated 09.05.2024.
	Name of the owner(s) and his / their address (es) with Phone No. (Details of share of each owner in case of joint ownership)	Confirming Party: Developer : NA. Joint Intended Borrower/ owners :: 1. Sri Manas Panda S/o. Sri Aviram Panda . 2. Smt. Radharani Panda W/o. Sri Manas Panda. Freehold & Joint Ownership (Subject to Bank's Lawyer Report)
	Name of Bank/FI as applicable	Punjab National Bank, Garia Station Road Branch, South 24 Parganas
6.	Brief description of the property	A self - contained 1 BHK residential flat of Super Built up area of 400 Sq. Ft., (as per document) of a 3 storied building together with undivided impartible proportionate share in the 3 Cottahs and 8 Chittacks 41 sqf more or less Land abutting 10ft wide road on east side.
7.	Location of the property	

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	a) Plot No. / ~~Survey No~~ / Dag No. / Holding No.	J. L. No. 47, Touzi No.- 109, R. S. Dag No. 3211, R.S. Khatian No.- 250. Holding No.- 53,	
	b) Khatian No.	R. S. Khatian No. 250,	
	c) Door No. / Flat No.	Flat No. 1A.	
	d) ~~T. S. No.~~ / ~~Village~~ / Mouza	Barhans Fartabad	
	e) J. L. No. & Touzi No.	J L. No. 47, Touzi No. 109	
	f) Ward / ~~Taluka~~	Ward No. 28	
	g) ~~Mandal~~ / District	South 24 Parganas	
	h) Date of issue and validity of layout of approved map / plan	Sanction Plan-1796/CB/28/80 Dated 26.03.2014.	
	i) Approved map / plan issuing authority	Approved by Rajpur-Sonarpur Municipality. .	
	j) Whether genuineness or authenticity of the approved map / plan is verified	Yes	
	k) Any other comments on authentic of approved plan	No	
8.	Postal address of the Property	Residential Flat Unit No. 1A, on the Ground Floor, North - South side in the Building namely "Shantineer" at Mouza- Barhans Fartabad, J. L. No.- 47, Touzi No. 109, R. S. Dag No.- 3211, R. S. Khatian No.- 250, Holding No.- 53, Fartabad, Saha Para, Uttar Purba Fartabad, P. O. Garia, P. S. Narendrapur (Formerly Sonarpur), Ward No. 28, Dist. - South 24 Pgs, Pin -700084 under Rajpur- Sonarpur Municipality	
9.	City / Town	Garia, South 24 Parganas	
	Residential Area	Yes	
	Commercial Area	No	
	Industrial Area	No	
10.	Classification of the area		
	i) High / Middle / Poor	Middle Class	
	ii) Urban / Semi Urban / Rural	Urban	
11.	Coming under Corporation limit / Village Panchayat / Municipality	Under Rajpur-Sonarpur Municipality. ..	
11.A.	Comment on whether the society where the flats are located is freely accessible?	Yes	
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area	No	
13.	Boundaries of the property (Building)	As per document	Actual
	North	By plot of R.S. Dag No.3221(p)	By common passage
	South	By 6 ft. wide common passage	By Vacant Land .
	East	By 14 ft. wide Municipal Road.	By 14 ft. wide Municipal Road.
	West	By plot of R.S. Dag No.3221 (p).	By others property .
14.	Dimensions of the ~~site~~ / flat	A	B
	North	As per the Agreement	Actuals
	South	Not Mention	By open space .
	East	Not Mention	By partly open & partly carparking space .
		Not Mention	By Caretaker pace & carparking space

