R.S. ASSOCIATES
VALUERS - ARCHITECTS - ENGINEER - INTERIOR DESIGNERS
PROJECT & CONSTRUCTION MANAGEMENT CONSULTANTS

VALUATION REPORT

FOR THE FAIR MARKET VALUE OF A RESIDENTIAL FLAT NO. 205 AT SECOND FLOOR (NORTH – WEST SIDE) OF A FIVE (G+4) STORIED RESIDENTIAL BUILDING NAMED **"VENKATESH APARTMENT"**, SITUATED AT HOLDING NO. 409/24, DAKSHINDARI ROAD, PREMISES NO. 115, DAKSHINDARI ROAD, MOUZA – KHANKURI, J.L. NO. 28, R.S. NO. 02, TOUZI NO. 1298/2833, C.S. / R.S. / L.R. DAG NO. 412, C.S. / R.S. KHATIAN NO. 28, UNDER JURISDICTION OF SOUTH DUM DUM MUNICIPALITY, WARD NO. 34, P.O. – DAKSHINDARI, P.S. – DUMDUM NOW LAKE TOWN, KOLKATA – 700048, DISTRICT – NORTH 24 PARGANAS, WEST BENGAL.

OWNERS: 1. SRI SANTOSH SONKAR.
2. SMT. ANJU SONKAR.

PUNJAB NATIONAL BANK
ARMB, SOUTH 24 PARGANAS
BARUIPUR BRANCH

ER. JAITA BHOWMIK
B.E. (CIVIL). M.I.E., F.I.V.
CHARTERED ENGINEER AND VALUER
FELLOW INSTITUTION OF VALUERS
MEMBER INSTITUTE OF ENGINEERS (INDIA)
APPROVED & GOVT. REGD. VALUER FOR INCOME TAX
WEALTH TAX ACT UNDER SECTION 34AB
REGD. NO. CAT I - 3/2017-2018/CCIT/SHG
PANEL VALUER OF STATE BANK OF INDIA,
PUNJAB NATIONAL BANK, UCO BANK & J&K BANK.

R.S. ASSOCIATES
87/12/31A/1, Raja S.C. Mullick Road.
Postal at: A1/7A, Ramgarh Colony.
G -1, Ground Floor, Kolkata – 700047.
Mobile: 9903839149 /9831739629
Email: rsassociates21@yahoo.com

R.S. ASSOCIATES
VALUERS – ARCHITECTS – ENGINEER – INTERIORDESIGNERS
PROJECT & CONSTRUCTION MANAGEMENT CONSULTANTS

Regd. Off.: 98, Subodh Park,
Bansdroni, Kolkata – 700 070.
Ph. No.: 99038 39149.
E-mail: rsassociates21@yahoo.com

PUNJAB NATIONAL BANK
ARMB, SOUTH 24 PARGANAS BRANCH

VALUATION REPORT
(IN RESPECTOF RESIDENTIAL SPACE/FLAT)
(To be filled in by the Approved Valuer)

Ref No. RS/RSASSO/PNB/JR/449/26-27 **Date: 31.08.2026**

Appendix – II		
I.	**GENERAL:**	
01	Name & address of valuer	**R S ASSOCIATES.** **Office at:** 87/12/31A/1, Raja S.C. Mullick Road. **Postal at:** A1/7A, Ramgarh Colony. G-1, Ground Floor, Kolkata – 700047.
02.	Purpose for which the valuation is made	To assess the Present Market Value of the property for OTS or E – Auction purpose for Punjab National Bank, ARMB, South 24 Parganas Branch.
03.	Date of Inspection	26.08.2026.
	Title Deed No. And Date.	Deed No. I – 4748/2003, Dated – 26/09/2023.
	Date on which the valuation is made	31.08.2026.
04.	List of documents produced for perusal	**Documents provided as follows:** 1. Deed No. I – 4343/2023, Dated – Dated. 21.05.2023. 2. Legal Report done by Adv. Keshab Chaudhury, Dated. 18.04.2023. 3. Previous Valuation Report of Er. Sankar Guha, Dated. 21.04.2023. 4. Municipal Tax Receipt. 5. Property Mutation Copy.
05.	Name of the owner(s) and his / their address (es) with Phone No. (Details of share of each owner in case of joint ownership)	**Owners:** 1. Sri Santosh Sonkar, S/O Inder Lal Sonkar. 2. Smt. Anju Sonkar, W/O Sri Santosh Sonkar.
06.	Brief description of the property	The property is a residential flat being no. 205 at Second Floor (North – West Side) of a Five (G+4) storied residential building named **"Venkatesh Apartment".** The Space consists – Bed Room – 02, Drawing/Dining – 01, Kitchen – 01, Toilet – 02, Balcony – 01.
07.	Location of the property	The property is located at Holding No. 409/24, Dakshindari Road, Premises No. 115, Dakshindari Road, Mouza – Khankuri, J.L. No. 28, R.S. No. 02, Touzi No. 1298/2833, C.S. / R.S. / L.R. Dag No. 412, C.S. / R.S. Khatian No. 28, Under Jurisdiction of South Dum Dum Municipality, Ward No. 34, P.O. – Dakshindari, P.S. – Dumdum Now Lake Town, Kolkata – 700048, District – North 24 Parganas, West Bengal. **The property is near to Dakshindari Shiv Mandir & Lake Town Clock Tower is 1 Km. distance from the property.**
	a) Plot No./Survey No.	C.S. / R.S. / L.R. Dag No. 412.
	b) Door No./Flat No.	Flat No. 205 at Second Floor (North – West Side).
	c) T.S. No/ Village.	Dakshindari.
	d). Ward/Taluka.	Ward No. 34.

