

**Report on Valuation of 4 No. Residential Flats of
M/s. Saket Infradevelopers Pvt. Ltd. (Saket Sadan)**

Name of the borrower: **M/s. Saket Infradevelopers Pvt. Ltd.**

Property situated at: **231A, Roy Bahadur Road,
Saket Sadan, Flat No. 1A, 1C & 2C,
3C & 4C & 4B P.S & P.O Behala,
Kolkata- 700034**

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IDEAL CONSULTANCY SERVICES

Govt. Regd. Valuer V/121/ C.A.J.-9/2009-10

Govt. Regd. Valuer V/163/ C.A.J.-9/2012-13

Empanelled Valuer of B.B.I & Other Financial Institutions

38/1, Furra Das Road, 2nd Floor

Kolkata-700 099

Offices 033-24642822

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Chartered Valuer/Chartered Engineer
Empanelled Valuer of State Bank of India
& other Financial Institutions.

38/1, Purna Das Road, 2nd Floor
Kolkata - 700 029
Ph No.: 033-24642822

ICS/22-23/SBI_SME/VR/105
November 30, 2022

State Bank of India
S.M.E. Camac Street, Shantiniketan Building,
1st Floor, 8, Camac Street, Kolkata-700017

Report on Valuation of 4 No. Residential Flats of M/s. Saket Infradevelopers
Pvt. Ltd.

At Being Nos. 1A on 1st Floor, 1C & 2C(Duplex) on 1st and 2nd Floor, 3C &
4C(Duplex) on 3rd and 4th Floor and 4B on 4th Floor of G+IV Building namely,
'Saket Sadan', located at Premises No. 231A, Roy Bahadur Road, Mouza Punja
Sahapur, P.S & P.O Behala, Kolkata- 700034

Name & Address of Branch :	STATE BANK OF INDIA S.M.E. Camac Street Branch, Shantiniketan Building, 1 st Floor, 8, Camac Street, Kolkata- 700017
Name of customer (s) / Borrowable unit : (for which valuation report is sought)	Name of Borrower - M/s. Saket Infradevelopers Pvt. Ltd. Registered Office- 46, BB Ganguly Street, 1 st floor, Room No. 04, P.S Bowbazar, Kolkata-7000154

1. Customer Details	
a) Name of the Property Owner	Name of Borrower - M/s. Saket Infradevelopers Pvt. Ltd. Registered Office- 46, BB Ganguly Street, 1 st floor, Room No. 04, P.S Bowbazar, Kolkata-7000154 Name of the Director : Mr. Saket Khaitan, Mobile No. 9874214444
b) Application No.	NA
2. Property Details	
Address	Premises No. 231A, Roy Bahadur Road, Saket Sadan, Flat No. 1A, 1C & 2C, 3C & 4C & 4B Mouza Punja Sahapur, P.S & P.O Behala, Kolkata- 700034 (Mouza PunjaSahapur, J.L. No. 9, Touzi Nos. 159,206 & 210, R.S. Plot Nos. 725/1519 & 725/1525, R.S. Khatian No. 118, P.S & P.O Behala, Ward No. 118, Dist- South 24 Parganas)
Nearby Landmark	The said building is situated near Chanditala Auto Stand, Roy Bahadur Road, Behala.

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Google Map Independent access to the property Latitude & Longitude	Google map is enclosed. Independent access to the property. 22.500041, 88.329938
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3. Document Details

a) Layout Plan - Name of Approving Authority	Building Plan is provided for verification. Kolkata Municipal Corporation
b) Building Plan - Name of Approving Authority - Approval No.	Kolkata Municipal Corporation Building Plan No. 2010130307, dated- 05/10/2010
c) Construction Permission - Name of Approving Authority - Approval No.	Kolkata Municipal Corporation Building Plan No. 2010130307, dated- 05/10/2010
d) Legal Documents	Copy of Deed No.I - 190200426/2019, Copy of TIR, Copy of property tax

