VALUAER DETAILS

DATE :- 31.03.2026

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/

sauravofficevaluer@gmail.com

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Property Owned By:

SRI GOPAL PRAMANIK.

A/C NAME :-

M/S. MATRI DISTRIBUTOR.

Fair Market value :- Rs. 29,73,000.00
Realizable Value :- Rs. 26,76,000.00
Distress Sale Value :- Rs. 23,78,000.00

REPORT ON VALUATION OF THE PROPERTY (LAND WITH A DOUBLE STORIED BUILDING) IS SITUATED AT, HOLDING NO.- 47/1, STRAND ROAD, NEAR JAYNAGAR GIRLS SCHOOL, MOUZA – JAYNAGAR, J.L. NO.- 17, SHEET NO.- 03, TOUZI NO.- 156, R.S. DAG NOS.- 625 & 626, L.R. DAG NOS.- 1343 & 1348, KHATIAN NO.- 452, L.R. KHATIAN NO.- 980, UNDER JAYNAGAR MAJILPUR MUNICIPALITY, WARD NO.- 09, P.O.– JAYNAGAR MAJILPUR, P.S.- JAYNAGAR, PIN CODE NO.– 743337, DIST.- SOUTH 24 PARGANAS. WEST BENGAL.

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.: - 9332113655/6290367977
Email: - satyajitarndr@gmail.com/sauravofficevaluer@gmail.com

Invoice No. – S.D./SG/March/2026/**85** Date – 31.03.2026.

PUNJAB NATIONAL BANK

SOUTH ARMB UNITED TOWER BRANCH

I.	Introduction:-		
1.	Name of Valuer	:	**SATYAJIT DAS** Chartered Engineer & Approved Valuer Govt. Registered Valuer of IBBI.
2	Date of inspection		31.03.2026.
	Date of Valuation		31.03.2026.
	Deed		Being No.- 03089 of 2011, Book – I, Volume No.- 8, Page from 4242 to 4254, A.D.S.R.- Jaynagar, On dt.- 15.07.2011.
3	Purpose of Valuation		NPA.
4	Name of Property Owner/s(Details of share of each owner in case of joint & Co		**OWNER :-** **Sri Gopal Pramanik,** S/O – Late Basudeb Pramanik. **A/C NAME :-** **M/S. MATRI DISTRIBUTOR.** **Prop.- Sri Gopal Pramanik,** S/O – Late Basudeb Pramanik.
5.	Name of Bank/FI as applicable		Punjab National Bank, South ARMB United Tower Branch.
6.	Name of Developer of the Property (in case of developer built properties)		No.
7.	Whether occupied by the owner / tenant? If occupied by tenant, since how long?		Occupied by the Owner / 14 Years.
II.	**Physical Characteristics of the Asset**		
1.	Location of the property in the city Plot No. / Survey		The Property (Land With A Double Storied Building) Is Situated At, Holding No.- 47/1, Strand Road,

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	No. Door No. T. S. No. / Village Ward / Taluka Mandal / District		**Near Jaynagar Girls School,** Mouza – Jaynagar, J.L. No.- 17, Sheet No.- 03, Touzi No.- 156, R.S. Dag Nos.- 625 & 626, L.R. Dag Nos.- 1343 & 1348, *Khatian No.-* 452, L.R. Khatian No.- 980, Under Jaynagar Majilpur Municipality, Ward No.- 09, P.O.– Jaynagar Majilpur, P.S.- Jaynagar, Pin Code No.– 743337, Dist.- South 24 Parganas, West Bengal.
2.	Municipal Ward No.		-
3.	City / Town		Jaynagar.
	Residential Area/ Commercial Area/ Industrial Area		Residential Area.
4.	Classification of the area: High / Middle / Poor Metro / Urban / Semi Urban / Rural		Semi urban Area.
5.	Coming under Corporation limit/ Village Panchayet/ Municipality		Jaynagar Majilpur Municipality.
6.	Postal address of the property		Holding No.- 47/1, Strand Road, P.O.– Jaynagar Majilpur, P.S.- Jaynagar, Pin Code No.– 743337, Dist.- South 24 Parganas, West Bengal.
7.	Latitude, Longitude and Coordinates of the site		22.175865,88.418991.
8.	Area of the plot/land (supported by a plan)		Land area :- 3.3 decimal (1437.48 sft.)
9.	Layout plan of the area in which the property is located		Attached.
10.	Development of surrounding areas		Developing.
11.	Details of Roads abutting the property		08 feet wide common passage.
12.	Whether covered under any State / Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.		West Bengal.
13.	In case it is an agricultural land, any conversion to house site plots is contemplated		Bastu. (As per Advocate Report)
14.	Boundaries of the property		A As per the Site Plan
	North		-
	South		
	East		