R.S. ASSOCIATES * Architects * Engineers * Valuers * Date.....3..... Kol-70

R.S. ASSOCIATES
VALUERS – ARCHITECTS – ENGINEER – INTERIORDESIGNERS
PROJECT & CONSTRUCTION MANAGEMENT CONSULTANTS

Regd. Off.: 98, Subodh Park,
Bansdroni, Kolkata – 700 070.
Ph. No.: 99038 39149.
E-mail: rsassociates21@yahoo.com

	e) Mandal/District.	North 24 Pgs.
	f) Date of issue and validity of approved map / plan	Sanction Plan No. 120, Dated. 30.05.1991 (As per Sale Deed).
	g) Approved map/plan issuing authority	South Dum Dum Municipality.
	h) Whether genuineness or authenticity of approved map / plan is verified	No.
	i) Any other comments by our empanelled valuers on authentic of approved plan	N.A.
	j) Comment on Unauthorized Construction If Any	Not known.
	k) Comment on demolition proceedings if any	No such order issued.
08.	Postal address of the property	**Venkatesh Apartment.** Flat No. 205, Second Floor, Holding No. 409/24, Dakshindari Road, Premises No. 115, Dakshindari Road, P.O. – Dakshindari, P.S. – Lake Town, Kolkata – 700048, District – North 24 Parganas, West Bengal.
09.	City/Town	Kolkata – 700125.
	Residential / Commercial / Industrial area	Residential Area.
10.	Classification of the area	
	i) High / Middle / Poor	Middle Class.
	ii) Urban / Semi-Urban/Rural	Urban.
11.	Comment on whether the society where the flats are located is freely accessible	Yes, there is free access to the property.
12.	Coming under Corporation limit/ Village Panchayat/Municipality	Under Jurisdiction of South Dum Dum Municipality.
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 (Building) (As per Physical)	Boundaries of the Flat
	North: By Others property.	Open to sky.
	South: By 12' Wide Dakshindari Road.	Entrance & Lobby.
	East: By Common Passage & Others property.	Flat No. 206 & Partly Open to sky.
	West: By Others Building.	Open to sky.
	Whether the boundary is matching, reason for deviation.	N.A.
	Mention plot no of the property surrounded in each direction	N.A.

15.	Dimensions of the site / Flat	A. As per the Deed	B. Actual
	North	N.A.	N.A.
	South	N.A.	N.A.
	East	N.A.	N.A.
	West	N.A.	N.A.

16.	Extent of the site	Total land area = 7 Cottah 13 Chittack (As per Deed).
16.1	Latitude, Longitude & Co-ordinates of flat	Lat: 22.597981 (N) Long: 88.399019 (E).
17.	Extent of the site considered for Valuation (Least of 13A &13B)	Not applicable (For flat proportionate land is considered)
18.	Whether occupied by the owner/ tenant? If occupied by tenant since how long? Rent received per month	Tenant occupied.

R.S. ASSOCIATES ★ Architects ★ Engineers ★ Valuers ★ Date..... Kol-70

R.S. ASSOCIATES
VALUERS – ARCHITECTS – ENGINEER – INTERIORDESIGNERS
PROJECT & CONSTRUCTION MANAGEMENT CONSULTANTS

Regd. Off.: 98, Subodh Park,
Bansdroni, Kolkata – 700 070.
Ph. No.: 99038 39149.
E-mail: rsassociates21@yahoo.com

II.	APARTMENT BUILDING:	
Sl. No.	Description	Remarks
1.	Name of the Apartment	Venkatesh Apartment.
2.	Description of the Locality Residential / Commercial / Mixed	Residential area.
3.	Year of Construction	1992 (As reported).
4.	Number of Floors	Five (G+4) Floors.
5.	Type of Structure	RCC Framed Structure.
6.	Number of Dwelling Units in the Building	Not known.
7.	Quality of Construction	Good.
8.	Appearance of the Building	Good.
9.	Maintenance of the Building	Good.
10.	Facilities available	
	Lift	Nil.
	Protected Water Supply	Provided.
	Underground Sewerage	Provided.
	Car Parking – Open/Covered	Nil.
	Is compound wall existing	Provided.
	Is pavement laid around the building	Provided.

III	FLAT:	
1.	The floor in which the flat is situated	Second Floor (North – West Side).
2.	Door No. of the Flat	Flat No. 205 at Second Floor (North – West Side).
3.	Specifications of the Flat	
	Roof	RCC.
	Flooring	Mosaic Flooring.
	Doors	Wooden doors.
	Windows	Aluminum Sliding Windows with Glass.
	Finishing	Ordinary.
	Fittings	Ordinary.
4.	House Tax	Tax Receipt No. 2023-24/F/7707, Dated. 27.04.2023.
	Assessment No.	1202901511800.
	Tax paid in the name of	Chandrani Ghosh & Others.
	Tax amount	Rs. 1086.00
5.	Electricity Service Connection No.	Not Produced to Us
	Meter Card is in the name of	N.A.
6.	How is the maintenance of the Flat?	Medium.
7.	Sale Deed executed in the name of	**Owners:** 1. Sri Santosh Sonkar, S/O Inder Lal Sonkar. 2. Smt. Anju Sonkar, W/O Sri Santosh Sonkar.
8.	What is the undivided area of land as per Sale Deed?	Proportionate undivided share of land.
9.	What is the plinth area of the flat?	Super Built up area of the Flat = 738.0 Sq.Ft. (As per Deed) Built up area = 620.0 Sq. Ft. (Approx, as assessed)
10.	What is the Floor Space Index (Approx.)	Information not available.
11.	What is the Carpet Area of the Flat?	Carpet Area = 540.0 Sq. Ft. (Approx, as assessed)
12.	Is it Posh/I Class/Medium/Ordinary?	Medium.

R.S. ASSOCIATES ★ Architects ★ Engineers ★ Valuers ★ Date 2 Kol-70

R.S. ASSOCIATES
VALUERS – ARCHITECTS – ENGINEER – INTERIORDESIGNERS
PROJECT & CONSTRUCTION MANAGEMENT CONSULTANTS

Regd. Off.: 98, Subodh Park,
Bansdroni, Kolkata – 700 070.
Ph. No.: 99038 39149.
E-mail: rsassociates21@yahoo.com

13.	Is it being used for Residential or Commercial purpose?	Residential Purpose.
14.	Is it Owner occupied or let out?	Tenant occupied.
15.	If rented, what is the monthly rent?	Not applicable.