4. Physical Details of Property

a) Adjoining Properties - Boundaries of the Plot East West North South	Premises No. 231, Roy Bahadur Road 12 ft. wide Road Others property(Sunil Ghosh) Roy Bahadur Road
b) Matching of Boundaries	Yes
c) Plot Demarcated	Yes
d) Approved land Use	Residential purposes
e) Type of Property	Freehold Property.
f) No. of Room	Being Nos. 1A on 1 st Floor, 1C & 2C(Duplex) on 1 st and 2 nd Floor, 3C & 4C(Duplex) on 3 rd and 4 th Floor and 4B on 4 th Floor Flat No. 1A= Bedroom-2, Dining room-1, Toilets- 2, Balcony-1 with proportionate right on common services & proportionate undivided share. Flat No. 1C & 2C= Bedroom-4, Dining room-1, Toilets-2, Balcony-2 with proportionate right on common services & proportionate undivided share. Flat No. 3C & 4C= Bedroom-4, Dining room-1, Toilets-2, Balcony-2 with proportionate right on common services & proportionate undivided share. Flat No. 4B= Bedroom-2, Dining room-1, Toilets- 2, Balcony-1 with proportionate right on common services & proportionate undivided share.
g) Total No. of Floors	G+IV- storied building

5. Tenure / Occupancy Details

i) Status of Tenure	Building is occupied by owner.
ii) No. of Years of Occupancy	78 yrs
iii) Relationship of tenant or owner	Building is occupied by owner.

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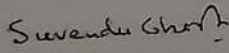
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6. Stage of Construction	
- Under Construction / Completed - If under construction , extent of completion	Completed
7. Violations if any observed	
a) Nature and extent of violations :	Not Known
8. Area Details of the property	
a) - Land Area	11 Cottah 02 Chitak
b) - Plinth / Covered Area	Flat No. 1A- 852 sq. ft. (Approx.) Flat No. 1C & 2C(Duplex)- 1159 sq. ft. (Approx.) Flat No. 3C & 4C(Duplex)-1230 sq. ft. (Approx.) Flat No. 4B- 830 sq. ft. (Approx.)
c) - Carpet Area	Flat No. 1A- 767 sq. ft. (Approx.) Flat No. 1C & 2C(Duplex)- 1043 sq. ft. (Approx.) Flat No. 3C & 4C(Duplex)-1107 sq. ft. (Approx.) Flat No. 4B- 747 sq. ft. (Approx.)
b) -Super-built up area (Chargeable Area)	<u>Super Build Up Area (Chargeable Area)</u> Flat No. 1A- 1190 sq. ft. Flat No. 1C & 2C(Duplex)- 1545 sq. ft. Flat No. 3C & 4C(Duplex)-1640 sq. ft. Flat No. 4B- 1106 sq. ft.
9. Valuation of Property	
a) Marketability of the property in terms of i)Mention the value as per Government Approved Rates also ii) In case of variation of 20% or more In the valuation proposed by the valuer and the Guideline value provided In the State Govt. notification or Income Tax Gazette justification on variation has to be given.	i) Fair Market value of Property is 1.502% higher than Guideline value. ii) As per local enquiry we have found that Price range varies Rs. 4250/- to Rs. 5750/- per sq ft super built up area.
b) Summary of Valuation - Guideline Value - Land - Building	Govt. Value of Flats- Flat No. 1A- Rs.59.97 lacs Flat No. 1C & 2C- Rs. 77.86 lacs Flat No. 3C & 4C- Rs. 82.65 lacs Flat No. 4B- Rs.55.74 lacs Total Guideline Value of 4 No. Flat - 276.22 lacs
c) Value of Property - Fair Market value - Realizable Value - Distress Sale Value Insured Value	Rs. 280.37 lacs Rs. 252.33 lacs Rs. 224.30 lacs Rs. 98.66 lacs
10. Assumptions / Remarks	