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	West		-
	Extent of the site considered for valuation (least of 14 A & 14 B)		Land area :- 3.3 decimal (1437.48 sft.)
15.	Description of Adjoining properties (As per Advocate report)		(As per Previous Valuation Report)
	North – Property of Subir Chakraborty.		Property of Sujay Chakraborty.
	South – Jaynagar Girls School.		Land of Jaynagar Girls School.
	East – Common Passage.		Common Passage.
	West – Common Passage.		Common Passage.
16.	Survey no. if any		No.
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		**Covered area :-** Ground floor :- 500 sft. 1st floor :- 500 sft. Y.C.- 2011.
19.	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified		**Covered area :-** Ground floor :- 500 sft. 1st floor :- 500 sft.
20.	Any other aspect		No
III.	Town Planning Parameters		No.
1.	Master plan provisions related to the property in terms of land use		No.
2.	Date of issue and validity of layout of approved map /plan		On dt.- 07.03.2012. Valid up to - 06.03.2015.
3.	Approved map / plan issuing authority		Plan sanctioned from Jaynagar Majilpur Municipality.
4.	Whether genuineness or authenticity of approved map / plan is verified		No.
5.	Any other comments by our empanelled valuers on authentic of approved plan		No.
6.	Planning area/zone		No.
7.	Development controls		No.
8.	Zoning regulations		No.
9.	FAR/FSI permitted and consumed		No.
10.	Ground coverage		34.78%

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11.	Transferability of development rights if any, Building bye- law provisions as applicable to the property viz. setbacks, height restrictions, etc.		No.
12.	Comment on surrounding land uses and adjoining properties in terms of usage.		Residential.
13.	Comment on unauthorized constructions if any		No.
14.	Comment on demolition proceedings if any		No.
15.	Comment on compounding/ regularization proceedings		No.
16.	Comment on whether OC has been issued or not		No.
17.	Any other aspect		No.
IV.	Legal Aspects		No.
1.	Ownership documents,		i). Deed - Being No.- 03089 of 2011, Book – I, Volume No.- 8, Page from 4242 to 4254, A.D.S.R.- Jaynagar, On dt.- 15.07.2011. ii). Previous Valuation Report –Done by Rajib Mondal, on dt.- 20.03.2023. iii). Advocate Report – Done by Pranab Kumar Roy, on dt.- 29.03.2023.
2.	Names of Owner/s **(In case of Joint or Co-ownership, whether the shares are undivided or not?)**		**OWNER :-** **Sri Gopal Pramanik,** S/O – Late Basudeb Pramanik. **A/C NAME :-** ***M/S. MATRI DISTRIBUTOR.*** **Prop.- Sri Gopal Pramanik,** S/O – Late Basudeb Pramanik.
3.	**Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.**		No.
4.	**Comment on whether the IP is independently accessible?**		08 feet wide common passage.
5.	Title verification,		No.
6.	Details of leases if any,		No.
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.

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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 tax and any other building taxes to be verified and copies as applicable to be enclosed with the report.		No Heritage Restriction.
14.	Comment on transferability of the property ownership,		Freehold.
15.	Comment on existing mortgages/ charges /encumbrances on the property if any		N.A.
16.	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be		Not disclosed by owner.
17.	Building plan sanction, illegal constructions if any done without plan sanction/violations.		No.
18.	Any other aspect		No.
V	Economic aspects		Middle Class.
1.	Details of ground rent payable,		N.A.
2.	Details of monthly rents being received if any,		No.
3.	Taxes and other outgoings,		--
4.	Property insurance,		--
5.	Monthly maintenance charges,		No.
6.	Security charges, etc		No.
7.	Any other aspect		No.
VI	Socio-cultural aspects		Semi urban Area.
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.		Middle Class.
VII	Functional and Utilitarian Aspects		Residential.
	Description of the functionality and utility of the assets in terms of : 1. Special location,		Residential. Double Storied Building.

