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. AKAKUR SARDAR

OWNER:
SRI. AKAKUR SARDAR S/O. LATE NANI LAL SARDAR

VALUATION REPORT OF THE PROPERTY COMPRISING LAND AND SINGLE STORIED RESIDENTIAL BUILDING AT VILL + MOUZA – KHASKUMRAKHALI, P. O. KHASKUMRAKHALI, P. S. CANNING, UNDER TALDI GRAM PANCHAYAT, DISTRICT - SOUTH 24 PARGANAS, PIN - 743376.



Total Market Value of the Property	Rs.17, 52,500.00
Total Realizable Value of the Property	Rs.15, 77,250.00
Total Forced Sale Value of the Property	Rs.14, 02,000.00

PUNJAB NATIONAL BANK
CIRCLE SASTRA, KOLKATA -SOUTH

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13.01.2026

ANNEXURE – 1

APPENDIX - I

VALUATION REPORT OF IMMOVABLE PROPERTY

SL. NO.	PARTICULERS	CONTENT
I.	**Introduction**	
1.	Name of Valuer	Sarajit Kumar Nath Central Park, Haridhan Chakraborty Sarani, Sonarpur, South 24 Parganas, Kolkata – 700150.
2.	Date of Inspection	12.01.2026
	Date of Valuation	13.01.2026
3.	Purpose of valuation	To assess the Present Fair Market value of the property
4.	Name of Property Owner/s (Details of share of each owner In case of single & Co-ownership)	Owner: **Sri. Akakur Sardar** S/O. Late Nani Lal Sardar Vill + Mouza – Khaskumrakhali, P. O. Khaskumrakhali, P. S. Canning, Under Taldi Gram Panchayat, District - South 24 Parganas, Pin - 743376. Freehold & single Ownership (Subject to Bank's Lawyer Report)
5.	Name of Bank/FI as applicable	Punjab National Bank, Circle Sastra, Kolkata - South
6.	Name of Developer of the property (in case of developer-built properties)	N. A.
7.	Whether Occupied by the owner / tenant? If Occupied by tenant, since how long?	Occupied by the owner
II.	**Physical Characteristics of the Asset**	
1.	Location of the Property in the city Plot No. / Survey No. Door No. T.S. No. / Village Ward / Taluka Mandal / District	L. R. Dag No. 2441, R. S. Khatian Nos. 432 & 502, L. R. Khatian No.3066, J. L. No. 69, Touzi No. 2692/2834. Vill + Mouza – Khaskumrakhali, P. O. Khaskumrakhali, P. S. Canning, Under Taldi Gram Panchayat, District - South 24 Parganas, Pin - 743376. Landmark:- Jugiarchak Primary School.

Chartered Engineer S. K. Nath Valuer

2.	Municipal Ward No.	N A	
3.	City / Town Residential Area / Commercial Area / Industrial Area	Canning, South 24 Parganas. Residential Area	
4.	Classification of the area : High / Middle / Poor Metro / Urban / Semi Urban / Rural	 Middle Class Semi Urban Area	
5.	Coming under Corporation limit / Village Panchayat / Municipality	Under Taldi Gram Panchayat	
6.	Postal Address of the property	Vill + Mouza – Khaskumrakhali, P.O. Khaskumrakhali, P. S. Canning, Under Taldi Gram Panchayat, District - South 24 Parganas, Pin - 743376.	
7.	Latitude, Longitude and Coordinates of the Site	Lat - 22.335151 & Long – 88.653951	
8.	Area of the Plot / Land (As per Deed)	04 Decimal (1742.4 Sq. Ft.)(As per previous valuation report)	
9.	Layout Plan of the Area in which the Property / Flat is located	Site Plan shown in the Building Plan.	
10.	Development of surrounding areas	Developed Semi Urban Area / Residential Area	
11.	Details of Roads abutting the Property	Property is Khaskumra Khali Hat Para Road about 800 meter.	
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 such report is received.	
13.	In case it is an agricultural land, any conversion to house site plots is contemplated	N. A.	
14.	Boundary of the Property	As per deed(total land area)	As per Actuals(proposed land area 4 decimal)
	North	By Land of Krishna Pada Naskar.	By Owner's Land.
	South	By Owner's Land.	By Panchayat Road.
	East	By Land of Kudruch Laskar & Bhim Mistri.	By Land of Kudruch Laskar & Bhim Mistri.
	West	By Land of Prabhas Sanfui. Anukul Naskar & Jugal Naskar.	By Land of Prabhas Sanfui. Anukul Naskar & Jugal Naskar.
	Extent of the site considered for valuation (least of 14A & 14 B)	04 Decimal (1742.4 Sq. Ft.)(As per previous valuation report)	
15.	Description of Adjoining properties		
	North	By Owner's Land.	
	South	By Panchayat Road.	
	East	By Land of Kudruch Laskar & Bhim Mistri.	
	West	By Land of Prabhas Sanfui. Anukul Naskar & Jugal Naskar.	
16.	Survey no. if any	Nil	
17.	Type of Building (Residential / Commercial / Industrial)	Residential	