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i)	Qualifications in TIR/Mitigation suggested, if any	As per TIR the said property is mortgageable
ii)	Property is SARFAESI compliant::	Yes
iii)	Whether property belongs to social infrastructure like hospital, school, old age home etc.	No
iv)	Whether entire piece of land on which the unit is set up / property is situated has been mortgaged or to be mortgaged	4 No. Flat and proportionate land area.
v)	Details of last two transactions in the locality/area to be provided, if available.	Last two transactions are not available. However, It is to be noted that we have considered the value based on Govt. Guideline value and current market trend. The Govt. Guideline value in West Bengal is available online and updated regularly based on last transactions.
vi)	Any other aspect which has relevance on the value or marketability of the property.	NA
11. Declarations		
i)	The property was inspected by the undersigned on 30/11/2022	
ii)	The property is identified by owner of the property Mr. Gyani Bairagi	
iii)	The undersigned does not have any direct/indirect interest in the above property.	
iv)	The information furnished herein is true and correct to the best of our knowledge.	
v)	We have submitted Valuation report directly to the Bank.	
12. Name address & signature of valuer with Wealth Tax Registration No		
a)	Name and address of the Valuer: Ideal Consultancy Services. Add : 38/1, Purna Das Road, 2nd Floor, Kolkata-700029 Email...idealconsultancyservices@yahoo.com  SUVENDU GHOSH FOR IDEAL CONSULTANCY SERVICES M. Tech, AMIE, B. Tech (Civil) . Chartered Valuer, Govt. Approved Valuer Reg. No.- WB/CCIT, Kol-XI, CIT-XVIII 121 / Reg. of Valuer /CAT-1/2009-10 Date 30/11/2022 Tel No...033-2464-2822	
13. Enclosures, Documents, Photographs		
a)	Govt. value, Google Map, Photographs, etc.	

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Annexure - I

VALUATION OF 4 No. RESIDENTIAL FLAT

Sl. No	Description	Chargeable Area as per Deed / Super Built-up Area
1	Residential Flat	1A - 1190 sq ft 1C&2C- 1545 sq ft 3C&4C- 1640 sq ft 4B- 1106 sq ft Total - 5481 sq ft

B: RATE :

1. After analyzing the comparable sale : Price range varies Rs. 4250/- to Rs. 5750/- per instances, what is the composite rate sq ft
For a similar Residential Flat with same specifications In the adjoining locality?

2. What is the adopted basic composite : Rs. 4550/- per sq ft Super Built-up Area
Rate of the Flat under valuation after Comparing with the specification and Other factors with the Flat under comparison (Give details)

3. BREAK UP FOR THE RATE OF Flat

- i.) Building + Services : Rs. 1500/- + Rs. 300/-
ii.) Land + Others : Rs. 2450/- + Rs. 300/-

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B1. COMPOSITE RATE ADOPTED AFTER DEPRECIATION

a). Depreciated Building Rate
Replacement cost of the flat with Services (B(3) i) : Rs. 1800/-
Age of the building : 4 years Approx
Life of the building estimated : 80 years if properly maintained
Depreciation percentage assuming the: The depreciation as on date is estimated as
Salvage value as 10% 4.50% considering a salvage value of 10%.

b). Depreciated Building rate : Rs. 1719/-
Rate for land & other : Rs. 9500/-

Total Composite Rate : Rs. 1719/- + Rs. 2750/- = Rs. 4469/- per sq ft

B2. TOTAL COMPOSITE RATE ARRIVED FOR VALUATION :

Value of Building & Services (5481 sq ft @ Rs. 1719/-) = Rs. 094.22 lacs
Value of land & Others (5481 sq ft @ Rs. 2750/-) = Rs. 150.73 lacs
Total Value of the Property = Rs. 244.95 lacs

Details of Valuation:

Sr. No.	Description	Qty.	Rate per unit Rs.	Estimated Value Rs.
1	Present value of the 4 No. flat (Flat 1A, 1C & 2C, 3C & 4C, 4B)		Rs. 4469/- per sqft	Rs. 244.95 lacs
2	Interior Decorations 3936 sq ft @ Rs. 900.00 lacs	NA	@ Rs. 900.00 lacs	Rs. 35.42 lacs
	Total			Rs. 280.37 lacs

Total Fair Market Value of the Property = Rs. 280.37 lacs

Realisable Value of the Property = Rs. 252.33 lacs

Distress Sale Value of the Property = Rs. 224.30 lacs

Insurance Value of Property = Rs. 98.66 lacs

Suvendu Ghosh
SUVENDU GHOSH
FOR IDEAL CONSULTANCY SERVICES
M. Tech, AMIE, B Tech (Civil)
Chartered Valuer, Govt. Approved Valuer
Reg. No. - WB/CCIT, Kol-XI, CIT-XVIII
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The undersigned has inspected the property detailed in the Valuation Report dated 20.11.2022 on 10.11.2022. We are satisfied that the fair and reasonable market value of the property is Rs. 2,52,00,000 (Rupees Two Crores Fifty Two Lakhs only).