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	West	Not Mention	By Entire/Exit, Lobby & other flat.
15.	Extent of the site (Super Build Up Area)	Flat = 400.00 Sq. Ft. (more or less)	
15.1	Latitude, Longitude & Co-ordinates of flat	Lat. - 22.460524 & Long- 88.397331.	
	Extent of the site considered for valuation (least of 13 A & 13 B)	Not Applicable	
17.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?	Vacant.	
II.	**APARTMENT BUILDING**		
1.	Name of the apartment /complex		
2.	Description of the locality Residential/ Commercial / Mixed	Residential	
3.	Year of Construction	2015 (As reported)	
4.	Number of Floors	3 storied building	
5.	Type of Structure	RCC Frame Structure with Brick Walls	
6.	Number of Dwelling units in the building	NA	
7.	Quality of Construction	Good	
8.	Appearance of the Building	Cement Plaster with Paint	
9.	Maintenance of the Building	Good	
10.	Facilities Available	Yes	
	Lift	No	
	Protected Water Supply	Yes	
	Underground Sewerage	Yes	
	Car Parking - Open / Covered	Yes	
	Is Compound wall existing?	Yes	
	Is Pavement laid around the building	Yes	
III.	**FLAT**		
1.	The floor on which the flat is situated	**The Ground Floor, North- South Side.**	
2.	Door No. of the flat	**Flat Unit No. 1A**	
3.	Specifications of the flat	Bed Room –1 nos., Dining Cum Kitchen – 1 no., Toilet – 1 nos.	
	Roof	RCC	
	Flooring	Marble	
	Doors	Wooden	
	Windows	Sliding Aluminum with Glass & M S Grill	
	Fittings	Good	
	Finishing	Wall - POP with paint (Internal)	
4.	House Tax		
	Assessment No.	--	
	Tax paid in the name of	--	
	Tax amount	--	
5.	Electricity Service Connection No.	Not Applicable	
	Meter Card is in the name of	Not Applicable	
6.	How is the maintenance of the flat?	Good	
7.	Sale agreement executed in the name of	1. Sri Manas Panda S/o. Sri Aviram Panda . 2. Smt. Radharani Panda W/o. Sri Manas Panda.	
8.	What is the undivided area of land as per Agreement for Sale	3 Cottahs and 8 Chittacks 41 sqf more or less	
9.	What is the super Built up area of the flat?	400.00 Sq. Ft.	
	What is the Plinth area/ Built up of the flat?	320.00 Sq. Ft.	
11.	What is the Carpet Area of the flat?	288.00 Sq. Ft.	
12.	Is it Posh / I Class / Medium / Ordinary	Medium	

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13.	Is it being used for Residential or Commercial purpose?	Used for Residential
14.	Is it Owner - occupied or let out?	Vacant
15.	If rented, what is the monthly rent?	Not Applicable
IV.	**MARKETABILITY**	
1.	How is the marketability?	Good
2.	What are the factors favoring for an extra Potential Value?	The Property Connecting Road of E.M Bypass. All basic civic amenities are within 1-2 Km. away from the property.
3.	Any negative factors are observed which affect the market value in general?	Yes
4.	Landmark (Refer to **Annexure - 3** for Approach Map to Property)	Near Jogomaya Amulya Apartment, Sahapara, Garia.
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)	As per local market survey, it revealed that vacant flat is seldom available in the referred area or the area nearby. However, the rates are absolutely dependent on speculation and negotiations between the seller and the buyer. The rates are also dependent on the location & position of the property. We have also referred to the website of Directorate of Registration & Stamp Revenue - Government of West Bengal, which shows the market value of flat is Rs. 3777/- per Sq. Ft. (copy attached with this report in Annexure - 4 and should be treated as an integral part of the report). However, market verification reveals that the market rate of Ground floor flat is Rs. 3300/- to Rs. 4000/- per Sq. Ft. depending, location, area and specification and facilities. Considering location, approach and size of the flat, and market information and verification, I am in the opinion that Rs. 3500/- per Sq. Ft. (SBA) for Ground floor of the flat seems to be reasonable.
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 the factors with the flat under comparison (give details).	Considering location, approach and size of the flat, and as per the market verification, we are in the opinion that Rs. 3500/- per Sq. Ft. (SBA) for Ground Floor Flat seems to be reasonable.
3.	Break - up for the rate	
	i) Building + Services	Rs. 1700/- per Sq. Ft.
	ii) Land + Others	Rs.1800/- per Sq. Ft.
4.	Guideline rate obtained from the Registrar's Office (an evidence thereof to be enclosed)	(Rs. 3777 per Sq. Ft.) Total Market Value of Flat = Rs. 15,11,000/-
VI.	**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**	
a.	Depreciated building rate	Rs. 1,496/- per Sq. Ft.
	Replacement Cost of flat with Services (v (3)i)	Rs.1700/- per Sq. Ft.
	Age of the building	11 Year
	Life of the building estimated	69 Years
	Depreciation percentage assuming the salvage value as 12 %	Rs.204/- per Sq. Ft.
	Depreciated Ratio of the building	Not Applicable

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b.	Total composite rate arrived for valuation	Rs. 3,296 /- per Sq. Ft.
	Depreciated building rate VI (a)	Rs. 1,496/- per Sq. Ft.
	Rate for land & other V (3)ii	Rs.1800/- per Sq. Ft.
	Total Composite Rate	Rs. 3,296/- per Sq. Ft.