Chartered Engineer S. K. Nath Valuer

18.	Details of the building/buildings and other improvements in terms of area height, no. of floors, plinth area floors wise, year of construction, year of making alterations/additional construction with details, full details of specification to be appended along with building plans and Elevations	Single Storied Building (RCC Foundation & frame Structure with brick wall & RCC Roof) Total Building Area = 915.00 Sq. Ft. (Ground Floor) Year of Construction – 2022
19.	Plinth area, Carpet area and Saleable area to be mentioned separately and clarified	Plinth area Ground Floor = 915.00 Sq. Ft. (Ground Floor)& (Carpet area: 823.00 Sq. Ft. (Ground Floor)Total Building Area = 915.00 Sq. Ft and Saleable Area = 915.00 Sq. Ft. (Total Building Area) & Land = 4 Decimal (As per previous report)
20.	Any other aspect.	
III.	**Town Planning Parameters**	
1.	Master plan provisions related to the property in terms of land use	Residential Purpose
2.	Date of issue and validity of layout of approved map / plan	Sanctioned Plan No. Nil & Dated 29.12.2021 from Taldi Gram Panchayat
3.	Approved map / plan issuing authority	Pradhan, Taldi Gram Panchayat.
4.	Whether genuineness or authenticity of approved map / plan is verified	Yes
5.	Any other comments by our empanelled valuers on authentic of approved plan	No
6.	Planning area/zone	N. A.
7.	Developments controls	N. A.
8.	Zoning regulations	No
9.	FAR/FSI permitted and consumed	N. A.
10.	Ground Coverage	Yes (As per Building Plan)
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	N. A.
14.	Comment on demolition proceedings if any	N. A.
15.	Comment on compounding / regularization Proceedings	N. A.
16.	Comment on whether OC has been issued or Not	N. A.
17.	Any other aspect	N. A.
IV.	**Legal Aspects**	
1.	Ownership documents	**Owner: Sri. Akakur Sardar** S/O. Late Nani Lal Sardar ✓ Deed No. I-04901/2009 Dated 28.10.2009 (Copy) ✓ Sanctioned Plan No. Nil & Dated 29.12.2021 from Taldi Gram Panchayat
2.	Names of Owner/s (In case of joint or Co-ownership, whether the shares are undivided or not?)	**Owner: Sri. Akakur Sardar** S/O. Late Nani Lal Sardar (Freehold & single Ownership) (Subject to Bank's

Chartered Engineer S.K. Nag Valuer

		Lawyer Report)
3.	Comment on dispute/issues of landlord with tenant/statutory body/any other agencies, if any in regard to immovable property.	N. A.
4.	Comment on whether the IP is independently accessible?	Yes, independently access is available and property situated beside metal road. Property is away from Khaskumra Khali Hat Para Road about 800 meter.
5.	Title verification	Verified T.I.R by Bank's Lawyer Report
6.	Details of leases if any	N. A.
7.	Ordinary status of freehold or leasehold including restriction on transfer	Freehold (Subject to Bank's Lawyer Report)
8.	Agreements of easements if any	N. A.
9.	Notification for acquisition if any	N. A.
10.	Notification for road widening if any	N. A.
11.	Possibility of frequent flooding / sub-merging	No
12.	Special remarks, if any, like threat of acquisition of land for public service purpose, road widening or applicability of CRZ provisions etc. (Distance from sea-coats / tidal level must be incorporated)	N. A.
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.	N. A.
14.	Comment on transferability of the property ownership	Freehold
15.	Comment on existing mortgages/ charges/encumbrances on the property if any	Freehold.
16.	Comment on whether the owners of the property have issued any guarantee (personal/corporate) as the case may be	As per legal opinion
17.	Building plan sanction, illegal constructions if any done without plan sanction/violations.	The construction of the building is done as per the sanctioned plan.
18.	Any other aspect	N. A.
V.	**Economic aspects**	
1.	Details of ground rent payable,	N. A.
2.	Details of monthly rents being received any	N. A.
3.	Taxes and other outgoings	Tax Recipes No. 16091061/6928 Dated 29.10.2021 from Taldi Gram Panchayat in the **Sri. Akakur Sardar** S/O. Late Nani Lal Sardar
4.	Property insurance	N. A.
5.	Monthly maintenance charges	N. A.
6.	Security charges, etc.	N. A.
7.	Any other aspect	N. A.
VI.	**Socio-Cultural aspects**	
1.	Description of the location of property in terms of the social structure of the area, population, social stratification, regional origin, age, groups, economic levels, location of slums / squatter settlements nearby, etc.	The property is located in a Residential Area having good potentiality, Middle / Poor Class Area. Having various types of castes and creeds of different age groups, no slum found visible. All basic civic amenities are within 1-2 Km. away from the property & Property is Khaskumra Khali

