Ref. No.: SF/26-27/166 Date: 19.09.2026

GAUTAM RAY

M.Sc. (Valuation of Real Estate), AMISE, MCEV, Gold Appraiser
Govt. Registered Valuer u/s 34 AB of WT Act, 1957
Registration No. WB & Sikkim/CCIT-2/Kol/56/2021-22/08, Govt. of India
20C, SOUTHERN AVENUE, KOLKATA - 700026
Mobile: 98300-15497 Phone: 91-33-2466-1170

REPORT ON THE SURVEY & VALUATION OF

PROPERTY HAVING RESIDENTIAL FLAT
STANDING IN THE NAME OF

REGISTERED OWNER:

SRI PIJUSH GHOSH





ACCOUNT: SRI PIJUSH GHOSH

SITUATED AT:

Property comprised of Residential Flat situated on the East side of 2nd Floor, being Flat No.- 10, within G+3 Storied Residential Apartment named as "Sushil Apartment", located at Premises No.- 13/1, Rakhal Mukherjee Road, P.O.- Sarsuna, P.S.- Thakurpukur (Formerly, Behala), Mouza- Paschim Barisha, J.L. No.- 19, R.S. No.- 43, Touzi Nos.- 1-4, 6, 8-10, 12-16, 5, Dag No.- 306, R.S. Khatian Nos.- 877 & 213, Under Ward No.- 126, Kolkata Municipal Corporation, Dist.- South 24 Pgs., Kolkata- 700061, W.B.

DEED NO. - I-02048/2004

Latitude: 22.47793⁰ **Longitude: 88.30079⁰**

PUNJAB NATIONAL BANK
COSAM, KOLKATA-SOUTH
B.O.- KOLKATA ALIPORE CHETLA

F.M.V.: Rs.11,74,000.00
R.V.: Rs.10,57,000.00
D.V.: Rs. 9,98,000.00

Signature valid
Signed By:GAUTAM RAY
Reason:I attest to the accuracy and authenticity of this document
Location:Kolkata, West Bengal

Gautam Ray

M.Sc. (Valuation of Real Estate), MISE, MCEV, Gold Appraiser, CHARTERED APPRAISER
Govt. Registered Valuer u/s 34 AB of WT Act, 1957
Registration No.- WB & Sikkim/CCIT-2/Kol/56/2021-22/08, Govt. of India
Valuer of Enforcement Directorate & Kolkata Metro Rail Corporation Ltd., Govt. of India, Punjab National Bank, Shriram Finance Ltd.

Registered Address:
20C, SOUTHERN AVENUE, KOLKATA - 700026
Mobile : 9830015497 Phone : 91 33 24661170
E-mail: gautam.ray59@gmail.com

Ref. No.: SF/26-27/166 **Date: 19/09/2026**

To
THE CHIEF MANAGER
PUNJAB NATIONAL BANK,
COSAM, KOLKATA-SOUTH
UNITED TOWER, 9TH FLOOR
KOLKATA-700001, W.B.

FORMAT OF VALUATION REPORT IN RESPECT OF FLATS

S. No.	Particulars		Content
I.	***Introduction***		
1.	Name & address of the Valuer		Gautam Ray
2.	Date of inspection		04.09.2026
	Title Deed Number and Date		• Deed of Conveyance vide **Deed No.-I-02048/2004**, Dated 12.07.2004, Registered in A.D.S.R., Behala, South 24 Pgs.
	Date on which the valuation is made		19.09.2026
3	Purpose for which the valuation is made		To ascertain the fair market value of immovable property
4.	List of documents produced for perusal		
	i)		Copy of Deed of Conveyance vide **Deed No.-I-02048/2004**, Dated 12.07.2004, Registered in A.D.S.R., Behala, South 24 Pgs.
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)		**Registered Owner:** **i)** **Sri Pijush Ghosh** S/o Sri Probhat Chandra Ghosh
6.	Brief description of the property		Property comprised of Residential Flat situated on the East side of **2nd Floor**, being **Flat No.- 10**, within G+3 Storied Residential Apartment named as **"Sushil Apartment"**, measuring **700.00 Sq.ft.** of Super Built-up Area, consisting of 2 Bedrooms, 1 Dining Room, 1 Toilet & 1 Balcony etc.
7.	Location of property		Premises No.- 13/1, Rakhal Mukherjee Road, P.O.- Sarsuna, P.S.- Thakurpukur (Formerly, Behala), Under Ward No.- 126, Kolkata Municipal Corporation, Dist.- South 24 Pgs., Kolkata- 700061, W.B.
	a)	Plot No. / Survey No.	Mouza- Paschim Barisha, J.L. No.- 19, R.S. No.- 43, Touzi Nos.- 1-4, 6, 8-10, 12-16, 5, Dag No.- 306, R.S. Khatian Nos.- 877 & 213
	b)	Door No.	**Flat No.- 10, 2nd Floor**
	c)	T.S. No. / Village	Premises No.- 13/1, Rakhal Mukherjee Road, P.O.- Sarsuna, P.S.- Thakurpukur (Formerly, Behala), Dist.- South 24 Pgs., Kolkata- 700061, W.B.