Details of Valuations:

VALUATION REPORT OF THE RESIDENTIAL FLAT UNIT NO. 1A, , ON GROUUND FLOOR, NORTH-SOUTH SIDE BUILDING NAMELY "SHANTINEER" AT MOUZA- BARHANS FARTABAD, J.L. NO.- 47, TOUZI NO.- 109, R.S. DAG NO.- 3211, R.S. KHATIAN NO.- 250, HOLDING NO.- 53, FARTABAD, SAHA PARA, UTTAR PURBA FARTABAD, P.O.- GARIA, P.S.- NARENDRAPUR (FORMERLY, SONARPUR), WARD NO.- 28, DIST.- SOUTH 24 PGS, PIN- 700084,. UNDER RAJPUR-SONARPUR MUNICIPALITY

Description	Super Build Up	Unit Rate	Market Value
Ground Floor Flat	(Sq. Ft.)	(Rs.)	(Rs.)
Value of the Flat	400.00	3,296.00	13,18,400.00
Two Car Parking			--
Total Market Value of the Building			**13,18,400.00**
Total Realizable Value of the Building			**11,86,560.00**
Total Forced Sale Value of the Building			**10,54,720.00**

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property in prevailing condition with aforesaid specifications is **Rs. 13,18,400.00 (Rupees Thirteen Lakhs ninety Eight Thousands Four Hundred 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).

i) Date of purchase of immovable property : 2021 (As per deed)

ii) Purchase Price of immovable property : As per Agreement

iii) Book value of immovable property : As per Agreement

iv) **Realizable Value** of immovable property : **Rs. 11,86,560.00**

v) **Distress Sale Value** of immovable property : **Rs. 10,54,720.00**

vi) Guideline Value (value as per Circle Rates), if applicable, in the area where immovable property is situated. : Rs. 15,11,000/- (Flat)

SARAJIT KUMAR NATH

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SIGNATURE OF VALUER :
FULL NAME: SARAJIT KUMAR NATH

Date : 30.07.2026
Place : Kolkata-150

Encl :

1. Declaration from the valuer - Yes.
2. Model code of conduct for valuer - Yes
3. Photograph of owner with the property in the background - Yes
4. Screen shot (in hard copy) of Global Positioning System (GPS) / Various applications (Apps) / Internet sites (e. g. Google earth) / etc. - Yes
5. Layout plan of the area in which the property is located - Yes
6. Building plan - Yes
7. Floor plan – Yes
8. Any other relevant documents / extracts

Annexure I

APPROVED VALUERS (AGREEMENT WITH THE VALUERS AT THE TIME OF EMPANELMENT)

AGREEMENT WITH THE VALUERS ON THE APPROVED PANEL OF THE BANK
(Refer Appendix IX of Part-II of L&A Cir. No. 24/2024)

This Agreement made at Kolkata on the 04/07/2025 between Sarajit Kumar Nath (hereinafter called the 'Valuer') of the One Part and Punjab National Bank a body corporate constituted under the Banking Companies (Acquisition & Transfer of Undertakings) Act, 1970 having its Head Office at Plot No. 4, Sector-10 Dwarka, New Delhi – 110075 and amongst other a branch office at Kolkata (hereinafter called the 'bank' which term shall unless repugnant to context include its successors and assigns) of the Other Part.

Resi : Central Park, Haridhan Chakraborty Sarani, Sonarpur, South 24 Parganas, Kolkata – 700150.

Whereas on the request of the Valuer, bank has appointed/empaneled Valuer to assess the valuation of property/plant & machinery/securities as may be requisitioned by the bank from time to time.

Whereas the valuer has agreed to render his services inter alia, on the terms and conditions mentioned hereunder.

NOW THIS AGREEMENT WITNESSETH AS UNDER:

SARAJIT KUMAR NATH Digitally signed by SARAJIT KUMAR NATH Date: 2026.08.05 15:00:04 +05'30'

All valuers empanelled with bank shall strictly adhere to the following code of conduct:

Integrity and Fairness

1. Avaluershall,intheconductofhis/itsbusiness,followhighstandardsofintegrityandfairnessinallhis/its dealings with his/its clients and other valuers.
2. Avaluershallmaintainintegritybybeinghonest,straightforward,andforthrightinallprofessional relationships.