Chartered Engineer S. K. Nath Valuer

		Hat Para Road about 800 meter.
VII.	**Functional and Utilitarian aspects**	
	Description of the functionality and utility of the assets in terms of:	
	1. Space allocation,	Yes
	2. Storage spaces,	Yes
	3. Utility of spaces provided within the building,	Yes
	4. Any other aspects	No
VIII.	**Infrastructure Availability**	
	a) Description of aqua infrastructure availability in terms of	
	1. Water supply	Yes
	2. Sewerage / Sanitation	Yes
	3. Storm Water Drainage	Yes
	b) Description of other physical infrastructure facilities viz.	
	1. Solid waste management	Yes
	2. Electricity	Yes
	3. Roads & Public transportation connectivity	Yes
	4. Availability of other public utilities nearby	All basic civic amenities are within 1-2 Km. away from the property
	c) Social infrastructure in terms of	
	1. Schools	Within 1-2 Km.
	2. Medical facilities	Within 1-2 Km.
	3. Recreation facilities in terms of parks and open spaces.	Within 0.5 Km.
IX.	**Marketability**	
	Analysis of the market for the property in terms of	
	1. Locational attributes	Good
	2. Scarcity	No
	3. Demand and supply of the kind of subject property.	Demand and supply is more or less same
	4. Comparable sale prices in the locality (Land)	Rs. 90,000/- to Rs.1/- Lakhs per Decimal
X.	**Engineering and Technology Aspects**	
1.	Type of construction	Ground: RCC Foundation & Frame Structure with brick wall & RCC roof, Wall – Plaster finish (Interior) & Colour wash (Exterior), Door – Wooden, Window – Wooden with MS

Chartered Engineer S.K. Nath Valuer

		Grill & Flooring IPS type
2.	Materials and technology used	Good quality building materials.
3.	Specifications,	As per PWD
4.	Maintenance issues	Yes
5.	Age of the building	4 Years
6.	Total life of the building	76 Years
7.	Extent of deterioration	No
8.	Structural safety	Apparently safe
9.	Protection against natural disasters viz. earthquakes	Not Known
10.	Visible damage in the building if any	No
11.	Common facilities viz. water pump, lights, security systems, etc.	Yes
12.	System of air-conditioning	N. A.
13.	Provision for firefighting, Copies of plans and elevations of the building to be included.	N. A.
XI.	**Environmental Factors**	
1.	Use of environment friendly building materials, Green building techniques if any	N. A.
2.	Provision for rain water harvesting	N. A.
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.	N. A.
XII.	**Architectural and aesthetic quality**	
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.	Building is Good.
XIII.	**In case of valuation of industrial property**	
	1) Proximity to residential areas 2) Availability of public transport facilities	N. A.
XIV.	**Valuation**	
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 detail analysis and describe account of the approaches, assumptions made, basis adopted, supporting data (in terms of comparable sales), reconciliation of various factors, final valuation arrived at has to be presented here.	**LBC Method:** This method of valuation has been adopted in valuation of the Land & Building Construction rate is Rs.1500/- per Sq. Ft. (Ground Floor-RCC Roof) & Land rate for Rs. 95,000/- per Decimal for Developed Land / Bastu Land. 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. However, market verification reveals that the market rate of Land is about Rs. 90,000/- to Rs.1/- Lakhs per Decimal depending on location, area, contour, specification and facilities.