Signature

 (Name of the Branch Manager with Official Seal)

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Annexure - IV

Declaration

I, Suvendu Ghosh son of Kundu Kumar Ghosh do hereby solemnly affirm and state that

- a. I am a citizen of India
- b. I will not undertake valuation of any assets in which I have a direct or indirect interest or become so interested at any time during a period of three years prior to my appointment as valuer or three years after the valuation of assets was conducted by me
- c. The information furnished in my valuation report dated 30/11/2022 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
- d. I have inspected the property on 30/11/2022. The work is not subcontracted to any other valuer and carried out by myself.
- e. Valuation report is submitted in the format as prescribed by the Bank.
- f. I have not been depanelled/ delisted by any other bank and in case any such depanelment by other banks during my empanelment with you, I will inform you within 3 days of such depanelment.
- g. I have not been removed/dismissed from service/employment earlier
- h. I have not been convicted of any offence and sentenced to a term of imprisonment
- i. I have not been found guilty of misconduct in professional capacity
- j. I have not been declared to be unsound mind
- k. I am not an undischarged bankrupt, or has not applied to be adjudicated as a bankrupt;
- l. I am not an undischarged insolvent
- m. I have not been levied a penalty under section 271D of Income-tax Act, 1961 (43 of 1961) and time limit for filing appeal before Commissioner of Income- tax (Appeals) or Income-tax Appellate Tribunal, as the case may be has expired, or such penalty has been confirmed by Income-tax Appellate Tribunal, and five years have not elapsed after levy of such penalty
- n. I have not been convicted of an offence connected with any proceeding under the Income Tax Act 1961, Wealth Tax Act 1957 or Gift Tax Act 1958 and
- o. My PAN Card number/Service Tax number as applicable is
- p. I undertake to keep you informed of any events or happenings which would make me ineligible for empanelment as a valuer.
- q. I have not concealed or suppressed any material information, facts and records and I have made a complete and full disclosure
- r. 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
- s. 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
- t. I abide by the Model Code of Conduct for empanelment of valuer in the Bank (Annexure V- A signed copy of same to be taken and kept along with this declaration)
- u. I am registered under Section 34 AB of the Wealth Tax Act, 1957. (Strike off, if not applicable)
- v. ~~I am valuer registered with Insolvency & Bankruptcy Board of India (IBBI) (Strike off, if not applicable)~~
- w. My CIBIL Score and credit worthiness is as per Bank's guidelines.
- x. I am the proprietor I partner / authorized official of the firm I company, who is competent to sign this valuation report.
- y. I will undertake the valuation work on receipt of Letter of Engagement generated from the system (i.e. LLMS/LOS) only.
- z. Further, I hereby provide the following Information.

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Sl. No.	Particulars	Valuer comment
1	background information of the asset being valued;	SBI, S.M.E. Camac Street Branch, Shantiniketan Building, Camac Street, Kolkata
2	purpose of valuation and appointing authority	To assess the Fair Market Value of the property
3	identity of the valuer and any other experts involved in the valuation;	By self
4	disclosure of valuer interest or conflict, if any;	Not as such
5	date of appointment, valuation date and date of report;	Inspection date 30/11/2022 Valuation date 30/11/2022
6	inspections and/or investigations undertaken;	30/11/2022
7	nature and sources of the information used or relied upon;	As per above documents mentioned
8	procedures adopted in carrying out the valuation and valuation standards followed;	Land value is consider on local enquiry and market investigation and Govt. guideline value considered. Land and building method is adopted.
9	restrictions on use of the report, if any;	Not as such
10	major factors that were taken into account during the valuation;	Land status, age of the building, type of construction, etc.
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.	NA

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Annexure - V

MODEL CODE OF CONDUCTOR FOR

VALUERS

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.

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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.
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.

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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 organisation discredits the profession.

Miscellaneous

31. A valuer shall refrain from undertaking to review the work of another valuer of the same client except under written orders from the bank or housing finance institutions and with knowledge of the concerned valuer.
32. A valuer shall follow this code as amended or revised from time to time.