3. Avaluershallendeavourtoensurethathe/itprovidestrueandadequateinformationandshallnot misrepresent any facts or situations.
4. Avaluershallrefrainfrombeinginvolvedinanyactionthatwouldbringdisreputetotheprofession. 5 A valuer shall keep public interest foremost while delivering his services.
5. ProfessionalCompetenceandDueCare
6. Avaluershallrenderatalltimeshighstandardsofservice,exerciseduediligence,ensurepropercareand exercise independent professional judgment.
7. Avaluershallcarryoutprofessionalservicesinaccordancewiththerelevanttechnicalandprofessional standards that may be specified from time to time
8. Avaluershallcontinuouslymaintainprofessionalknowledgeandskilltoprovidecompetentprofessional 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 liabilityfor his/its expertise or deny his/itsdutyofcare,exceptttotheextentthattheassumptionsarebasedon statementsoffactprovidedbythe company or its auditors or consultants or information available in public domain and not generated by the valuer.
10. Avaluershallnotcarryoutanyinstructionoftheclientinsofarastheyareincompatiblewiththe requirements of integrity, objectivity and independence.
11. Avaluershallclearlystatetohisclienttheservicesthathewouldbecompetenttoprovideandtheservices for which he would be relying on other valuers or professionals or for which the client can have a separate arrangement with other valuers.

IndependenceandDisclosureof Interest

12. A valuershall act with objectivityin his/its professional dealings byensuringthat his/its decisions aremade withoutthepresenceofanybias,conflictofinterest,coercion,orundueinfluenceofanyparty, whetherdirectly connected to the valuation assignment or not.
13. Avaluershallnottakeupanassignmentifhe/itoranyofhis/itsrelativesorassociatesisnotindependentin terms of association to the company.
14. Avaluershallmaintaincompleteindependenceinhis/itsprofessionalrelationshipsandshallconductthe valuation independent of external influences.
15. Avaluershallwherevernecessarydisclosetotheclients,possiblesourcesofconflictsofdutiesand interests, while providing unbiased services.
16. Avaluershallnotdealinsecuritiesofanysubjectcompanyafteranytimewhenhe/itfirstbecomesawareof 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. Avaluershallnotindulgein"mandatesnatching"oroffering"conveniencevaluations"inordertocatertoa 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/incentivepaidtoanythirdpartyforsuccessfulclosureoftransaction.Inthiscase,approvalof credit proposals).
19. In any fairness opinion or independent expert opinion submitted by a valuer, if there has been a prior engagementinanunconnectedtransaction,thevaluershalldeclaretheassociationwiththecompanyduringthe last five years.

Confidentiality

20. A valuer shall not use or divulge to other clients or any other party any confidential information about the subjectcompany,whichhascometohis/itsknowledgewithoutproperandspecificauthorityorunlessthereisa legal or professional right or duty to disclose.
21. InformationManagement
22. A valuershall ensure that he/ it maintains written contemporaneous records for anydecision taken, the reasonsfortakingthedecision,andtheinformationandevidenceinsupportofsuchdecision.Thisshallbe maintained so as to sufficientlyenable a reasonable person to take a view on the appropriateness of his/its decisions and actions.
23. Avaluershallappear,co-operateandbeavailableforinspectionsandinvestigationscarriedoutbythe authority, any person authorised by the authority, the registered valuer's organisation with which he/it

SARAJIT KUMAR NATH

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is registered or any other statutory regulatory body.
24. A valuer shall provide all information and records as may be required by the authority, the Tribunal,
AppellateTribunal,theregisteredvaluer'sorganisationwithwhichhe/itisregistered,oranyotherstatutory regulatory body.
25. 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
requiredinitscontractforaspecificvaluation,forproductionbeforearegulatoryauthorityorforapeerreview.
In the event of a pending case before the Tribunal or Appellate Tribunal, the record shall be maintained till the disposal of the case.
Giftsand hospitality:
26. Avaluerorhis/itsrelativeshallnotacceptgiftsorhospitalitywhichunderminesoraffectshisindependence as a valuer.
Explanation. -For thepurposesof thiscodethe term'relative' shallhavethesamemeaningasdefinedin clause (77)of Section 2ofthe Companies Act,2013 (18of 2013).
Avaluershallnotoffergiftsorhospitalityorafinancialoranyotheradvantagetoapublicservantorany otherperson with aview to obtain or retain work for himself/ itself, orto obtain or retain an advantagein the conduct of profession for himself/ itself.
Remunerationand Costs.
27. Avaluershallprovideservicesforremunerationwhichischargedinatransparentmanner,isareasonable reflection of the work necessarily and properly undertaken, and is not inconsistent with the applicable rules.
Avaluershallnotacceptanyfeesorchargesotherthanthosewhich aredisclosedin awrittencontractwith the person to whom he would be rendering service.
Occupation,employabilityand restrictions.
28. Avaluershallrefrainfromacceptingtoomanyassignments,ifhe/itisunlikelytobeabletodevoteadequate time to each of his/ its assignments.
29. Avaluershallnotconductbusinesswhichintheopinionoftheauthorityortheregisteredvaluer organisation discredits the profession.