IV.	**MARKETABILITY:**	
1.	How is the marketability?	Good.
2.	What are the factors favouring for an extra Potential Value?	All civic amenities are within 500 Mtr. – 1.2 Km. The property is near to Dakshindari Shiv Mandir & Lake Town Clock Tower is 1 Km. distance from the property.
3.	Any negative factors are observed which affect the market value in general	N.A.

V.	**RATE:**	
1.	After Analysing 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)	After analysing the comparable sale instances & extensive market survey we are getting the sale value of adjacent property in this locality (supporting documents is attached here with for your ready reference), it is proposed to a tune of Rs. 4200.00 to Rs. 5000.00 per Sq.ft. of Super Built up area of the Flat.
2.	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the flat under comparison (given details)	To a tune of Rs. 4700.00 per Sq.ft. of Super Built up area of the Flat.
3.	Break-up for the Rate:	
	i) Building + Services	Rs. 1700.00 + Rs. 300.00 = Rs. 2000.00 per Sq.ft. for Building + Services.
	ii) land + Others	Rs. 2700.00 per Sq.ft. for Land & Others.
4.	Guideline rate obtained from the Registrar's Office (evidence thereof to be enclosed)	Rs. 3717.16 Per Sq.Ft. of Super Built up area of the Flat.

VI. COMPOSITE RATE ADOPTED AFTER DEPRECIATION:

a.	Depreciated Building Rate	
	Replacement cost of flat with Services [v(3)i]	(620.0 Sq. Ft. X Rs. 2000.00) = Rs. 12,40,000.00
	Age of the Building	34 Years old (As reported)
	Life of the Building estimated	Total life = 80 Years, Residual life = 46 years (Approx.) (If under proper maintenance)
	Depreciation percentage assuming the salvage value as 10%	1.125% per year.
	Depreciated Ratio of the Building	38.25% for 34 Years.
b.	Total Composite Rate arrived for valuation	
	Depreciated Building Rate VI(a)	Rs. 1235.00 per Sq.ft. for Building + Services.
	Rate of land & other V (3) ii	Rs. 2700.00 per Sq.ft. for Land & Others.
	Total Composite Rate	Rs. 3935.00 per Sq.ft. Super Built up area for Flat.

R. S. ASSOCIATES * Valuers * Architects * Engineers * Date 3 Kol-70

R.S. ASSOCIATES
VALUERS – ARCHITECTS – ENGINEER – INTERIORDESIGNERS
PROJECT & CONSTRUCTION MANAGEMENT CONSULTANTS

Regd. Off.: 98, Subodh Park,
Bansdroni, Kolkata – 700 070.
Ph. No.: 99038 39149.
E-mail: rsassociates21@yahoo.com

DETAILS OF VALUATION

Sl. No.	Description	Qty.	Rate per unit (Rs.)	Estimated Value (Rs.)
1.	Market value of the Flat	738.0 Sq.ft. (S.B.A.)	Rs. 3935.00	Rs. 29,04,030.00
2.	Wardrobes	Nil	------	-----
3.	Showcases/almirahs	Nil	-------	-------
4.	Kitchen arrangements (Cooking selves etc.)	Nil	-----	------
5.	Superfine Finish (for marble)	Nil	------	-------
6.	Interior Decorations (painting & good quality door etc.)	Nil	------	-------
7.	Electricity deposits / Electrical fittings etc.	Nil	---------	--------
8.	Extra collapsible gates/grill works etc.	Nil	-------	---------
9.	Potential Value, if any	Nil	(Not added)	Nil.
10.	Others			
Total Market Value of the Flat				**Rs. 29,04,030.00**

Say / Market Value of the Property = Rs. 29,04,000.00
Realizable Value of the Property = Rs. 26,14,000.00
Distress Value of the Property = Rs. 23,23,000.00

Jaita Bhowmik

ER. JAITA BHOWMIK
B.E (CIVIL), M.I.E., F.I.V
CHARTERED ENGINEER & VALUER
APPROVED & REGD. VALUER OF CBDT
MINISTRY OF FINANCE, GOVT. OF INDIA
REGD. NO. CAT-I, 3/2017-18/CCIT/SHG
U/S 34AB OF W.T. ACT-1957
M-144742-9, F-18950

R. S. ASSOCIATES
87/12/31A/1, Raja S.C. Mullick Road
Postal at: A1/7A, Ramgarh Colony
Kolkata-700 047
Mobile.- 9903839149

R.S. ASSOCIATES
VALUERS – ARCHITECTS – ENGINEER – INTERIORDESIGNERS
PROJECT & CONSTRUCTION MANAGEMENT CONSULTANTS

Regd. Off.: 98, Subodh Park,
Bansdroni, Kolkata – 700 070.
Ph. No.: 99038 39149.
E-mail: rsassociates21@yahoo.com

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

Approach of valuation method adopted	: Market approach
Supporting calculation, if any	: Not Necessary.
Impending threat of acquisition of land by Government, if any	: No
For road widening	: No.
For public purposes, if any	: No.
Submerging and applicability of Coastal Regulation Zone (CRZ)	: No.
[Distance from Sea coast	: Too far.
Tidal Level	: Will not affect the subject property as per CRZ Rules and Regulations]

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is Rs. 29,04,000.00 (Rupees Twenty Nine Lacs Four Thousand Only) {Prevailing Market Rate Along with Details/ reference should be of Properties/ Plots Of similar Size / Area And same Use As the flats being valued (Not Found)}.