Signature of the valuer

: Suvendu Ghosh

Name of the Valuer

Suvendu Ghosh

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121 / Reg. of Valuer / CAT-1/2009-10



Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Market Value of Apartment

(*) marked items are mandatory

District	South 24-Parganas	Thana	Behala
Local Body	Kolkata Municipal Corporation	Mouza *	Pune Sahapur
Road *	Roy Bahadur Road	Road Zone	1 - Premises Located on D.F.
Premises No.	231A	Ward No.	Ward No.
Jurisdiction of *	A.D.S.R. BEHALA	Kolkata Municipal Corporation	KOLKATA MUNICIPAL CORP.
Plot No *	L 0 / 0	Project Name *	Not Specified
Apartment Type	Flat/Apartment Mezzanine Floor Covered Garage Open Garage	Area in Sq. Feet	Covered Area Super Built-up Area *
Use of Flat *	Residential	Floor Type	Marble
Flat located in which floor	1 0-Gr Floor, Mid Floor	Flat No.	1A
Age of the Flat (In year)	4	Litigated Property?	No
Is property on Road	Yes	Width of Approach Road (In feet)	0
Encumbered By Tenant?	No	Is Tenant is a Purchaser?	No
Is building has more than two floors?	Yes		
Other Amenities	☒ Lift Facility ☐ Roof Garden ☐ Swimming Pool ☐ Club Facility ☐ Gymnasium ☐ Shopping Complex		
Type the characters shown	 Try new characters		
Market Value:- Rs:59,97,600/-			
Display Market Value			
Service Count: 5,78,126			
N.B.-To be verified from the appropriate Registration Office after filling up proper e-Registration Form			

GRIPS

(http://www.wbifms.gov.in/GRIPS/) (http://www.wbfin.nic.in/)

Finance Department
Government of West Bengal

WBFMS
WEST BENGAL

(http://www.wbifms.gov.in/)

Land & Land Reforms
GOVERNMENT OF WEST BENGAL

(http://banglarbhumigov.in/)

SILPASATHI
List of Daring Bachelors
SILPASATHI - SILPASATHI

(http://silpasathi.wb.gov.in/)



india.gov.in

(http://india.gov.in/)

Site Map (/site_map.aspx)

TOTAL VISITOR:
(Since 25/05/2018)



(https://www.facebook.com/e.nath)



(https://twitter.com/eNathikaran)



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

Last Updated : 02/12/2022

Site Designed, Maintained by National Informatics Centre
(http://www.nic.in/)

Best viewed in Internet Explorer 10.0 / 11.0 or later



Directorate of Registration and Stamp Revenue

Revenue Department, Government of West Bengal

Market Value of Apartment

(*) marked items are mandatory

District *	South 24 Parganas	Thana *	Bardola
Local Body *	Kolkata Municipal Corporation	Mouza *	Purba Sahapur
Road *	105, Sahapur Road	Road Zone	1 - Premises Located on D.I.
Premises No.	2214	Ward No.	Ward No.
Jurisdiction of *	A.D.S.R. BEHALA	Kolkata Municipal Corporation	KOLKATA MUNICIPAL CORP.
Pin No.	1	Project Name *	Not Specified
Apartment Type	Flat/Apartment Mastern Floor Covered Garage Open Garage	Area in Sq. Feet	Covered Area Built-up Area *
Use of Flat *	Residential	Floor Type	Floor
Flat located in which floor	3	Floor No.	3G - HG
Age of the Flat (in year)	8	Is it a Property?	No
Is property on Road	Yes	Width of Approach Road (in feet)	6
Encumbered By Tenant?	No	Is tenant is a Purchaser?	No
Is building has more than two floors?	Yes		
Other Amenities	☒ Lift Facility ☐ Roof Garden ☐ Swimming Pool ☐ Club Facility ☐ Gymnasium ☐ Shopping Complex		
Type the characters shown			
Market Value:- Rs:82,65,600/-			
Display Market Value			
Service Count: 5,78,126			
N.B:- To be verified from the appropriate Registration Office after filling up proper e-Acquisition Form			

GRIPS

(http://www.drrs.gov.in/GRIPS) (http://www.wbssn.nic.in/)

Finance Department

(http://www.wbssn.nic.in/)

iFMS

(http://www.wbssn.nic.in/)