In witness whereof, the parties hereto have set their hand on the day month and year here in above mentioned.

ANNEXURE – 2

APPENDIX – V

DECLARATION FROM VALUERS

I hereby declare that -

a. The information furnished in my valuation dated 30.07.2026 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 29.07.2026 the work is not sub-contracted to any other valuer 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

SARAJIT KUMAR NATH
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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 3A 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. **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 wilful default by the borrower, or where any wilful negligence/ malpractice on my/our part is found to be a causative factor for fraud.**

Sl. No.	Particulars	Valuer Comment
1.	Background information of the asset being valued.	Location enquires & market verification / website of Directorate of Registration & Stamp Revenue - Government of West Bengal.
2.	Purpose of valuation and appointing authority	To assess the present fair market value of the property
3.	Identity of the valuer and any other experts involved in the valuation.	Sarajit Kumar Nath
4.	Disclosure of valuer interest or conflict, if any.	No
5.	Date of appointment, valuation date and date of report.	29.07.2026 & 30.07.2026
6.	Inspections and / investigations undertaken.	Yes. Thorough Inspections & investigations have been undertaken for Property valuation.
7.	Nature and sources of the information used or relied upon.	Location enquires & market verification & Govt. Guideline.
8.	Procedures adopted in carrying out the valuation and valuation standards followed.	Indian valuation standards have been followed
9.	Restrictions on use of the report, if any.	This valuation report is strictly for this Bank purpose
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.	No, such report received