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	2. Storage spaces, 3. Utility of spaces provided within the building, 4. Any other aspect		No.
VIII	Infrastructure Availability		Under Municipal Area.
	a)Description of aqua infrastructure availability in terms of 1. Water supply 2. Sewerage/sanitation 3. Storm water drainage b)Description of other physical infrastructure facilities viz. 1. Solid waste management 2. Electricity 3. Roads & Public transportation connectivity 4. Availability of other public utilities nearby c). Social infrastructure in terms of 1. Schools 2. Medical facilities 3. Recreation facilities in terms of parks and open spaces.		Double Storied Building. Within 10 meters. Within 300 meters. Not Applicable.
H	Marketability		Normal.
	Analysis of the market for the property in terms of 1. Locational attributes 2. Scarcity 3. Demand and supply of the kind of subject property. 4. Comparable sale prices in the locality.		Jaynagar Girls School is situated at the South Side Of the property. Good. Demand is more & supply of property is less in this area. Rs. 4,00,000.00 to Rs. 4,50,000.00 per decimal. (Local Enquiry.)
X	Engineering and Technology Aspects		R.C.C. Frame Structure.
1.	Type of construction,		Normal.
2.	Materials and technology used,		R.C.C. Frame Structure.
3.	Specifications,		**Complete Double Storied Building :-** The said Property is a NPA Property. Our representative is unable to inspect the Property from inside.
4.	Maintenance issues		Normal.
5.	Age of the building		14 years.
6.	Total life of the building,		66 years (Total life 80 years)

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7.	Extent of deterioration,		N.A.
8.	Structural safety		No.
9.	Protection against natural disasters viz. earthquakes,		No.
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 firefighting, Copies of plans and elevations of the building to be included.		No.
XI	Environmental Factors		No.
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		Good.
1.	Descriptive account on whether the building is modern, old fashioned, etc., plain looking or with decorative elements, heritage value if applicable, presence of landscape elements, etc.		Normal type.
XIII	In case of valuation of industrial property		No.
	1) Proximity to residential areas 2) Availability of public transport facilities		No.
XIV	Valuation		Sheet Attached
1.	Here, the procedure adopted for arriving at the valuation has to be highlighted. The valuer should consider all the three generic approaches of property valuation and state explicitly the reasons for adoption of / rejection of a particular approach and the basis on which the final valuation judgment is arrived at. 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.		--- Satyajit Das Digitally signed by Satyajit Das Date: 2026.04.06 19:31:40 +05'30'

LAND VALUE:

a). Area of land : 3.3 decimal.

b). Govt. Guide line price : Rs. 3,63,636/- per decimal.

c). Local Survey Rate : Rs. 4,00,000.00 to Rs. 4,50,000.00 per decimal.

d). Rate assessed : Rs. 4,30,000.00 per decimal.

e). Estimated Value : 3.3 decimal x Rs. 4,30,000.00 =**Rs. 14,19,000.00**

Note :-
In this locality the market rate is higher side than the value fixed by A.D.S.R.- Jaynagar, So, I am choosing Rs. 4,30,000/-per decimal for realistic approach of valuation.

(The property is situated at, Holding No.- 47/1, Strand Road, **Near Jaynagar Girls School,** Mouza – Jaynagar, All civic amenities like School, Collage, Bank, Post office, and Hospital, shopping markets, are available within close proximity. Jaynagar Municipality Bus stop is within 120 meters. Jaynagar Majilpur is about 850 meters.)

BUILDING VALUE :- Replacement cost of the building is estimated at per current Market Price of building materials & rates of labors. The building was constructed in 2011, Building condition is normal. So, [{(14 x 0.9) ÷ 80} x 100] = 16% depreciation is considered.