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	d)	Ward / Taluka	Under Ward No.- 126, Kolkata Municipal Corporation
	e)	Mandal / District	South 24 Pgs.
	f)	Date of issue and validity of layout of approved map/ plan	Sanctioned Building Plan vide Sanction No.- 157(B-14), Dated 05.05.1999, valid up to 04.05.2004
	g)	Approved map/ plan issuing authority	Kolkata Municipal Corporation
	h)	Whether genuineness or authentic of approved plan is verified	Yes
	i)	Any other comments on authentic of approved plan	Copy of Sanctioned building plan is available with the Bank
	j)	Comment on unauthorized construction if any	Nothing adverse has been reported.
	k)	Comment on demolition proceedings if any	No
8.	Postal address of the property		**"Sushil Apartment", Flat No.- 10, 2nd Floor,** Premises No.- 13/1, Rakhal Mukherjee Road, P.O.- Sarsuna, P.S.- Thakurpukur (Formerly, Behala), Dist.- South 24 Pgs., Kolkata- 700061, W.B.
9.	City / Town		Kolkata
	Residential area		Yes
	Commercial area		N.A.
	Industrial Area		N.A.
10.	Classification of the area		
	i)	High /Middle /Poor	Middle-Class area
	ii)	Urban /Semi urban /Rural	Urban
11.	Coming under Corporation limit /Village Panchayat / Municipality		Under the jurisdiction of Kolkata Municipal Corporation
12.	Comment on whether the society where the flats are located is freely accessible ?		Yes, freely accessible.
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.	**Boundaries of the property**		**Boundaries of Self Contain Flat situated on the 2nd Floor**
	North: By Sishu Kalyan School		By Open to Sky
	South: By Block 'A'		By Staircase & Lobby
	East: By 8 ft. wide Common Passage		By Flat No.- 9
	West: By Sishu Kalyan School		By Open to Sky
15.	Dimensions of the site		
	North		N.A.
	South		N.A.
	East		N.A.
	West		N.A.
16.	Extent of the site		**6 Cottahs 10 Chittacks more or less, As per Deed, equivalent to 4770.00 Sq.ft./6.625 Cottahs more or less.**
16.1	Latitude, Longitude and Co-ordinates of flat		**Landmark:** Beside Children Welfare Girls Hostel **Latitude:** 22.47793^0; **Longitude:** 88.30079^0
17.	Extent of the site considered for valuation (least of 14 A & 14 B)		Property comprised of Residential Flat situated on the East side of **2nd Floor**, being **Flat No.- 10**, within G+3 Storied Residential Apartment named as **"Sushil Apartment"**,

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		measuring **700.00 Sq.ft.** of Super Built-up Area
18.	Whether occupied by the owner/ tenant? If occupied by tenant, since how long? Rent received per month.	Under Physical Possession of the Bank
II.	**APARTMENT BUILDING**	
1.	Name of the Apartment	**"Sushil Apartment"**
2.	Description of the locality Residential/ Commercial/ Mixed	Residential area
3.	Year of Construction	2004, As reported
4.	Number of Floors	G+3 Storied
5.	Type of Structure	R.C.C. Roofed & R.C.C. framed, Brick Built Structure
6.	Number of Dwelling units in the building	N.A.
7.	Quality of Construction	Standard
8.	Appearance of the Building	Moderate
9.	Maintenance of the Building	Reasonable
10.	Facilities Available	
	Lift	Not Available
	Protected Water Supply	Water supply is available from Kolkata Municipal Corporation
	Underground Sewerage	Yes
	Car Parking – Open/ Covered	N.A.
	Is Compound wall existing?	Yes
	Is pavement laid around the building	Yes
III	**FLAT**	
1.	The floor on which the flat is situated	East side of **2nd Floor**, within G+3 Storied Residential Apartment named as **"Sushil Apartment".**
2.	Door No. of the flat	**Flat No.- 10, 2nd Floor**
3.	Specifications of the flat	2 Bedrooms, 1 Dining Room, 1 Toilet & 1 Balcony etc.
	Roof	R.C.C.
	Flooring	Mosaic Flooring
	Doors	Wooden fitted flush
	Windows	Aluminium framed windows, fitted & fixed with Glazed Glass, covered with M.S. Iron Grill.
	Fittings	Ordinary
	Finishing	Plastered & Painted in outside & inside walls.
4.	House Tax	
	Assessment No.	N.A.
	Tax paid in the name of	N.A.
	Tax amount	N.A.
5.	Electric Service Connection no.	N.A.
	Meter card in the name of	N.A.
6.	How is the maintenance of the flat?	Poorly maintained.
7.	Sale Deed executed in the name of	**Registered Owner:** **i) Sri Pijush Ghosh** S/o Sri Probhat Chandra Ghosh
8.	What is the undivided area of land as per	**6 Cottahs 10 Chittacks more or less, As per Deed, equivalent to 4770.00 Sq.ft./6.625 Cottahs more or**