Chartered Engineer S. K. Nath Value

Details of Valuation

VALUATION OF THE PROPERTY ON LBC METHOD VALUATION REPORT OF THE PROPERTY COMPRISING LAND AND SINGLE STORIED RESIDENTIAL BUILDING AT VILL + MOUZA – KHASKUMRAKHALI, P.O. KHASKUMRAKHALI, P. S. CANNING, UNDER TALDI GRAM PANCHAYAT, DISTRICT - SOUTH 24 PARGANAS, PIN - 743376.				
Description	**Built up Area**	**Land Area in Decimal**	**Unit Rate Per Sq. Ft. & Decimal**	**Market Value**
	(Sq. Ft.)		**(Rs.)**	**(Rs.)**
Ground Floor	915.00		1500.00	13,72,500.00
Total Bastu Land Area - 4 Decimal		4.00	95000.00	3,80,000.00
Total Market Value of the Property				**17,52,500.00**
Total Realizable Value of the Property				**15,77,250.00**
Total Forced Sale Value of the Property				**14,02,000.00**

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. 17,52,500.00 (Rupees Seventeen Lakhs Fifty – Two Thousand Five Hundred only).** (Prevailing market rate along with details / reference of at least two latest deals / reference 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 : 28.10.2009 (As per Deed)

ii) Purchase Price of immovable property : As per Deed

iii) Book value of immovable property : As per Deed

iv) **Realizable Value** of immovable property : **Rs. 15,77,250.00**

v) **Distress Sale Value** of immovable property : **Rs. 14,02,000.00**

vi) Guideline Value (value as per Circle Rates), if applicable, in the area where immovable property is situated. : Rs. 3,00,000.00 (Land Value)

Encl:

1. Declaration from the valuer - Yes
2. Model code of conduct for valuer
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 - No.
6. Building plan - Yes.
7. Floor plan - No
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/empanelled 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:

1. The valuer agrees to value the property/plant & machinery/securities as per requisition made by bank from time to time and accept fees as prescribed/decided by bank.
2. That the valuer will not assess the property/plant & machinery/securities in which he/she is having direct or indirect interest in such assets being valued.
3. That the valuer shall maintain secrecy of the bank's clients and their properties.
4. That the valuer will personally inspect the property/plant & machinery/securities in connection with the valuation of the same.
5. Empanelment does not carry assured engagement of valuer. It is open to the bank to engage the services of the valuer.
6. That in case services of valuer are not found satisfactory and their valuation reports are unworthy of being acted upon, the bank may delist/de-panel his name from the approved panel of the bank.
7. The valuer agrees and hereby gives his consent to exchange information with other banks, financial institutions, NBFCs directly or through the medium of RBI, IBA or any other institution or association about particulars (name, address and other details of valuer including clause for delisting/ de-panelling on account of incorrect information or valuation submitted by the valuer.
8. If for any reason whatsoever the bank may not maintain any panel or discontinue the panel and in such event the valuer shall have no grievances against bank and the bank shall not be liable in any manner whatsoever.
9. That the bank reserves the right to take appropriate legal action including filing/lodging complaint to the professional body, if there is any misconduct on the part of the valuer or information/valuation submitted by valuer to the bank is incorrect or false. This shall be without prejudice to bank's right to delist/depanel the valuer from its panel.
10. **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.

11. That in case constitution of a panel valuer undergoes any change, the same shall be informed to the Bank immediately.

12. I have not been found guilty of misconduct in professional capacity. In case I am found guilty of misconduct/adoption of unethical practices/submission of under or over valued valuation reports, in professional capacity, in Punjab National Bank OR in some other Bank/Institution and brought to the notice of Punjab National Bank, by IBA/Central Bureau of Investigation (CBI)/ Reserve Bank of India (RBI)/Any other Govt. Agency/Body, my empanelment will stand cancelled with Punjab National Bank, without referring to Grievances Redressal System of the Bank. PNB will be free to report to the IBA, Institute of Valuers, etc., about the misconduct/adoption of unethical practices and may take appropriate legal action for deficiency in services.