Land & Land Reforms

(http://www.landreform.gov.in/)

SILPASATHI

(http://silpasathi.wbssn.nic.in/)



india.gov.in

(http://india.gov.in/)

Site Map (site_map.aspx)

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Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Market Value of Apartment

(*) marked items are mandatory

District	South 24-Parganas	Thana	Behala
Local Body	Kolkata Municipal Corporation	Mouza *	Purjo Sahapur
Road	Roy Bahadur Road	Road Zone	1 - Premises Located on D.I
Premises No.	231A	Ward No.	Ward No.
Jurisdiction of *	A.D.S.R. BEHALA	Kolkata Municipal Corporation	KOLKATA MUNICIPAL CORP
Plot No *	L / O / O	Project Name *	Not Specified
Apartment Type	Flat/Apartment Mezzanine Floor Covered Garage Open Garage	Area in Sq. Feet	Covered Area Super Built-up Area *
Use of Flat *	Residential	Floor Type	Tiles
Flat located in which floor	2	Flat No.	1C - 2C
Age of the Flat (in year)	4	Litigated Property?	No
Is property on Road	Yes	Width of Approach Road (In feet)	0
Encumbered By Tenant?	No	Is Tenant a Purchaser?	No
Is building has more than two floors?	Yes		
Other Amenities	☒ Lift Facility ☐ Roof Garden ☐ Swimming Pool ☐ Club Facility ☐ Gymnasium ☐ Shopping Complex		
Type the characters shown			
Market Value- Rs:77,88,800/-			
Display Market Value			
Service Count: 5,78,126			
N.B.-To be verified from the appropriate Registration Office after filling up proper e-Acquisition Form			

GRIIPS

Finance Department

IFMS

Finance Department

Land & Land Reforms

Land & Land Reforms

SILPASATHI

Land & Land Reforms



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*See Map (Map map.aspx)

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Directorate of Registration and Stamp Revenue

Finance (Revenue) Department, Government of West Bengal

Market Value of Apartment

District		South 24-Parganas	Thana	Behala	(*) marked items are mandatory
Local Body		Kolkata Municipal Corporation	Mouza *	Purba Subapur	
Road *		Roy Bahadur Road	Road Zone	1 - Premises Located on D.I	
Premises No.		231A	Ward No.	Ward No.	
Jurisdiction of *		A.D.S.R. BEHALA	Kolkata Municipal Corporation	KOLKATA MUNICIPAL CORP	
Plot No *		L / O / D	Project Name *	Not Specified	
Apartment Type		Flat/Apartment Mezzanine Floor Covered Garage Open Garage	Area in Sq. Feet	Covered Area Super Built-up Area *	Covered Area 1100
Use of Flat *		Residential	Floor Type	Teas	
Flat located in which floor		4	Flat No.	4B	
Age of the Flat (in year)		4	Litigated Property?	No	
Is property on Road		Yes	Width of Approach Road (in feet)	0	
Encumbered By Tenant?		No	Is Tenant is a Purchaser?	No	
Is building has more than two floors?		Yes			
Other Amenities ☒ Lift Facility ☐ Roof Garden ☐ Swimming Pool ☐ Club Facility ☐ Gymnasium ☐ Shopping Complex					
Type the characters shown 					
Market Value:- Rs:55,74,240/-					
Display Market Value					
Service Count: 5,78,126					
N.B. To be verified from the appropriate Registration Office after filling up proper e-Registration Form					

GRIPS

Finance Department
Government of West Bengal

<http://www.wbinfo.gov.in/GRIPS/> (<http://www.wbinfo.gov.in/>)

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<https://silpasathi.wb.gov.in/>