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	Sale Deed?	**less.** (Undivided proportionate share of land component, as per Deed)
9.	What is the plinth area of the flat?	560.00 Sq.ft. more or less.
10.	What is the floor space index (app.)	N.A.
11.	What is the Carpet area of the flat?	504.00 Sq.ft. more or less.
12.	Is it Posh/ I class/ Medium/ Ordinary ?	It is a residential area having mostly Middle class dominated population.
13.	Is it beings used for Residential or Commercial purpose ?	Residential purpose.
14.	Is it Owner **–** occupied or let out ?	Under Physical Possession of the Bank
15.	If rented, what is the monthly rent ?	N.A.
IV	**MARKETABILITY**	
1.	How is the marketability?	Reasonable
2.	What are the factors favouring for an extra potential Value?	1. Located under Kolkata Municipal Corporation having support of all modern & civic amenities including Municipal facilities. 2. No scarcity was found within the surroundings of schedule property. 3. Having proper demand subject to its specification & location.
3.	Any negative factors are observed which affect the market value in general ?	Nothing has been found in this regard.
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)	From the local enquiry and market investigation, it has been revealed that the rate for Land, developed, connectivity of road/ rail, in-and-around the site for such Pre-used Flat, under similar condition and its market rate is around Rs.2,100/- to Rs.2,800/- per Sq.ft. as per Super Built up area basis. no modern amenities such as lift facility is available on site.
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 on the factors with the flat under comparison (give details).	**Rs. 2,150/- per Sq.ft.**
3.	Break- up for the rate	
	(i) Building + Services	**Rs. 1,150.00 per Sq.ft.**
	(ii) Land + Others	**Rs.1,000.00 per Sq.ft.**
4.	Guideline rate obtained from Registrar's office (an evidence thereof to be enclosed)	• Rs.18,53,633.00 for 700.00 Sq.ft., of Super Built up Area in Flat, i.e. Rs.2,648/- per Sq.ft.
VI.	**COMPOSITE RATE ADOPTED AFTER DEPRECIATION**	
a.	Depreciated building rate	**Rs. 1,862.50 per Sq.ft.**
	Replacement cost of flat with Services (v (3) i)	Rs. 6,44,000/-
	Age of the building	22 years
	Life of the building estimated	80 years
	Depreciation percentage assuming the salvage value as 10%	**25.00%** (As per Straight Line Method of Depreciation)

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	Depreciated Ratio of the building	Rs.1150.00 – Rs.287.50= Rs. 862.50
b.	Total Composite Rate arrived for valuation	
	Depreciated Building Rate VI (a)	Rs. 862.50
	Rate for Land & Other V (3)ii	Rs.1,000.00
	Total Composite Rate	**Rs.1,862.50**

Details of Valuation:

Sr.	Description	Rate per unit Rs.	Estimated Value Rs.
1.	Present value of the Flat	Rs.1,862.50 per Sq.ft.	**700.00 Sq.ft.** @ Rs. 1,862.50 per Sq.ft. = Rs.13,03,750.00 **Say, Rs.13,04,000.00** **Less: 10% Due to poor maintenance, as long-time lock & key status:** **(-)** Rs. 1,30,400.00 Rs.11,73,600.00 **Say, Rs.11,74,000.00** ***(In Words: Rupees Eleven Lakhs Seventy Four Thousand only)***

DATA/INFORMATION COLLECTED FOR REFERENCE IN RESPECT OF THE PROPERTY UNDER REFERENCE :

01. From the local enquiry and market investigation, it has been revealed that the rate for Land, developed, connectivity of road/ rail, in-and-around the site for such Pre-used Flat, under similar condition and its market rate is around Rs.2,100/- to Rs.2,800/- per Sq.ft. as per Super Built up area basis. no modern amenities such as lift facility is available on site, whereas Govt. Guideline rate is Rs.2,648.00 per Sq.ft., which is due to recent revision in Circle Rate by Govt. of West Bengal. However, considering the fact that the subject flat is located on the 2nd Floor, of the subject G+3 storied building, having non-availability of modern amenities such as lift facility & having an age of 22 years already, having ordinary fittings & specification & located not on the main road but on the internal road, which might in return affect the markatability of subject property comparing with less older proeprties having moderm amentities with better speficification in the subject neighborhood, considering all these factors, the undersigned has considered the adopted rate for valuation at **Rs. 2,150/- per Sq.ft**. for the subject Residential Flat, located on the **2nd Floor** in this captioned case.

02. Straight line method of Depreciation has been considered in this captioned case as per year of construction of the subject property.

03. Considering the factors regarding the subject property, discussed earlier, reiterated once again, being a 22 years old property, having non-availability of modern amenities such as lift facility, on site & already a mortgaged property with the bank, moreover, the subject residential flat, found under poor maintained condition at present, during inspection, as the subject property being under lock & key for a while, due to the above discussed factors, the undersigned has considered a **10%** deduction on the prime cost of the subject property.