SARAJIT KUMAR NATH

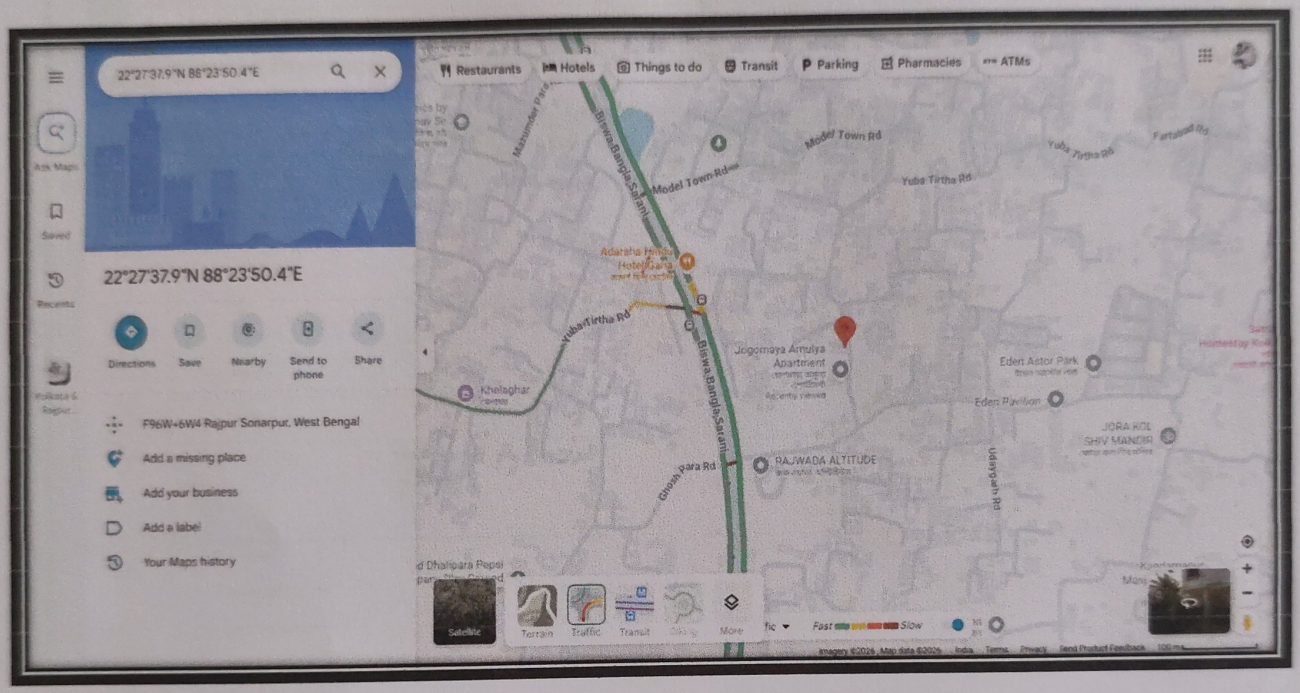
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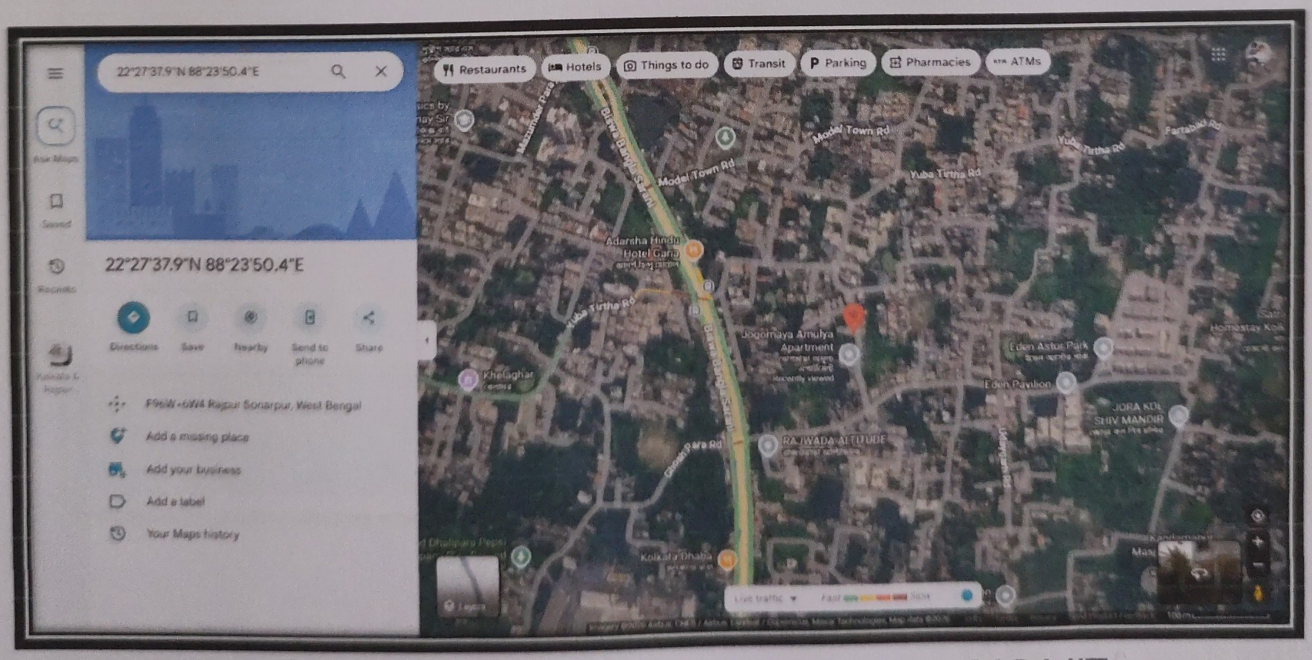
Date : 30.07.2026
Place : Kolkata-122