The others Details are as under.

i. Date of purchase of immovable property : Deed No. I – 4343/2023, Dated – Dated. 21.05.2023.
ii. Purchase Price of immovable Property : Rs. 25,00,000.00
iii. Book value of the immovable Property : N.A.
iv. Realizable Value of the immovable Property : Rs. 26,14,000.00
(Rupees Twenty Six Lacs Fourteen Thousand Only)

v. Distress Sale Value of the immovable Property : Rs 23,23,000.00
(Rupees Twenty Three Lacs Twenty Three Thousand Only)

vi. Guideline Value (value as per circle Rates) : Rs. 3717.16 Per Sq.Ft. (S.B.A.).
If Applicable, in the area where immovable property is situated.
vii. 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. (Copy enclosed)

Date. 31.08.2026.
Place: Kolkata

Signature
(Name of the Approved Valuer and Seal)

Jaita Bhowmik

ER. JAITA BHOWMIK
B.E (CIVIL), M.I.E., F.I.V
CHARTERED ENGINEER & VALUER
APPROVED & REGD. VALUER OF CBDT
MINISTRY OF FINANCE, GOVT. OF INDIA
REGD. NO. CAT-I, 3/2017-18/CCIT/SHG
U/S 34AB OF W.T. ACT-1957
M-144742-9, F-18950

R.S. ASSOCIATES
VALUERS – ARCHITECTS – ENGINEER – INTERIORDESIGNERS
PROJECT & CONSTRUCTION MANAGEMENT CONSULTANTS

Regd. Off.: 98, Subodh Park,
Bansdroni, Kolkata – 700 070.
Ph. No.: 99038 39149.
E-mail: rsassociates21@yahoo.com

DECLARATION FROM VALUERS

I hereby declare that –

a) The information furnished in my valuation report dated- 31.08.2026 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 26.08.2026 by Rakhi Chowdhury. 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, 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 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 34 AB of the Wealth Tax Act, 1957.

j) I am the proprietor of the 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.

R.S. ASSOCIATES * Architects * Engineers * Valuers * Kol-70 Date

R.S. ASSOCIATES
VALUERS – ARCHITECTS – ENGINEER – INTERIORDESIGNERS
PROJECT & CONSTRUCTION MANAGEMENT CONSULTANTS

Regd. Off.: 98, Subodh Park,
Bansdroni, Kolkata – 700 070.
Ph. No.: 99038 39149.
E-mail: rsassociates21@yahoo.com

Sl. No.	Particulars	Valuer Comment
1.	Background information of the asset being valued;	The property is a residential flat being no. 205 at Second Floor (North – West Side) of a Five (G+4) storied residential building named **"Venketesh Apartment".**
2.	Purpose of valuation and appointing Authority	To assess the Present Market Value of the property OTS or E–Auction purpose. The Senior Manager of Punjab National Bank. ARMB, South 24 Parganas, Baruipur Branch, verbally appointed R.S. Associates for the above-mentioned work.
3.	Identity of the valuer and any other experts involved in the valuation.	**R.S. Associates** for the above-mentioned work.
4.	Disclosure of valuer interest or conflict, if any;	N.A.
5.	Date of appointment, valuation date and date of report;	Date of appointment – 21.08.2026. Date of Visit– 26.08.2026. Date on which the valuation is made – 31.08.2026.
6.	Inspections and/or investigations undertaken;	26.08.2026.
7.	Nature and sources of the information used or relied upon;	**Documents provided as follows:** 1. Deed No. I – 4343/2023, Dated – Dated. 21.05.2023. 2. Legal Report done by Adv. Keshab Chaudhury, Dated. 18.04.2023. 3. Previous Valuation Report of Er. Sankar Guha, Dated. 21.04.2023. 4. Municipal Tax Receipt. 5. Property Mutation Copy.
8.	Procedures adopted in carrying out the valuation and valuation standards Followed;	**"Composite Rate Method"** of valuation is adopted in this valuation report for the flat only. Considering all extra items, amenities, Misc services etc which is indicated in the total abstract in the entire property.
9.	Restrictions on use of the report, if any	The Present Market Value of the property is assessed for Financial Assistance purpose& not for any legal aspects.
10.	Major factors that were taken into account during the valuation;	All civic amenities are within 500 Mtr – 1.2 Km. The property is near to Dakshindari Shiv Mandir & Lake Town Clock Tower is 1 Km. distance from the property.
11.	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	**a)** The analysis and conclusions are limited by the Reported assumptions and conditions. **b)** The value is the personal assessment of the valuer and is subject to variations depending on variation in information, market information, market deviation /dynamics etc. **c)** We have no direct or indirect interest in the Property valued. **d)** We have not been found guilty of misconduct in our professional capacity.

Date: 31.08.2026
Place: Kolkata.

Signature
(Name and Official seal of the Approved Valuer)

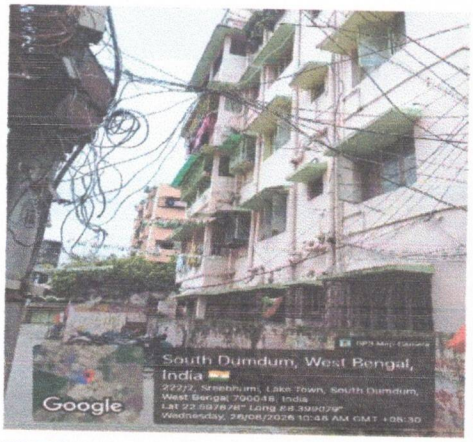
Jaita Bhowmik

ER. JAITA BHOWMIK
B.E (CIVIL), M.I.E., F.I.V
CHARTERED ENGINEER & VALUER
APPROVED & REGD. VALUER OF CBDT
MINISTRY OF FINANCE, GOVT. OF INDIA
REGD. NO. CAT-I, 3/2017-18/CGIT/SHG
U/S 34AB OF W.T. ACT-1957
M-144742-9, F-18950