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[For assessing "REALISABLE VALUE" as on date of valuation, considering marketability, risk factors and other hazard and proper time-frame, 10% deducting from the 'Market Value' may be reasonable at: **Rs.10,57,000.00** only and for assessing "FORCED SALE" VALUE, considering 15% deduction from the Market Value may be reasonable at : **Rs. 9,98,000.00**]

As a result of my appraisal and analysis, it is my considered opinion that the present market value of the above property on ownership basis at 2nd Floor, under prevailing condition with aforesaid specifications is Rs. 11,74,000.00 (Rupees Eleven Lakhs Seventy Four Thousand only). (Prevailing market rate along with details/ reference of atleast two latest deals/ transactions with respect to adjacent properties in the areas. The reference should be of properties/ Property at 2nd Floor). The other details are as under :

i. **Date of purchase of immovable property : 12.07.2004**
ii. **Purchase Price of immovable property : Rs.9,00,000.00**
iii. **Book value of immovable property : Not Available**
iv. **Fair market Value of immovable property: Rs. 11,74,000,00**
v. **Realizable Value of immovable property : Rs. 10,57,000.00**
vi. **Distress Sale Value of immovable property :Rs. 9,98,000.00**
vii. **Guideline Value (value as per Circle Rates), if applicable, in the area where immovable property is situated :(A.D.S.R. value) : Rs.18,53,633.00 for 700.00 Sq.ft., of Built up Area in Flat.**
viii. **Value of property of similar nature in the same locality drawn from any one of the popular property websites such as Magic Bricks, 99 Acres, Housing NHB, Residex, etc.:** Not Available

Place : Kolkata
Date : 19.09.2026

Encl :

1. **Declaration from the valuer**
2. **Model code of conduct for valuer**
3. **Photographs of the subject property**
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.**
6. **Building Plan**
7. **Floor Plan**
8. **Any other relevant documents/extracts**

Signature valid
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Reason:I attest to the accuracy and authenticity of this document
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METHODOLOGY OF VALUATION :

For assessing the value of Flat our approach has been to make reference to current sale price / market references of more or less comparable nature of property in the vicinity with its existing use vis-à-vis the socio-economic growth in the area and the infrastructural facilities available.
The basis of the classification of properties for valuation purpose are :

i) Land Character

ii) Nature of Property and its use

iii) Extent of rights and benefits, and

iv) Privileges and future prospects or developments.

Proper approach to valuation for such a category of such property is 'MARKET APPROACH'**.**
The reasonable and rational Method of Valuation under such valuation approach is : 'MARKET COMPARISON' Method of Valuation**.**

FACTORS CONSIDERED FOR ASSESSING THE PROPERTY VALUE ARE :

i) Location and locational advantage / disadvantages
ii) Nature of holding i.e. freehold / leasehold
iii) Area of Flat
iv) Year of acquisition
v) Terms and conditions
vi) Development made
vii) Present and future possible use and
viii) Present demand in the Real Estate Market

BASIS OF VALUATION :

EXISTING USE based on its potential value.

PRINCIPLES, NORMS & GUIDELINES ON VALUATION FOR THE STATED CASE :

(i) **Definition of Market Value** : Market Value is the estimated amount for which an asset ought to exchange on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion. The estimate specially excludes an estimated price inflated or deflated by special terms or circumstances.

(ii) **Classification of properties, value ingredients, value elements, approach and method of valuation**.

PROPERTY CLASSIFICATION	VALUE INGREDIENTS	VALUE ELEMENTS	APPROACH TO VALUATION	METHOD OF VALUATION
1. INVESTMENT PROPERTY	UTILITY, MARKETABILITY, SELF LIQUIDITY	OWNER'S VALUE, MARKET VALUE, INVESTMENT VALUE	INCOME APPROACH	RENT / INCOME CAPITALISATION METHOD
2. MARKETABLE & NON INVESTMENT PROPERTY	UTILITY, MARKETABILITY	OWNER'S VALUE, MARKET VALUE	MARKET APPROACH	**SALE / MARKET COMPARISON METHOD**
3. SERVICE PROPERTY	UTILITY	OWNER'S VALUE	COST APPROACH	D.R.C. METHOD

Signature valid
Signed By:GAUTAM RAY
Reason:I attest to the accuracy
and authenticity of this document
Location:Kolkata, West Bengal