SIGNATURE OF VALUER :
FULL NAME: SARAJIT KUMAR NATH

ANNEXURE – 3

APPROACH MAP TO THE PROPERTY



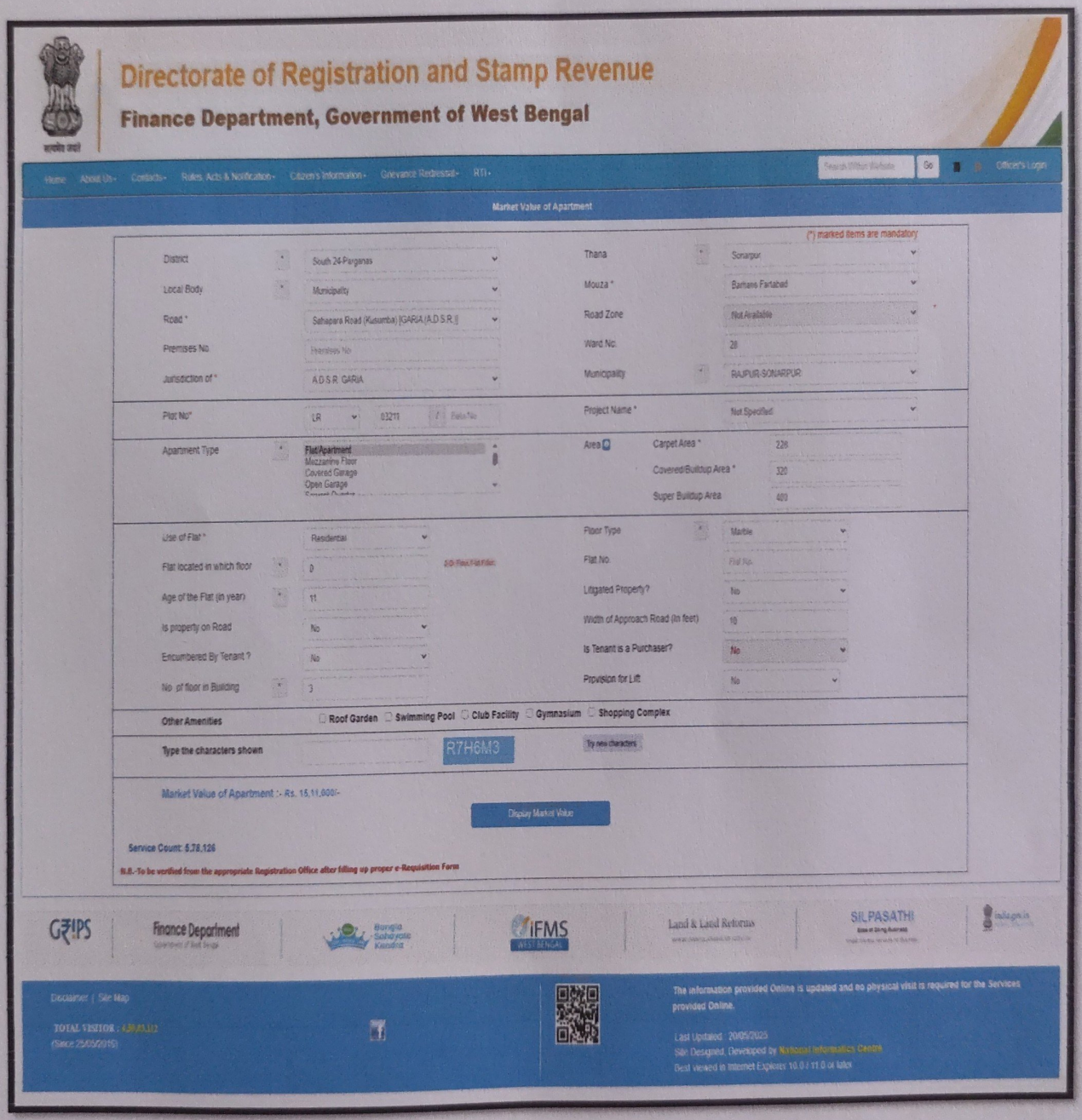


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ANEXURE – 4

GOVT. MARKET VALUE OF PROPERTY



Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

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Market Value of Apartment

(*) marked items are mandatory

District *	South 24-Parganas	Thana *	Sonarpur
Local Body *	Municipality	Mouza *	Barhans Fartabad
Road *	Sahapara Road (Kusumba) [GARIA (A.D.S.R.)]	Road Zone	Not Available
Premises No	Premises No	Ward No	28
Jurisdiction of *	A.D.S.R. GARIA	Municipality *	RAJPUR-SONARPUR
Plot No*	LR 03211 / Plot No	Project Name *	Not Specified
Apartment Type *	Flat/Apartment, Mezzanine Floor, Covered Garage, Open Garage	Area	Carpet Area * 226; Covered/Buildup Area * 320; Super Buildup Area 400
Use of Flat *	Residential	Floor Type *	Marble
Flat located in which floor *	0	Flat No	Flat No
Age of the Flat (in year) *	11	Litigated Property?	No
Is property on Road	No	Width of Approach Road (in feet)	10
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: R7H6M3 (Try new characters)