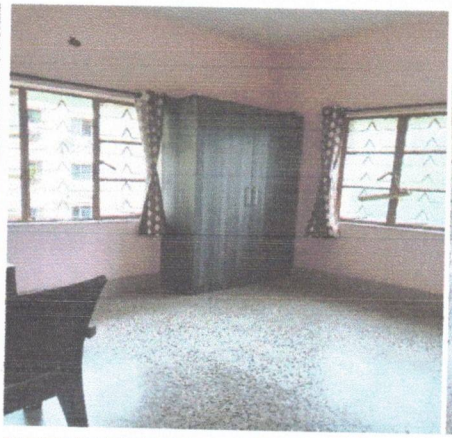
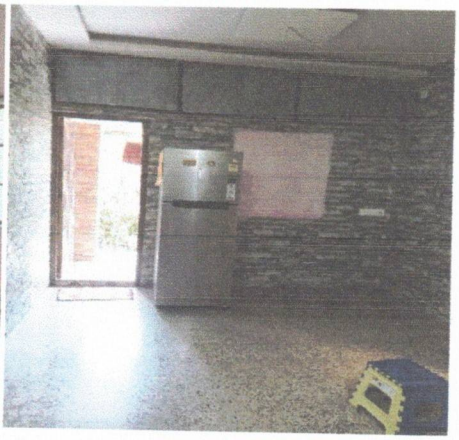
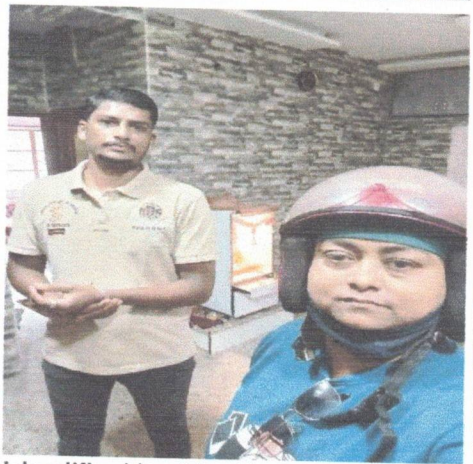
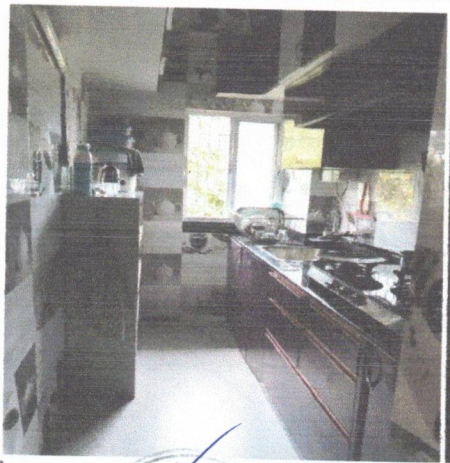
R.S. ASSOCIATES
VALUERS – ARCHITECTS – ENGINEER – INTERIORDESIGNERS
PROJECT & CONSTRUCTION MANAGEMENT CONSULTANTS

Regd. Off.: 98, Subodh Park,
Bansdroni, Kolkata – 700 070.
Ph. No.: 99038 39149.
E-mail: rsassociates21@yahoo.com

PHOTOGRAPHS OF A RESIDENTIAL FLAT BEING NO. 205 AT SECOND FLOOR (NORTH – WEST SIDE) OF A FIVE (G+4) STORIED RESIDENTIAL BUILDING NAMED "VENKATESH APARTMENT", SITUATED AT HOLDING NO. 409/24, DAKSHINDARI ROAD, PREMISES NO. 115, DAKSHINDARI ROAD, MOUZA – KHANKURI, J.L. NO. 28, R.S. NO. 02, TOUZI NO. 1298/2833, C.S. / R.S. / L.R. DAG NO. 412, C.S. / R.S. KHATIAN NO. 28, UNDER JURISDICTION OF SOUTH DUM DUM MUNICIPALITY, WARD NO. 34, P.O. – DAKSHINDARI, P.S. – DUMDUM NOW LAKE TOWN, KOLKATA – 700048, DISTRICT – NORTH 24 PARGANAS, WEST BENGAL.






Identified by Mr. Ajay Jaint (Tenant).

R.S. ASSOCIATES Date..... Kol-70 Architects • Engineers • Valuers

R.S. ASSOCIATES
VALUERS – ARCHITECTS – ENGINEER – INTERIORDESIGNERS
PROJECT & CONSTRUCTION MANAGEMENT CONSULTANTS

Regd. Off.: 98, Subodh Park,
Bansdroni, Kolkata – 700 070.
Ph. No.: 99038 39149.
E-mail: rsassociates21@yahoo.com

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

Search Within Website | Go | Officer's Login

Market Value of Apartment

(*) marked items are mandatory

District *	North 24-Parganas	Thana *	Lake Town
Local Body *	Municipality	Mouza *	Kankuri
Road *	Dakshindari Road (sadhana to can	Road Zone	Not Available
Premises No.	409/24	Ward No.	34
Jurisdiction of *	A.D.S.R. BIDHAN NAGAR	Municipality *	SOUTH DUM DUM
Plot No*	LR / 00412 / Bata N	Project Name	Not Available
Apartment Type *	Flat/Apartment Mezzanine Floor Covered Garage Open Garage	Area	Carpet Area * 540 Covered/Buildup Area * 620 Super Buildup Area 738
Use of Flat *	Residential	Floor Type *	Mosaic
Flat located in which floor *	2 (0-Gr Floor,1-1st Floor,)	Flat No.	205
Age of the Flat (in year) *	0	Litigated Property?	No
Is property on Road	Yes	Width of Approach Road (In feet)	Width of Approach Roa
Encumbered By Tenant ?	No	Is Tenant is a Purchaser?	No
No. of floor in Building *	5	Provision for Lift	No

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

Type the characters shown | P2G4D2 | Try new characters

Market Value of Apartment :- Rs. 27,45,269/-

Display Market Value

Service Count: 5,78,126

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

GRIPS | Finance Department, Government of West Bengal | Bangla Sahayata Kendra | IFMS West Bengal | Land & Land Reforms | SILPASATHI Ease of Doing Business | india.gov.in