I/ WE HEREBY DECLARE THAT

A. THE INFORMATION FURNISHED ABOVE IS TRUE TO THE BEST OF MY /OUR KNOWLEDGE AND BELIEF.
B. NEITHER ME NOR MY ASSOCIATE HAVE ANY DIRECT OR INDIRECT INTEREST IN THE ADVANCE OR ASSETS VALUED.
C. I /WE ARE NEITHER RELATED TO THE OWNER OF THE PROPERTY WHICH IS BEING VALUED NOR THE OFFICIALS OF THE BRANCH FROM WHICH THE BORROWER PROPOSES TO MORTAGAGE THE PROPERTY BEING VALUED / ALREADY MORTGAGED TO THE BRANCH.
D. THE PROPERTY WAS PHYSICALLY INSPECTED BY ME & MY REPRESENTATIVE ON 04.09.2026.
E. THE TITLE DEED (S) OF THE PROPERTY UNDER VALUATION IS AVAILABLE WITH THE BANK.
F. THE PROPERTY IS IDENTIFIED BY ITS LOCATION & CO-ORDINATES.
G. THIS VALUATION IS PREPARED WITHOUT ANY PREJUDICE OR BIAS TO ANY PERSON OR INSTITUTION.
H. THIS REPORT IS PREPARED BASED ON AVAILABLE DOCUMENTS DURING MY /OUR PERSONAL VISIT TO THE SITE.
I. THE LEGAL ASPECTS ARE NOT CONSIDERED IN THIS VALUATION.
J. THE VALUE OF ENTIRE HALL IS TAKEN INTO ACCOUNT BY MAKING ENQUIRES IN THE LOCALITY AND ASCERTAINING THE SALES VALUE OF THE PROPERTIES IN THE LOCALITY.
K. ANY ADDITIONS/ ALTERATIONS MADE TO THE PROPERTY AFTER THE DATE OF VALUATIONS SHALL NOT FALL UNDER THE SCOPE OF THIS REPORT.
L. WE ARE NEITHER THE AUDITORS TO THE OWNER OF THE PROPERTY (IES) NOR THEIR FIRMS, ASSOCIATES NOR ARE WE THE STATUTORY AUDITORS TO THE BRANCH FROM WHICH THE LOAN IS PROPOSED TO BE AVAILED.
M. IT IS HEREBY CERTIFIED THAT THE PRESENT MARKET VAUE OF THE ABOVE PROPERTY IS IN MY OPINION IS ***RS.11,74,000.00*** AND THE ESTIMATED REALIZABLE VALUE ***RS.10,57,000.00*** UNDER DISTRESS SALE VALUE WILL BE ***RS.9,98,000.00.***
N. VALUE VARIES WITH THE PURPOSE AND DATE THIS REPORT IS NOT BE REFERRED FOR THE PURPOSE IS DIFFERENT OTHER THAN VALUATION OF THE MORTGAGED PROPERTY.
O. I HAVE NOT BEEN DISMISSED OR REMOVED FROM GOVT. SERVICE OR CONVICTED OF AN OFFENCE CONNECTED WITH ANY PROCEEDINGS OF INCOME TAX ACT, WEALTH TAX ACT OR GIFT TAX ACT OR HAVE BEEN BLACKLISTED BY ANY BANK/FINANCIAL INSTITUTION /GOVT. DEPARTMENT /PUBLIC SECTORE ENTEREPRISE/BODY CORPORATE ETC.
P. I ABIDE BY THE MODEL CODE OF CONDUCT FOR EMPANELMENT OF THE VALUER IN THE BANK.
Q. I AM THE PROPRIETOR WHO IS COMPETENT TO SIGN THIS VALUATION REPORT.
R. EDUCATIONAL / PROFESSIONAL QUALIFICATION
GOVT. REGISTERED VALUER U/S 34 AB OF WT ACT, 1957, REGISTRATION NO.- WB & SIKKIM/CCIT-2/KOL/56/2021-22/08, GOVT. OF INDIA.

Place : Kolkata
Date : 19.09.2026

Signature valid
Signed By:GAUTAM RAY
Reason:I attest to the accuracy and authenticity of this document
Location:Kolkata, West Bengal

Appendix-V

DECLARATION FROM VALUERS

I hereby declare that**:-**

a. The information furnished in my valuation report dt.**19/09/2026** 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/my representative have personally inspected the property on dt,.**04/09/2026** The work is not sub-contracted to any other valuer and carried 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' as 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 32AB 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.

l. Further, I hereby provide the following information.

Sl. No.	Particulars	Valuer comment
1.	Background information of the asset being valued	To ascertain the fair market value of an immovable property (Flat) Property comprised of Residential Flat situated on the East side of **2nd Floor**, being **Flat No.- 10**, within G+3 Storied Residential Apartment named as **"Sushil Apartment"**, located at Premises No.- 13/1, Rakhal Mukherjee Road, P.O.- Sarsuna, P.S.- Thakurpukur (Formerly, Behala), Mouza- Paschim Barisha, J.L. No.- 19, R.S. No.- 43, Touzi Nos.- 1-4, 6, 8-10, 12-16, 5, Dag No.- 306, R.S. Khatian Nos.- 877 & 213, Under Ward No.- 126, Kolkata Municipal Corporation, Dist.- South 24 Pgs., Kolkata- 700061, W.B. **Registered Owner:** **i) Sri Pijush Ghosh**
2.	Purpose of valuation and appointing authority	For Valuation by PNB
3.	Identity of the valuer and any other experts involved in the valuation	Name of valuer – Sri Gautam Ray PAN – ADKPR3809D The Property was Physically Inspected by me & my