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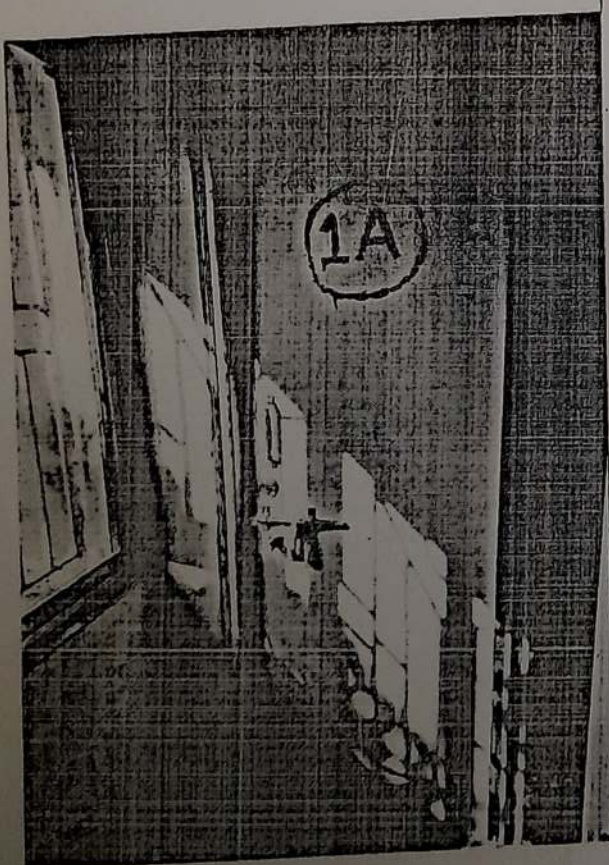
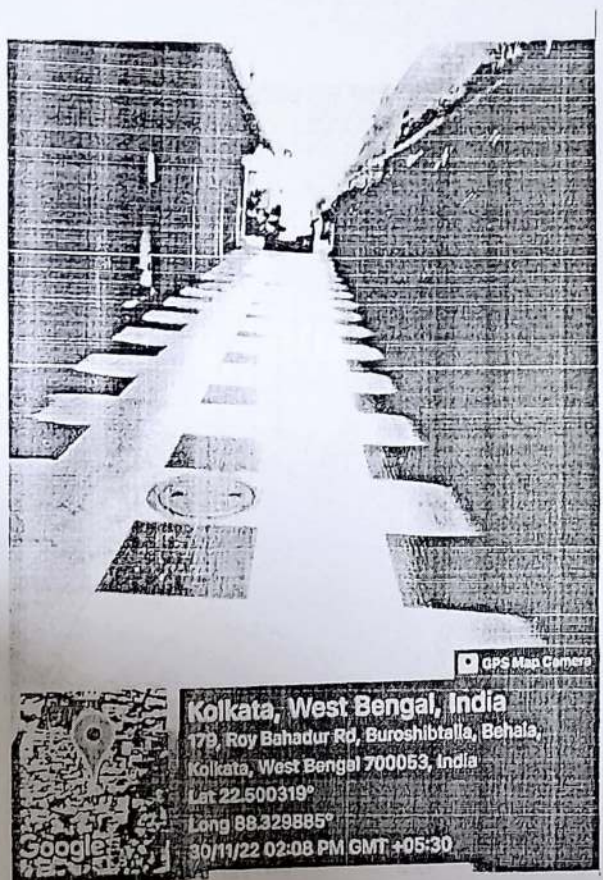
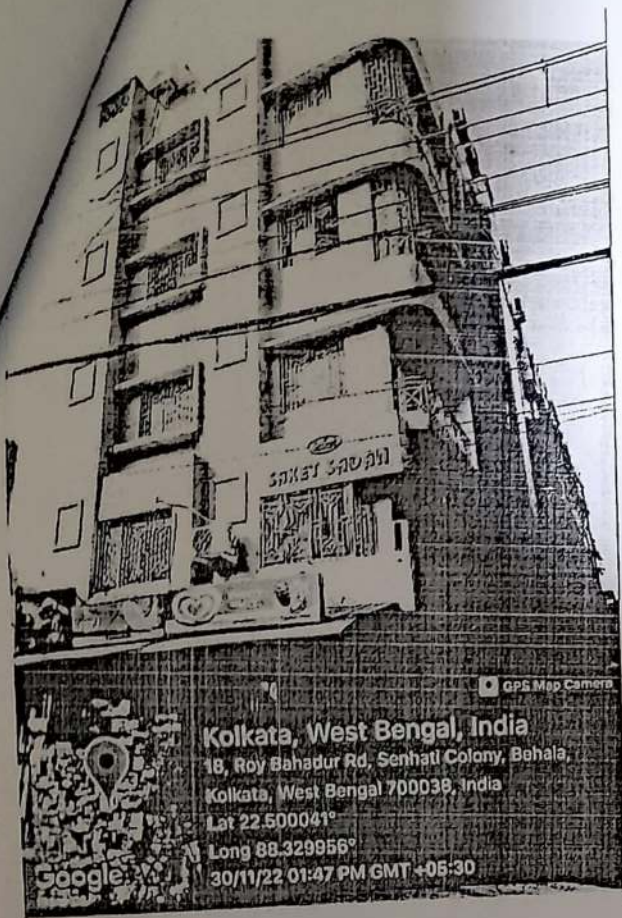