Market Value of Apartment :- Rs. 15,11,000/-

Display Market Value

Service Count: 5,78,126

N.B.-To be verified from the appropriate Registration Office after filling up proper e-Requisition Form

GRIPS | Finance Department | Banglar Sahayata Kendra | IFMS West Bengal | Land & Land Reforms | SILPASATHI | india.gov.in

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TOTAL VISITOR : 4,39,83,312 (Since 25/05/2015)

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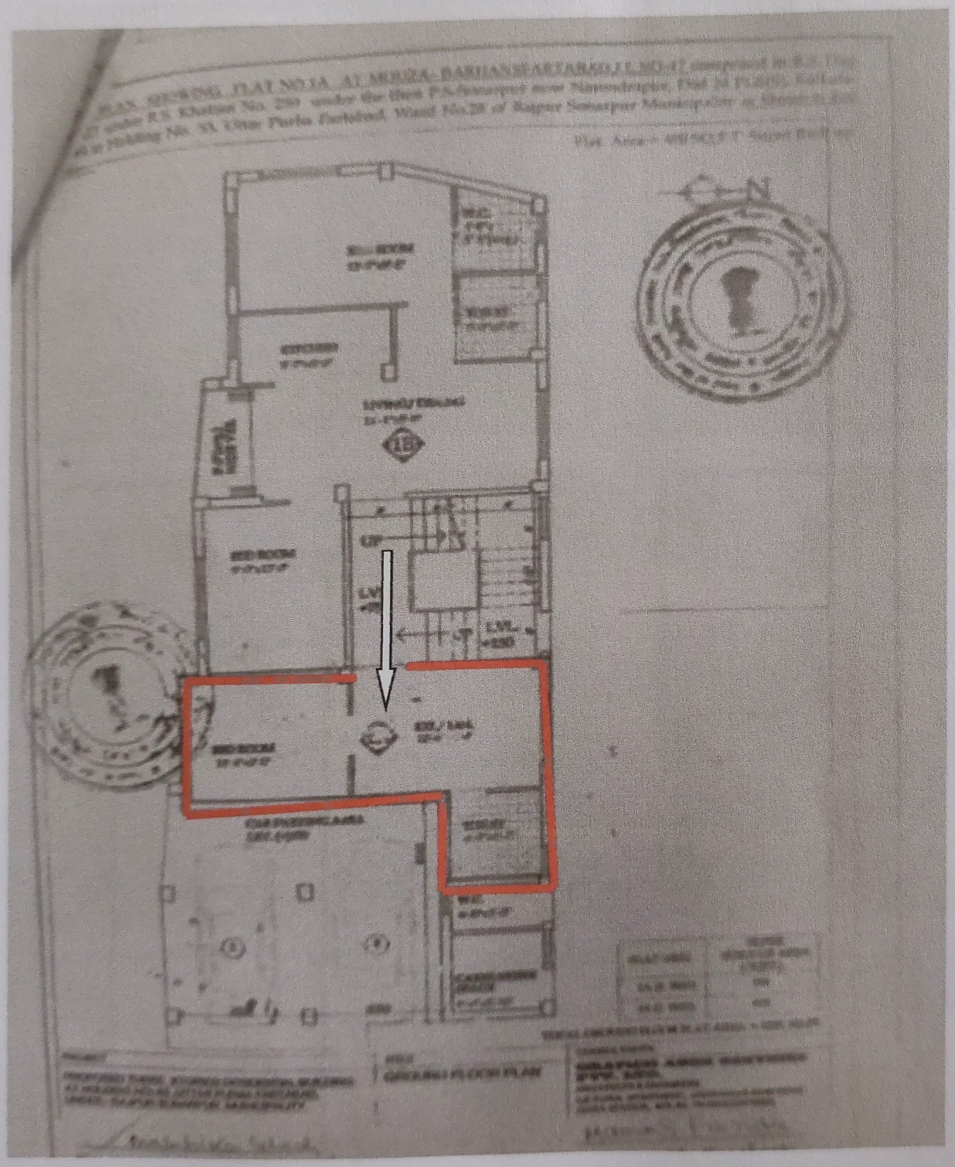
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ANNEXURE – 5

PHOTOGRAPHS OF PROPERTY











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