Signature valid
Signed By:GAUTAM RAY
Reason:I attest to the accuracy and authenticity of this document
Location:Kolkata, West Bengal

		representative on 04.09.2026
4.	Disclosure of valuer interest or conflict, if any	Myself, my relatives and my staffs are not related in any way to either Owner or Proposed Purchaser
5.	Date of appointment, valuation date and date ofreport	Date of appointment –04.09.2026 Date of valuation –04.09.2026 Date of report – 19.09.2026
6.	Inspections and / or investigations undertaken	The Property was Physically Inspected by me & my representative on 04.09.2026
7.	Nature and sources of the information used or relied upon	• Copy of Deed of Conveyance vide **Deed No.-I-02048/2004**, Dated 12.07.2004, Registered in A.D.S.R., Behala, South 24 Pgs.
8.	Procedures adopted in carrying out the valuation and valuation standards followed	We have adopted one of the approaches for valuation of the property under reference 'market approach' for valuation of Flat. For valuation of Flat, we have considered weighted average of market information, guideline value obtained from official website of Govt. of West Bengal**.**
9.	Restrictions on use of the report, if any;	The report only be sole use of PNB & for no other of the purpose.
10.	Major factors that were taken in to account during The valuation.	• Property is located on the 2nd Floor, being an age of 22 years, lift facility is not available on site.
11.	Caveats, limitations and disclaimers to the extent The explain or elucidate the limitations faced by valuer, which shall not be for the purpose of limiting his responsibility for the valuation report.	1) We have prepared the report exclusively on the basis of our physical inspection on the day of survey on dt.04.09.2026. We have not checked legal validity of the title of the property which is beyond our scope of work. 2) This Valuation is being conducted based on the presumption that the owner holds a clear, undisputed title of the subject property. In other words, the subject Flat, has been considered to be free from encumbrance and other tax liabilities. 3) The information pertaining to the market price has been obtained from sources deemed to be reliable however no written confirmation or verification was made available and hence our analysis is limited to that extent.

Place : Kolkata
Date 19.09.2026

Signature valid
Signed By:GAUTAM RAY
Reason:I attest to the accuracy
and authenticity of this document
Location:Kolkata, West Bengal

Appendix-VI

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 :-

1. A valuers shall in the conduct of his / its business, follow high standards of integrity and fairness in all / its dealings with his / its clients and other Valuers.
2. A Valuer shall maintain integrity by being honest, straight forward and forth right in all professional relationship.
3. A valuers shall endeavours sure that the / it provides true and adequate information and shall not misrepresentative any factor 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 for most while delivering his services.

Professional Competence and Due Care :-

1. A Valuers shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgement.
2. A valuers shall carryout professional service in accordance with the relevant technical and professional standards that may be specified from time to time.
3. A Valuer shall continuously maintain professional knowledge and skills to provide competent professional service based on up-to-date developments in practice, prevailing regulations / guidelines and techniques.
4. 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 other extent that the assumptions are based on statements off act provide by the company or its auditors or consultants or information available in public domain and not generated by the Valuer.
5. A valuer shall not carry out any instructions of the client in so far as they are incompatible with the requirements of integrity, objective and independence.
6. A valuer shall clearly state to his client these service that the would be competent to provide and the service 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 :-

1. 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, where directly connected to the Valuation assignment or not.
2. 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.
3. A Valuer shall maintain complete independence in his / its professional relationships and shall conduct the Valuation independent of external influences.
4. A Valuer shall where ever necessary disclose to the clients, possible sources of conflicts duties and interest providing unbiased services.
5. 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 times the Valuation report becomes public, which ever is earlier.
6. A Valuer shall not indulge in mandates notching or offering convenience Valuation in order to cater to a company or client's needs.
7. As an independent Valuer, the Valuer shall not charge success fee (success may be defined as a compensation / incentive paid to any third party for successful closure of transaction in this case, approval of credit proposals.)
8. IN any fairness opinion or independent expert opinions submitted by a Valuer, if here has been a prior engagement in an unconnected transaction, the Valuer shall declares the association with the company during the last five years.

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Location:Kolkata, West Bengal

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 :-

1. A Valuer shall ensure the / it maintains written contemporaneous records for any decision taken, the reasons for taking the decision, and the information and the 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.
2. A Valuer shall appear, co-operate and believable for inspections and investigations carried on by the authority, any person authorized by the authorize by the authority, the registered Valuers organization with which he / it is registered or any other statutory regulatory body.
3. 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.
4. 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 appear 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 :-

1. A Valuer or his / its relatives shall not accept gifts or hospitality which under mines or affect his independence as a Valuer.
2. Explanation-For the purpose soft his 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).
3. A Valuer shall not offer gifts or hospitality or a financial or any other advantage to public servant or any of other person with a view to obtain or retain works for himself / itself, or retain an advantage in the conduct of profession for himself / itself.

Remuneration and Costs :-

1. A Valuer shall provides services for remuneration which is charged in a transparent manner is a reasonable reflection of the work necessarily and properly under taken and is not in consistent with the applicable rules.
2. A Valuer shall not accept any fees or charges other than those which are disclosed in a written contract with the person to whom would be rendering service.