Disclaimer | Site Map

TOTAL VISITOR : 4,70,12,241
(Since 25/05/2016)

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

Last Updated : 20/05/2025
Site Designed, Developed by National Informatics Centre
Best viewed in Internet Explorer 10.0 / 11.0 or later

R.S. ASSOCIATES Architects • Engineers • Valuers Date 2 Kol-70

R.S. ASSOCIATES
VALUERS – ARCHITECTS – ENGINEER – INTERIORDESIGNERS
PROJECT & CONSTRUCTION MANAGEMENT CONSULTANTS

Regd. Off.: 98, Subodh Park,
Bansdroni, Kolkata – 700 070.
Ph. No.: 99038 39149.
E-mail: rsassociates21@yahoo.com

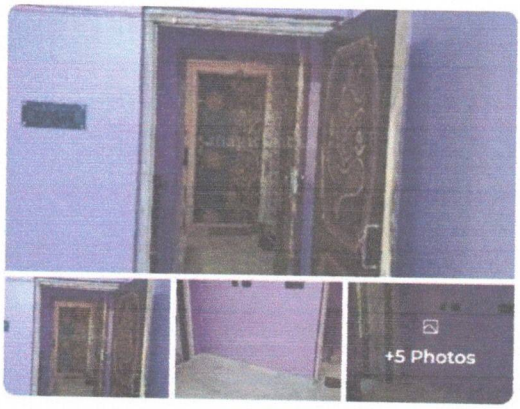
magicbricks Buy Rent Sell Home Loans

Home > Flats for Sale in Kolkata > Flats for Sale in Dakshindari > 1 BHK Flats for Sale in Dakshindari

₹15.0 Lac EMI - ₹ 7k | How much loan can I get?

Validate Market Price with PropWorth

1 BHK 300 Sqft Flat For Sale in Dakshindari, Kolkata



1 Bed | 1 Bath | 1 Balcony | Unfurnished

Super Built-Up Area 300 sqft ₹5,000/sqft	Floor 1(Out of 5 Floors)	Transaction Type Resale
Status Ready to Move	Furnished Status Unfurnished	Type Of Ownership Power Of Attorney
Age Of Construction New Construction		