Sl. No.	Building	Covered area	Rate Rs. / sft.	Replacement Value Rs.	Depreciation (-)	Present Market value
1.	Ground floor	500 sft.	Rs. 1,900/-	Rs. 9,50,000.00	16%	Rs. 7,98,000.00
2.	1st Floor	500 sft.	Rs. 1,800/-	Rs. 9,00,000.00	16%	Rs. 7,56,000.00
					Total =	Rs. 15,54,000.00

PROPERTY VALUE:

I). Land = Rs. 14,19,500.00
II). Building = Rs. 15,54,000.00

Total = Rs. 29,73,000.00
(Rupees Twenty nine lacs ninety thousand only.)

Fair Market value :-	**Rs. 29,73,000.00**	**(Rupees Twenty nine lacs seventy three thousand only.)**
Realizable Value :-	**Rs. 26,76,000.00**	**(Rupees Twenty six lacs seventy six thousand only)**
Distress Sale Value :-	**Rs. 23,78,000.00**	**(Rupees Twenty three lacs seventy eight thousand only.)**

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. 29,73,000.00 (Rupees Twenty nine lacs ninety thousand only.). (Prevailing market rate along with details /reference of at least five latest deals/transactions with respect to adjacent properties in the areas. The reference should be of properties/plots

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of similar size/area and same use as the land being valued). The other details are asunder

i. **Date of purchase of immovable property: On dt.- 15.07.2011.**
i. **Purchase Price of immovable property: Rs. 3,00,000.00**
ii. **Book value of immovable property: Not known.**
ii. **Realizable Value of immovable property: Rs. 26,76,000.00 (10% less than F.M.V.)**
iii. **Distress Sale Value of immovable property: Rs. 23,78,000.00 (20% less than F.M.V.)**
iv. **Guideline Value (value as per Circle Rates), if applicable, in the area where Immovable property (Land) is situated.- Rs. 3,63,636/- per decimal.**

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Place: Purba Burdwan. **Signature**

Date: 31.03.2026. **(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 31.03.2026. 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 31.03.2026. 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 wilful default by the borrower, or where any willful negligence/malpractice on my/our part is found to be a causative factor for fraud.

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.

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2	Purpose of valuation and appointing authority	To ascertain fair market value of the property. Punjab National Bank, South ARMB United Tower Branch.
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 – 31.03.2026. Valuation date – 31.03.2026. Report date – 31.03.2026.
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.

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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 empanelled 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 tothe profession.

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

Professional Competence and Due Care:

Avaluer 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 necessary 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.

5. 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.

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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 And be Available for inspections and Investigations carried out by the authority, any person authorized by the authority, the registered valuers 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 valuers 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).

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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.

Date: 31.03.2026.
Place: Purba Burdwan.