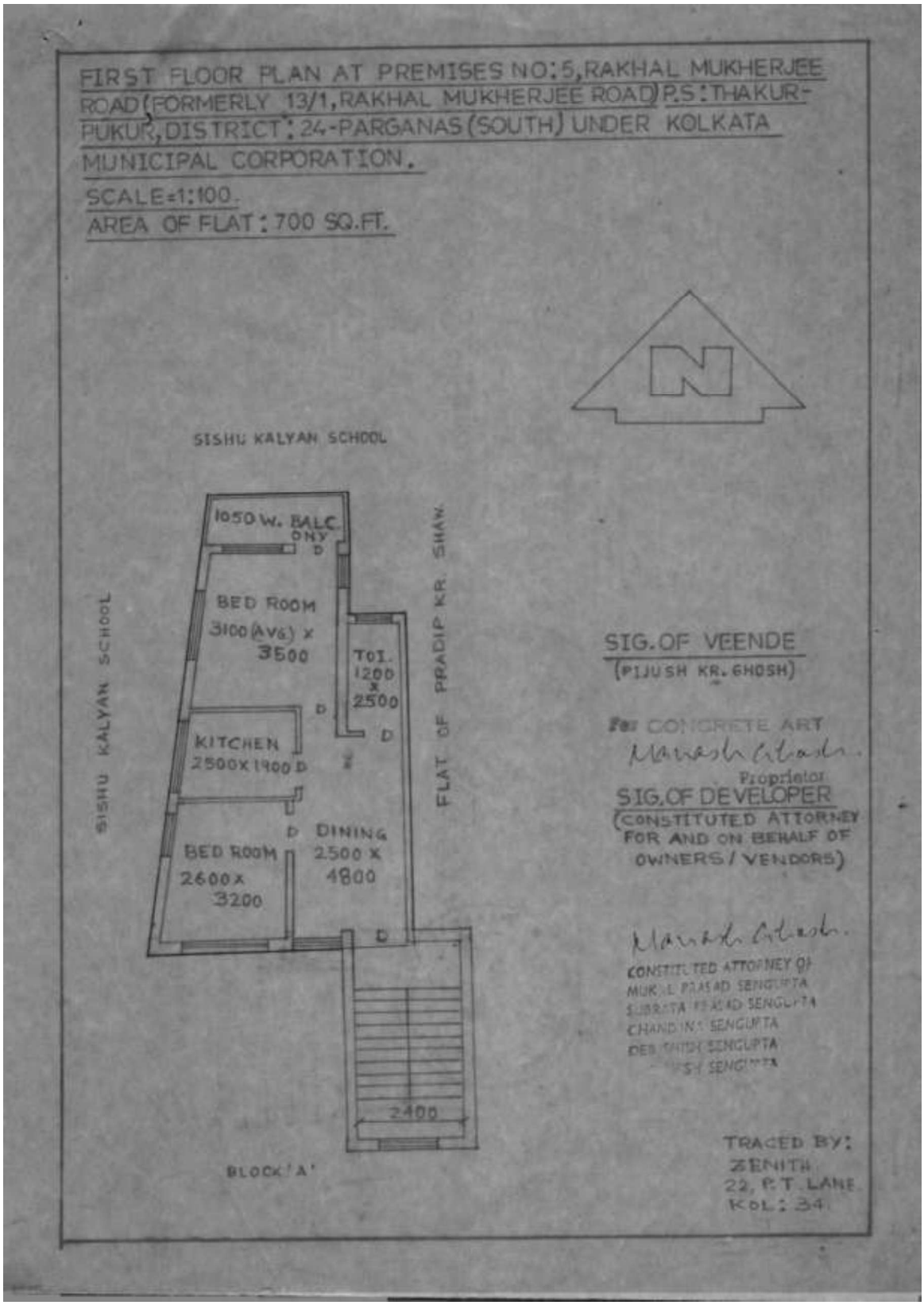
Occupation, employability and restrictions :

1. 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.
2. A Valuer shall not conduct business which in the opinion of the authority or the registered Valuer organization discredits the profession.

Place : Kolkata
Date :19.09.2026

Signature valid
Signed By:GAUTAM RAY
Reason:I attest to the accuracy
and authenticity of this document
Location:Kolkata, West Bengal

FLOOR PLAN

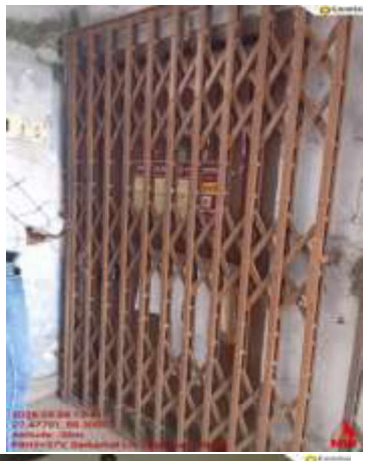


Signature valid
Signed By:GAUTAM RAY
Reason:I attest to the accuracy and authenticity of this document
Location:Kolkata, West Bengal