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

Valuer

S. K. Nath
B. C. E. (J.U.), M.I.E. (I)
Chartered Engineer M - 155113-7
Govt. Registered Valuer, W.B./CCIT-4
Kol / 151 / 2019-20 / Regn. of Valuer
Associate - Inst. of Valuers(I), A-3026

For Punjab National Bank

Authorized Signatory

ANNEXURE – 2

APPENDIX – V

DECLARATION FROM VALUERS

I hereby declare that-

a. The information furnished in my valuation dated 13.01.2026 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 12.01.2026 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 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

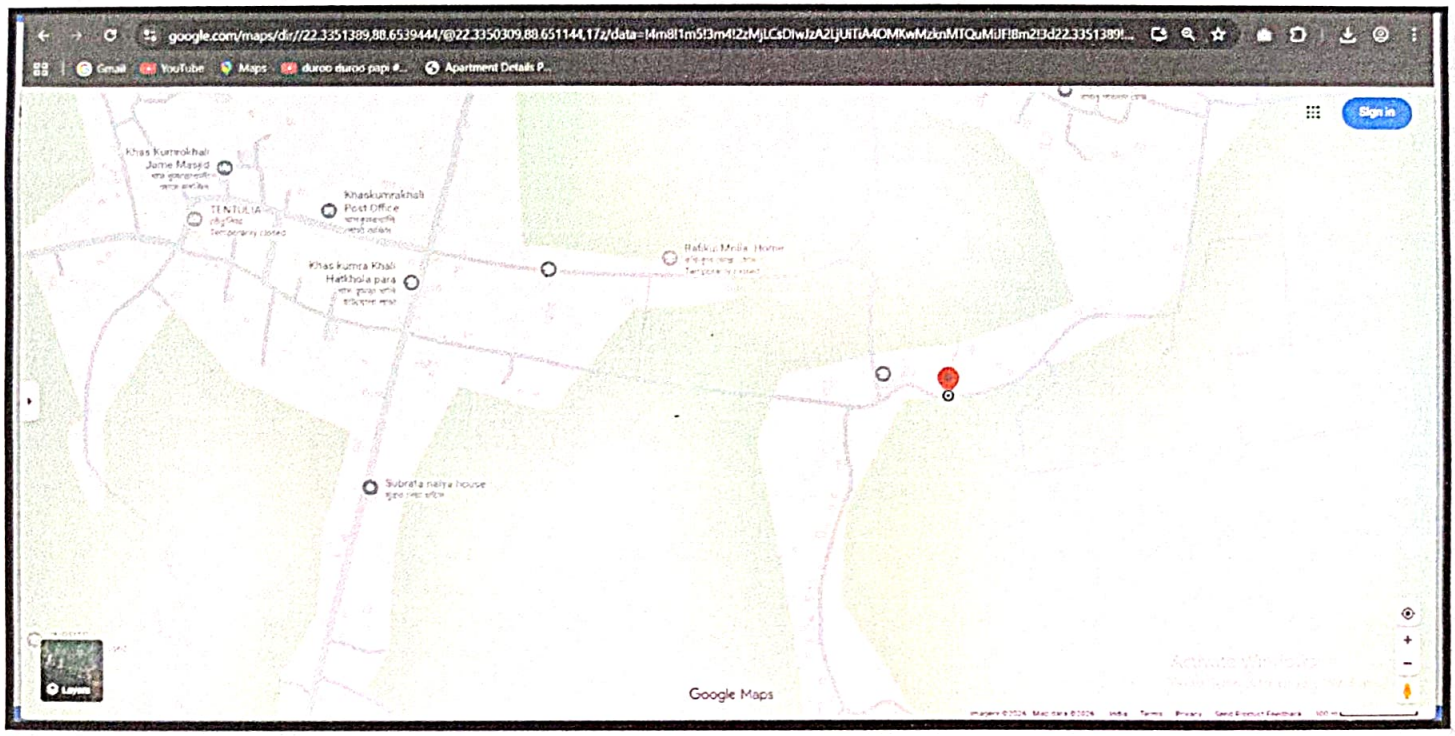
Chartered Engineer
S. K. Nath
Valuer

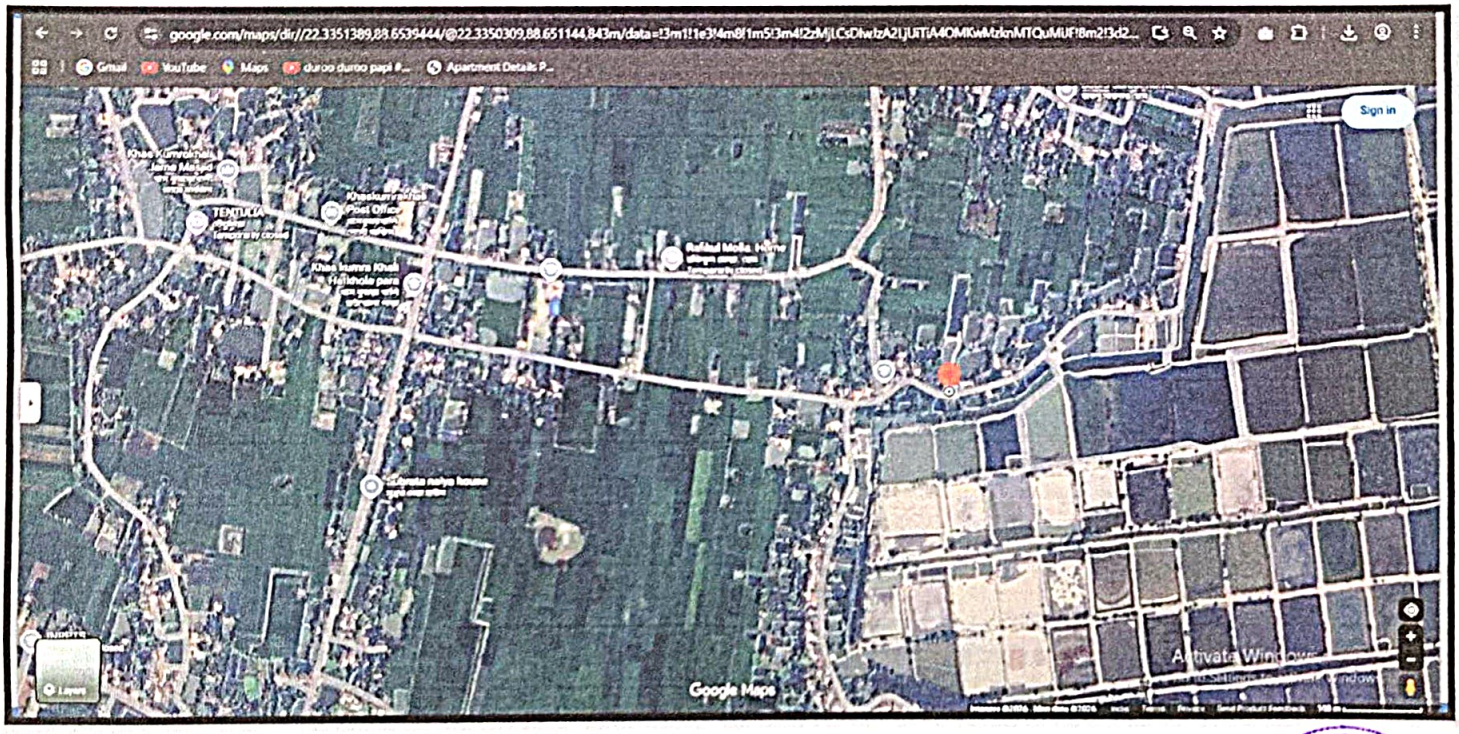
5.	Date of appointment, valuation date and date of report.	12.01.2026 & 13.01.2026
6.	Inspections and / investigations undertaken.	Yes. Thorough Inspections & investigations have been undertaken for Property valuation.
7.	Nature and sources of the information used or relied upon.	Location enquires & 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