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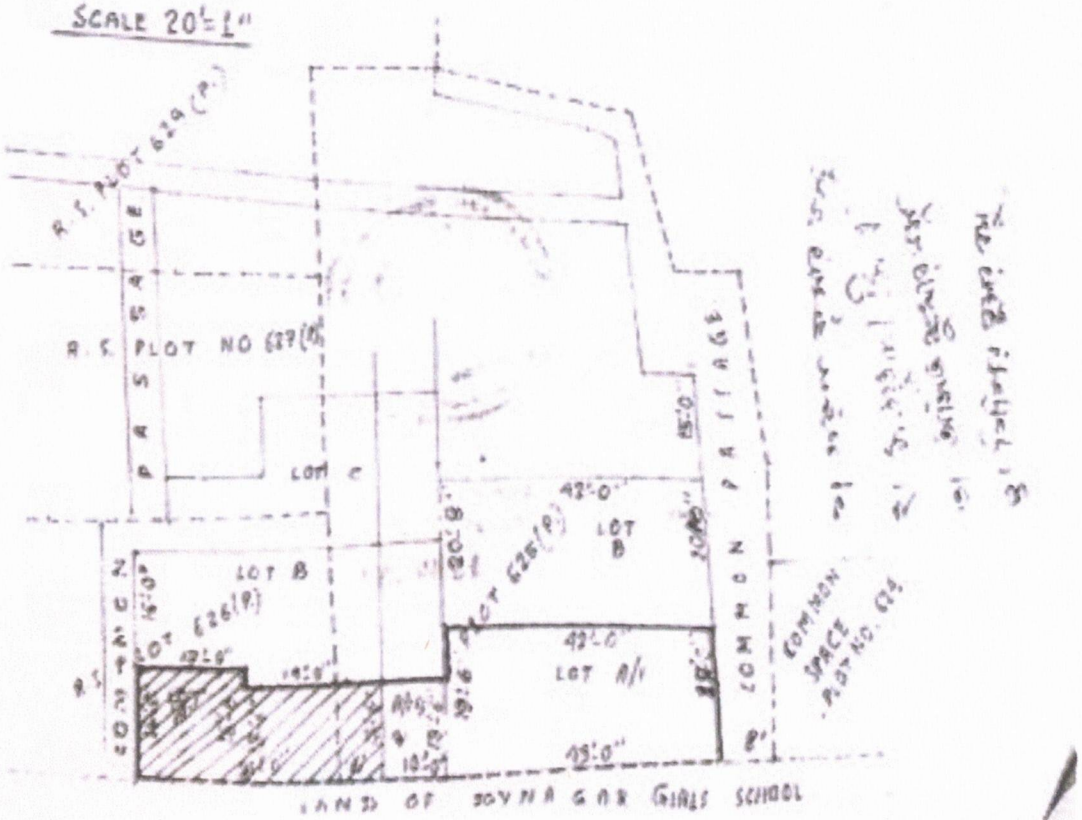
Signature

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

SITE PLAN OF SOLD LAND PLOT. MARKED BY RED BORDER.
DIST. SOUTH 24 PGS. P.S. - JOYNAGAR. J.L. NO. 17.
MOUJA - JOYNAGAR. SHEET NO - 3
UNDER JOYNAGAR - MAJILPUR MUNICIPALITY
WARD NO - 9. HOLDING NO. 47. STAND ROAD
SOLD BY 1) SRI ARUN KR. BOSE S/O LATE GADADHAR BOSE.
(2) SM MANJULA MITRA. W/O SRI PROAB KR. MITRA
b) SRI ASIT KUMAR BOSE @ SISIR KUMAR BOSE.
S/O LATE BALAI CHANDRA BOSE.

SOLD TO 1) SRI GOPAL PRAMANIK S/O LATE BASU DEB PRAMANIK

SCALE 20'=1"



SCHEDULE OF SOLD LAND PLOT WITH CONSTRUCTION

COLOUR	LOT NO	KHAT	DAG	COVERED AREA	DEED AREA
RED	A	1248	626	GROUND FLOOR 546 SFT	465 SFT OR 01 DEC
	A/1	1248	625	1 ST FLOOR 546 SFT	1013 SFT OR 02 1/2 DEC
				TOTAL = 1092 SFT	
				TOT A1.	1477 SFT OR 03 1/2 DEC
					OR 03 KATHA 37 SFT

SETTLEMENT SURVEY BOUNDARY LINE

Satyajit Das

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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 *	South 24-Parganas	Thana *	Joynagar
Local Body *	Municipality	Mouza *	Joynagar
Road *	Strand Road	Road Zone *	1 – On Road to On Road
Premises No.	Premises No.	Ward No.	9
Jurisdiction of *	A.D.S.R. JAYNAGAR	Municipality *	Joynagar Mozilpur
Project Name	Not Available		

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

Plot No	LR	01343 / 0	LR Khatian No.	980 / Bata Khatian

Proposed Land Use *	Bastu			Nature of Land * (as recorded in ROR)	Bastu		
	Acre	Decimal	Bigha	Katha	Chatak	Sq. Feet	Total Area of Land(Decimal)
Area of Land *	Acre	1	Bigha	Katha	Chatak	Sq. Feet	1
Adjacent to Metal Road	Yes				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 | G7M6N2 | Try new characters

Existing Market Value of Land: Rs. 3,63,636/-

Details of Land Record

Sl No	Plot No (LR)	Khatian No	Recorded Owner Details			Classification of Plot	Share Area (Acre)	Mutation Case Formation
			Name	Father's/Husband's Name	Address			
1	1343	980	গোপাল প্রামানিক	বাসুদেব	নিজ	বাস্তু	0.01000000	OK

Satyajit Das

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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.