PHOTOGRAPHS OF THE PROPERTY











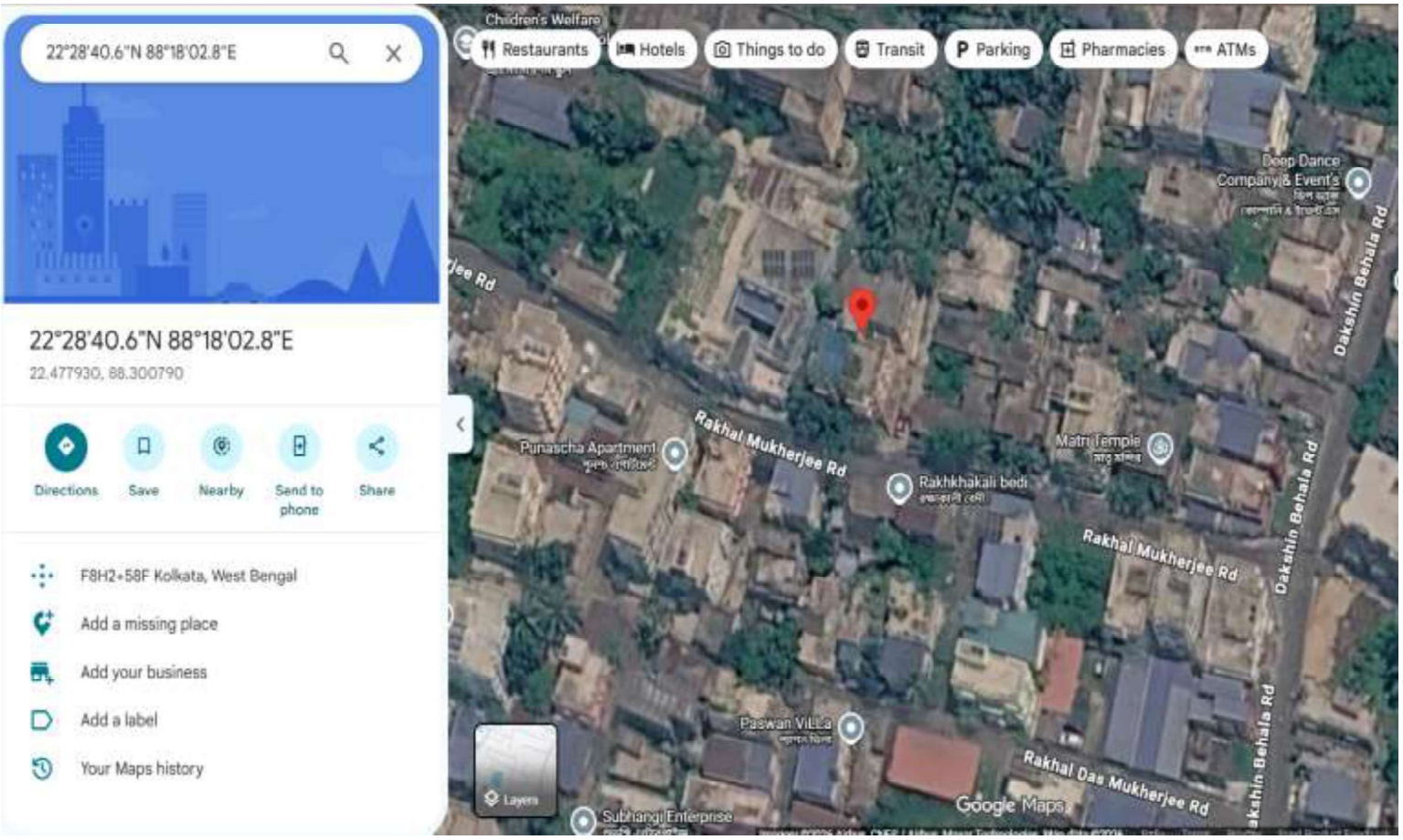
Signature valid

Signed By:GAUTAM RAY
Reason:I attest to the accuracy
and authenticity of this document
Location:Kolkata, West Bengal





LOCATION OF THE PROPERTY



Signature valid

Signed By:GAUTAM RAY
Reason:I attest to the accuracy
and authenticity of this document
Location:Kolkata, West Bengal

Market Value of Apartment

(*) marked items are mandatory

District *	South 24-Parganas		Thana *	Thakurpukur	
Local Body *	Kolkata Municipal Corpora		Mouza *	-Select	*
Road *	Rakhal Mukherjee Lane/R		Road Zone	Not Available	*
Premises No.	13/1		Ward No.	126	
Jurisdiction of *	A.D.S.R. BEHALA		Kolkata Municipal Corporation *	KOLKATA MUNICIPAL CO	
Plot No*	I / 0 / 0		Project Name	Not Available	
Apartment Type *	Flat/Apartment Mezzanine Floor Covered Garage Open Garage		Area	Carpet Area *	504
				Covered/Buildup Area *	560
				Super Buildup Area	700
Use of Flat *	Residential		Floor Type *	Mosaic	
Flat located in which floor *	2 (0-Gr Floor,1-Ist Floor..)		Flat No.	10	
Age of the Flat (in year) *	22		Litigated Property?	No	
Is property on Road	No		Width of Approach Road (In feet)	8	
Encumbered By Tenant ?	No		Is Tenant is a Purchaser?	No	
No. of floor in Building *	4		Provision for Lift	No	

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

Type the characters shown A5R86 Try new characters

Market Value of Apartment :- Rs. 18,53,633/-

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

Signature valid
Signed By:GAUTAM RAY
Reason:I attest to the accuracy and authenticity of this document
Location:Kolkata, West Bengal