ANNEXURE – 3

APPROACH MAP TO THE PROPERTY

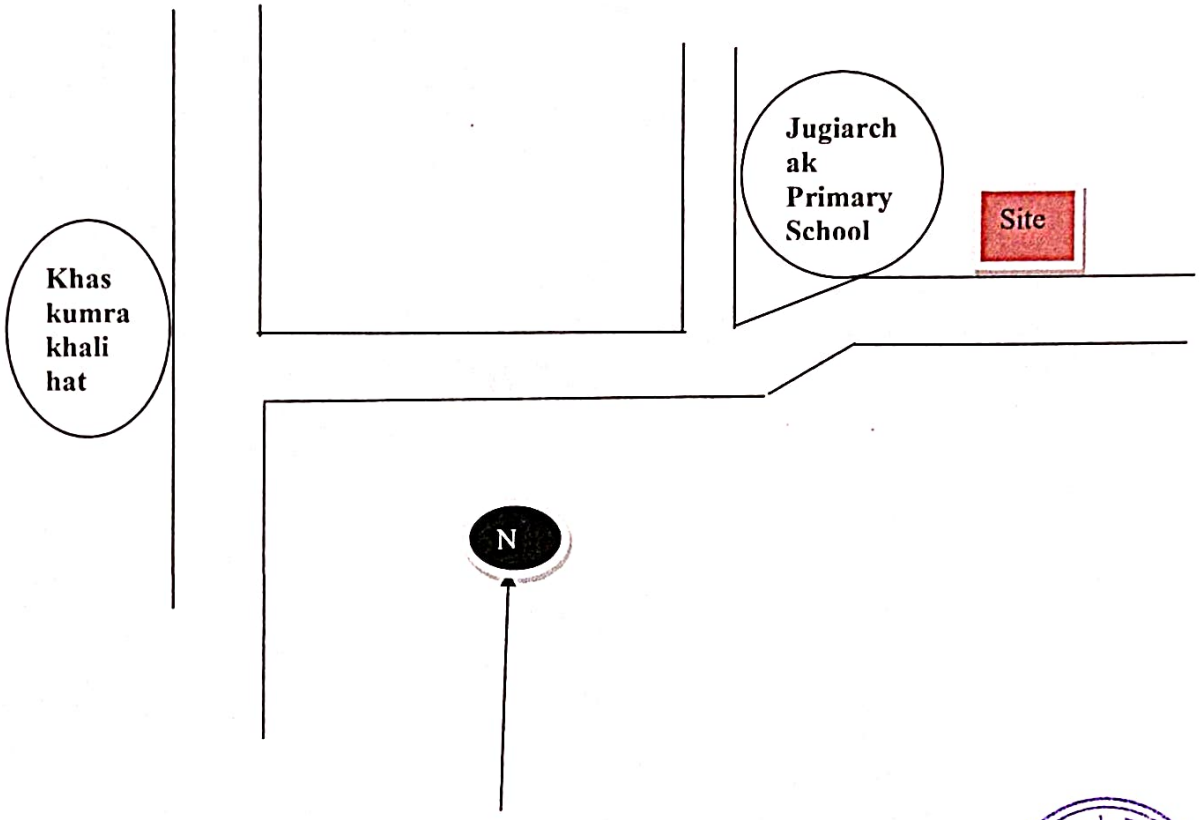




Chartered Engineer
S. K. Nath
Valuer

APPROACH SKETCH TO THE PROPERTY

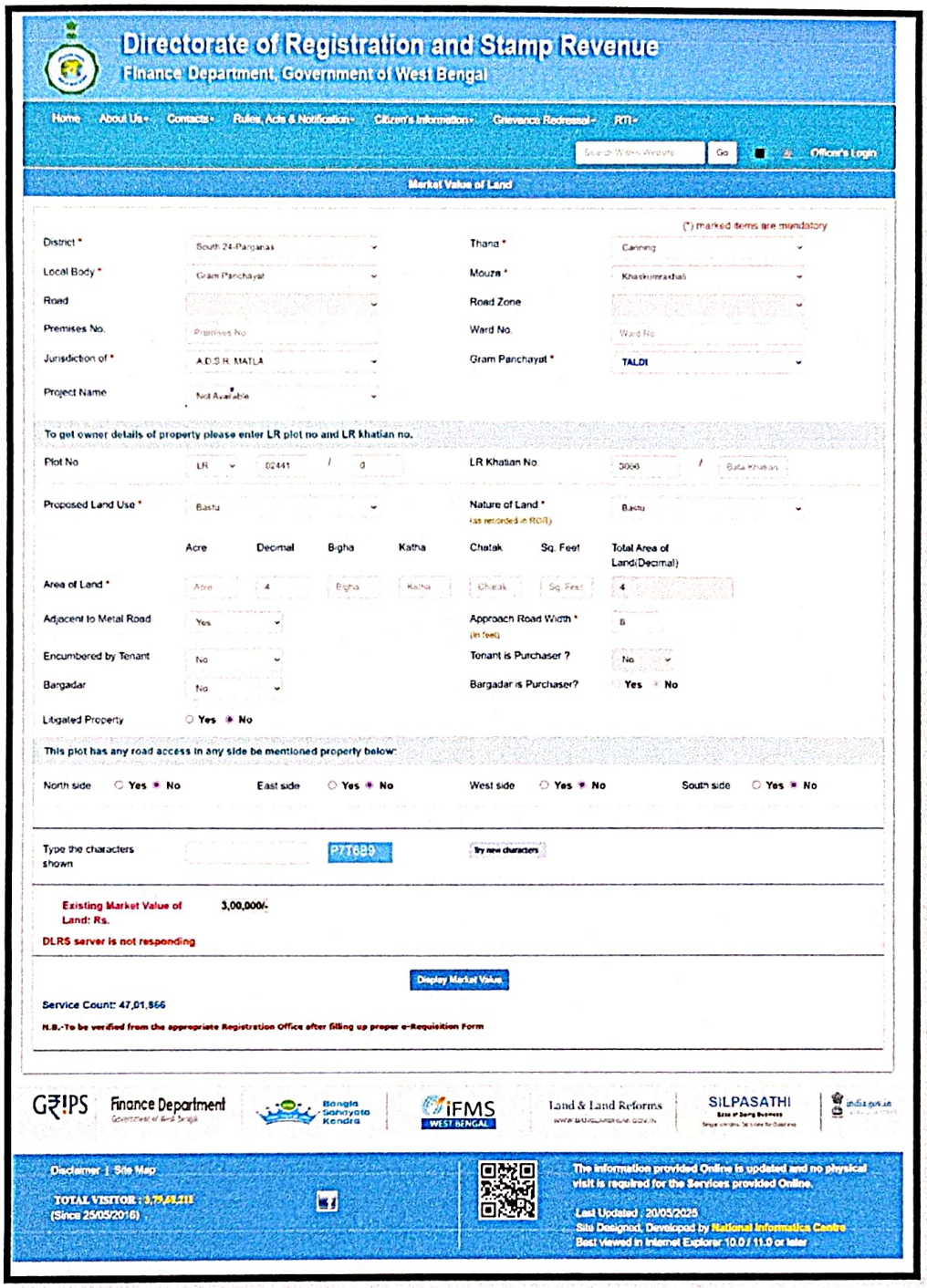
NOT TO SCALE



Chartered Engineer
S. K. Nath
Valuer

ANNEXURE – 4

GOVT. MARKET VALUE OF PROPERTY



Directorate of Registration and Stamp Revenue
Finance Department, Government of West Bengal

Home | About Us | Contacts | Rules, Acts & Notification | Citizen's Information | Grievance Redressal | RTI | Officer's Login

Market Value of Land

(*) marked items are mandatory

District *	South 24-Parganas	Thana *	Canning
Local Body *	Gram Panchayat	Mouza *	Khasmurakhali
Road		Road Zone	
Premises No.	Premises No	Ward No.	Ward No
Jurisdiction of *	A.D.S.R. MATLA	Gram Panchayat *	TALDI
Project Name	Not Available		

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

Plot No	LR 02441 / 0	LR Khatian No.	3066 / 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	4	Bigha	Katha	Chatak	Sq. Feet	4