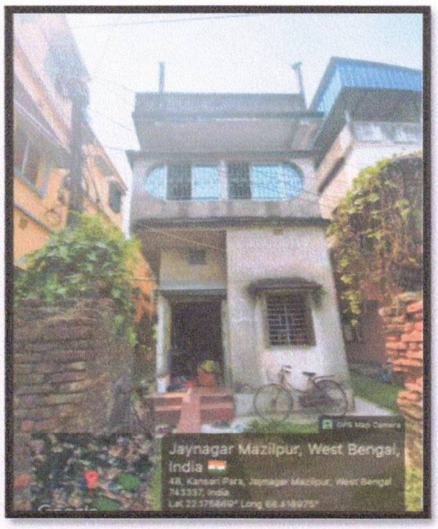
Address – 84, Berh West Para, Ward No- 17, P.O.– Sripally,
Pin code no.– 713103, Dist.- Purba Burdwan, West Bengal.

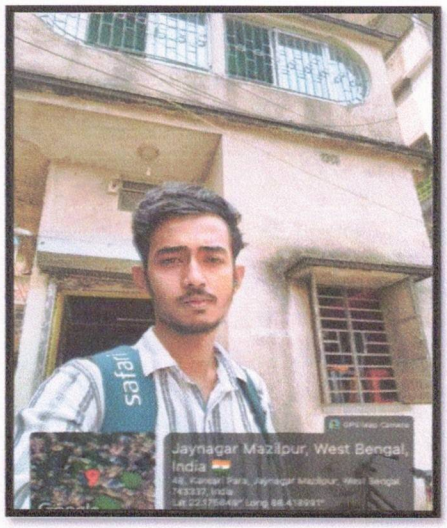
Contact No.: - 9332113655/6290367977
Email: - satyajitarndr@gmail.com/sauravofficevaluer@gmail.com

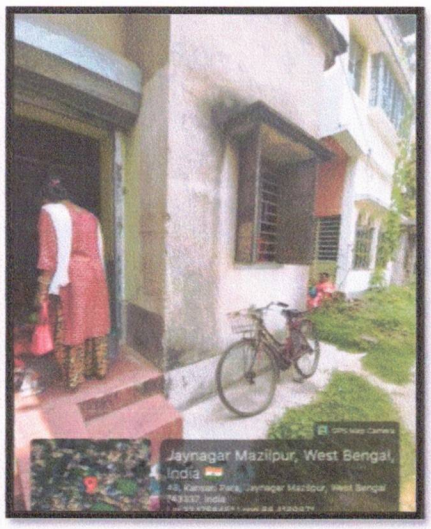
OWNER :- SRI GOPAL PRAMANIK.
A/C NAME :- M/S. MATRI DISTRIBUTORS.

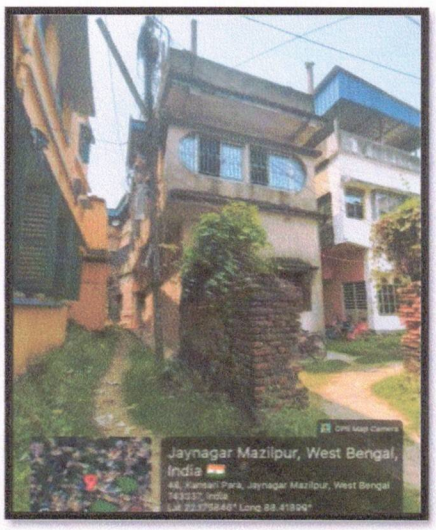












(INSPECTED BY, OUR REPRESENTATIVE MR. AYAN CHAKRABORTY.)

Satyajit Das

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Date: 2026.04.06 19:34:29 +05'30'