HOUSING.COM Buy In Kolkata Dakshindari Download App List Property Free Saved

2 BHK Flat

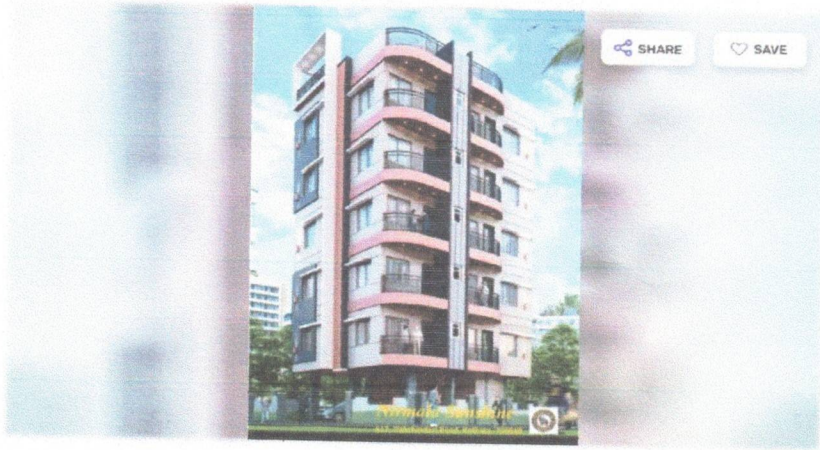
By NIRMALA GROUP

Nirmala Sunshine, Dakshindari, VIP Road, Kolkata

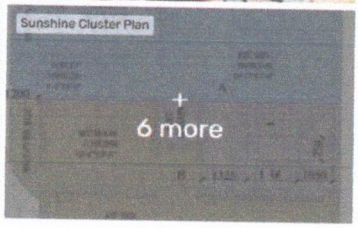
₹47.4 L EMI starts at ₹25.1 K

₹8.01 K/sq.ft

Contact Seller





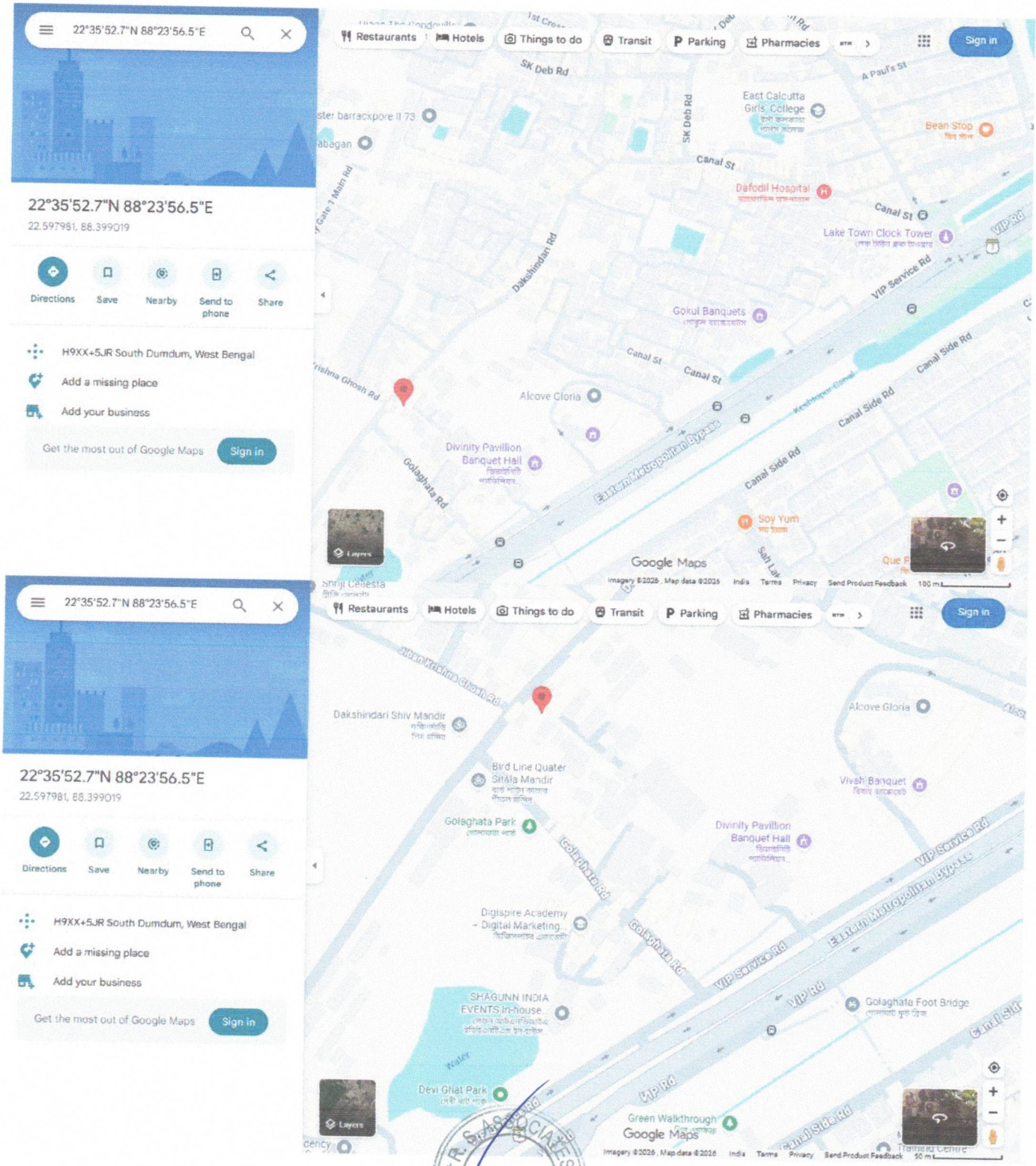


592 sq.ft convert unit Built Up Area	₹8.01 K/sq.ft Avg. Price	2 BHK Configuration	20th Oct, 2026 Possession status	3 of 5 Floor	South facing Facing	Unfurnished Furnishing

R.S. ASSOCIATES Architects • Engineers • Valuers Date: Kol-70

R.S. ASSOCIATES
VALUERS – ARCHITECTS – ENGINEER – INTERIORDESIGNERS
PROJECT & CONSTRUCTION MANAGEMENT CONSULTANTS

Regd. Off.: 98, Subodh Park,
Bansdroni, Kolkata – 700 070.
Ph. No.: 99038 39149.
E-mail: rsassociates21@yahoo.com



R.S. ASSOCIATES
Architects • Engineers • Valuers
Date:
Kol-70

R.S. ASSOCIATES
VALUERS – ARCHITECTS – ENGINEER – INTERIORDESIGNERS
PROJECT & CONSTRUCTION MANAGEMENT CONSULTANTS

Regd. Off.: 98, Subodh Park,
Bansdroni, Kolkata – 700 070.
Ph. No.: 99038 39149.
E-mail: rsassociates21@yahoo.com

THE SITE PLAN OF THE FLAT NO.–205, ON THE SECOND FLOOR, NORTH FACING OF G+IV STORIED RESIDENTIAL BUILDING, NAMED "VENKATES APARTMENT" AT PREMISES NO.–115, DAKSHINDARI ROAD, P.S.–DUM DUM AT PRESENT LAKETOWN, KOLKATA–700048, COMPRISED AT MOUZA–KHANKURI, R.S. & L.R. PLOT/DAG NO.–412, IN R.S. KHATIAN NO.–28, C.S. PLOT/DAG NO.–412, C.S. KHATIAN NOS.–28, J.L. NO.–28, R.S. NO.–02, TOUZI NO.–1298/2833, WARD NO.–34, HOLDING NO.–409/24, UNDER SOUTH DUM DUM MUNICIPALITY, DIST.–NORTH 24 PARGANAS.

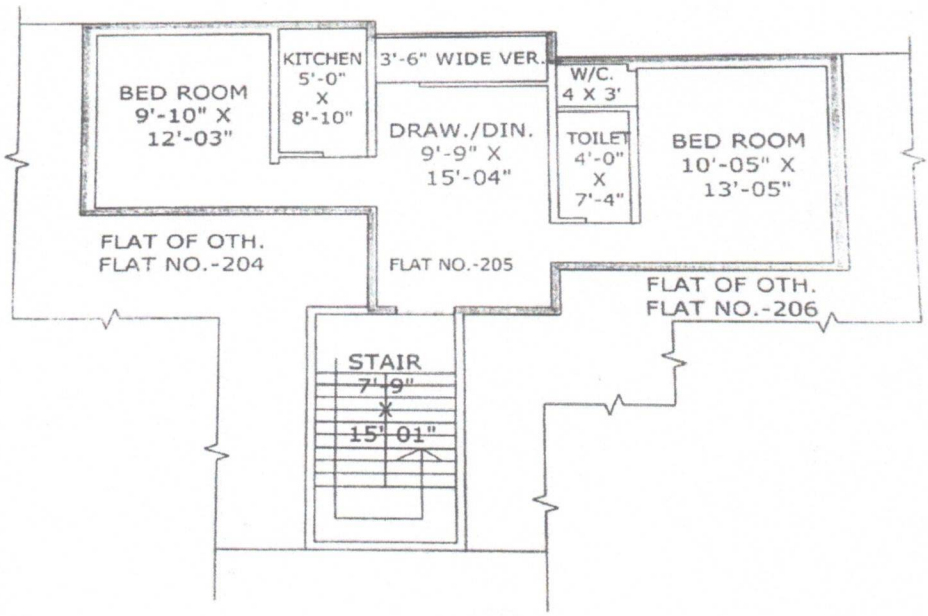
AREA STATEMENT

SUPER BUILT UP AREA OF FLAT (NO.–205) : 738 SFT.