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 property below:

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

Type the characters shown: P7T6B9 — Try new characters

Existing Market Value of Land: Rs. 3,00,000/-

DLRS server is not responding

Display Market Value

Service Count: 47,01,866

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

GRIPS | Finance Department | Bangla Sahayata Kendra | IFMS WEST BENGAL | Land & Land Reforms | SILPASATHI

Disclaimer | Site Map

TOTAL VISITOR : 3,79,49,215 (Since 25/05/2016)

The information provided Online is updated and no physical visit is required for the Services provided Online.

Last Updated : 20/05/2026

Site Designed, Developed by National Informatics Centre

Best Viewed in Internet Explorer 10.0 / 11.0 or later

Chartered Engineer S. K. Nath Valder

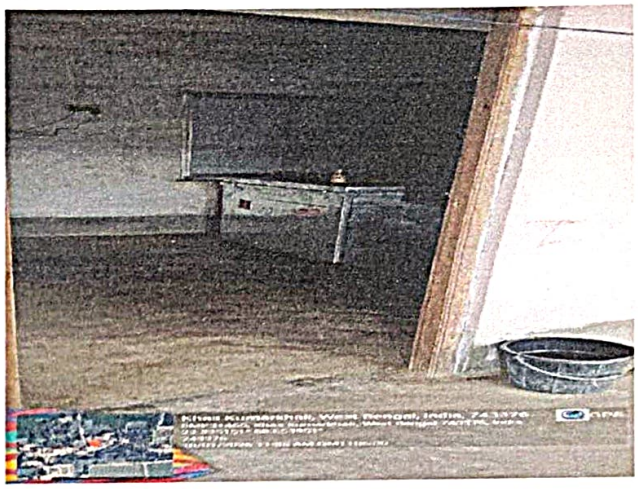
ANNEXURE – 5

PHOTOGRAPHS OF PROPERTY













Chartered Engineer
S. K. Nath
Valuer