PURCHASER : SRI SANTOSH SONKAR & SMT ANJU SONKAR
VENDORS : SMT INDRANI CHATTERJEE & SMT CHANDRANI GUHA

N
W E
S

ALL DIMENTION ARE IN FIT/INCH



Santosh Sonkar
Anju Sonkar

Indrani Chatterjee
Chandrani Guha

SIG. OF PURCHASER

SIG. OF VENDORS

SIG. OF ENG.

R.S. Associates Architects • Engineers • Valuers Date 3 Kol-70

Regd. Off.: 98, Subodh Park,
Bansdroni, Kolkata – 700 070.
Ph. No.: 99038 39149.
E-mail: rsassociates21@yahoo.com

22-2023 05:21:52 PM

e-MUTATION

MUTATION CERTIFICATE

SOUTH DUM DUM MUNICIPALITY

Nager Bazar, Dum Dum Road, Kolkata-74

Certificate No: STDD/22-23/MU/001058/33870

To

Applicant Name : CHANDRANI GUHA, INDRANI CHATTERJEE

W/o S/o D/o : LATE BROJENDRA LAL CHATTERJEE, LATE BROJENDRA LAL CHATTERJEE

Sir/Madam,

Ref: - Application no. STDD/22-23/MU/001058 Dt. 23/06/2022

You are hereby informed that your application for the above noted Mutation for the holding has been approved and your name has been recorded in the Municipal Assessment Registers bearing Holding No.- 409/24 , Street - DAKSHINDARI ROAD , Borough __(for Municipal Corporations) of Ward No. - 34 with House/Flat/Premises No. - N/A & Property Address - N/A of the SOUTH DUM DUM MUNICIPALITY with quarterly Property Tax ₹. 213.00 and quarterly Sur.Charge ₹. 0.00 on the basis of Annual Valuation ₹. 3550.00 with effect from 1 Qtr of 2022-2023.

Area of Land	Total Covered Area (Sq. Ft.)	Mouza	Khatian (R.S./L.R)	Plot No (R.S./L.R)	Type of Building	Character of Land as per Deed/ROR/Porcha	Deed Details	Registering Office
DC: 0.00, KT: 0.00, CH: 0.00, Sft.: 0.00	737.00					Mixed Land	I-2032 Deed Date: 29/03/1993	

CERTIFICATE GENERATED WITH BANK TRANSACTION ID: 59853630421 DATED: Nov 25 2022 9:37AM

This is a computer-generated document. No signature is required.

R.S. ASSOCIATES * Architects • Engineers • Valuers * Date..... Kol-70

R.S. ASSOCIATES
VALUERS – ARCHITECTS – ENGINEER – INTERIORDESIGNERS
PROJECT & CONSTRUCTION MANAGEMENT CONSULTANTS

Regd. Off.: 98, Subodh Park,
Bansdroni, Kolkata – 700 070.
Ph. No.: 99038 39149.
E-mail: rsassociates21@yahoo.com

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 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.
2. A valuer shall maintain integrity by being honest, straightforward, and forthright in all professional relationships.
3. A valuer shall endeavour to ensure that he/it provides true and adequate information and shall not misrepresent any facts or 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 foremost while delivering his services.

Professional Competence and Due Care

6. A valuer shall render at all times high standards of service, exercise due diligence, ensure proper care and exercise independent professional judgment.
7. A valuer shall carry out professional services in accordance with the relevant technical and professional standards that may be specified from time to time
8. 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.
9. 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.
10. A valuer shall not carry out any instruction of the client insofar as they are incompatible with the requirements of integrity, objectivity and independence.
11. 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

12. 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.
13. 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.
14. A valuer shall maintain complete independence in his/its professional relationships and shall conduct the valuation independent of external influences.
15. A valuer shall wherever necessary disclose to the clients, possible sources of conflicts of duties and interests, while providing unbiased services.
16. 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 time the valuation report becomes public, whichever is earlier.
17. A valuer shall not indulge in "mandate snatching" or offering "convenience valuations" in order to cater to a company or client's needs.
18. As an independent valuer, the valuer shall not charge success fee (Success fees may be defined as a compensation / incentive paid to any third party for successful closure of transaction. In this case, approval of credit proposals).

R.S. ASSOCIATES * Architects * Engineers * Valuers * Date: Kol-70

Regd. Off.: 98, Subodh Park,
Bansdroni, Kolkata – 700 070.
Ph. No.: 99038 39149.
E-mail: rsassociates21@yahoo.com

19. 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.

Confidentiality

20. 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

21. A valuer shall ensure that he/ it maintains 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.

22. A valuer shall appear, co-operate and be available for inspections and investigations carried out by the authority, any person authorised by the authority, the registered valuers organisation with which he/it is registered or any other statutory regulatory body.

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

24. 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, the record shall be maintained till the disposal of the case.

Gifts and hospitality:

25. A valuer or his/its relative shall not accept gifts or hospitality which undermines 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).

26. 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.

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

28. 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.

29. 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.

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

Date: 31.08.2026.
Place: Kolkata.

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

ER. JAITA BHOWMIK
B.E (CIVIL), M.I.E., F.I.V
CHARTERED ENGINEER & VALUER
APPROVED & REGD. VALUER OF CBDT
MINISTRY OF FINANCE, GOVT. OF INDIA
REGD. NO. CAT-I, 3/2017-18/CCIT/SHG
U/S 34AB OF W.T. ACT-1957
M-144742-9, F-18950

R. S. ASSOCIATES
87/12/31A/1, Raja S.C. Mullick Road
Postal at: A1/7A, Ramgarh Colony
Kolkata - 700 047
Mobile.- 9903839149