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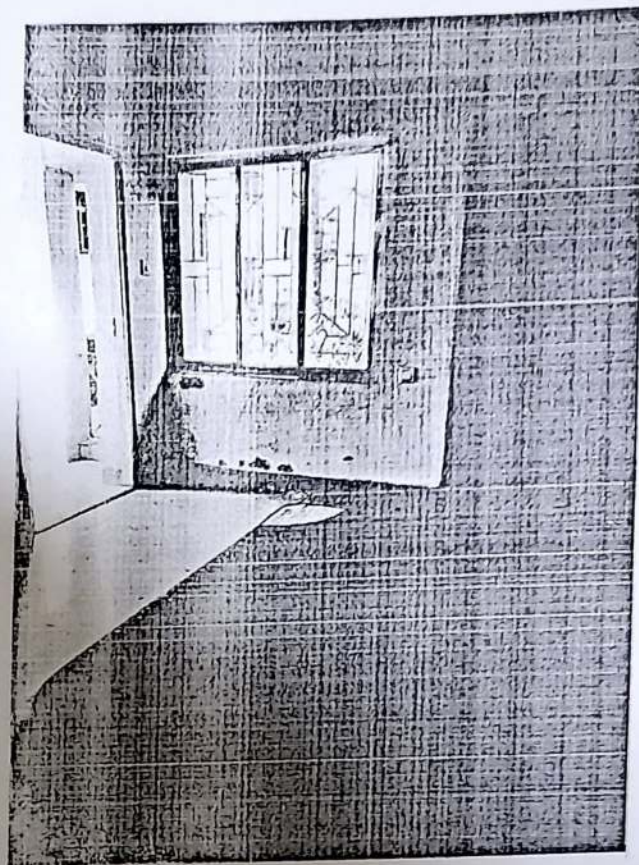
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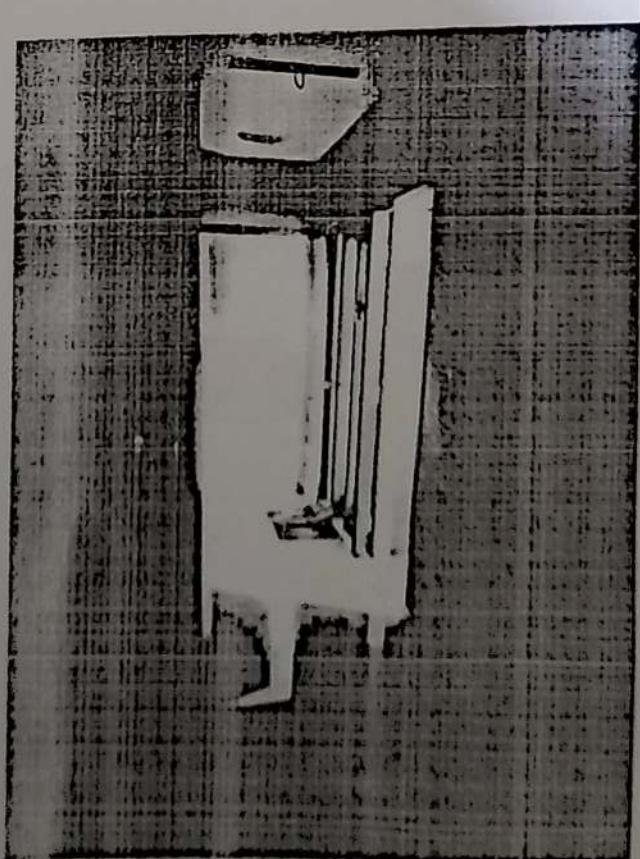
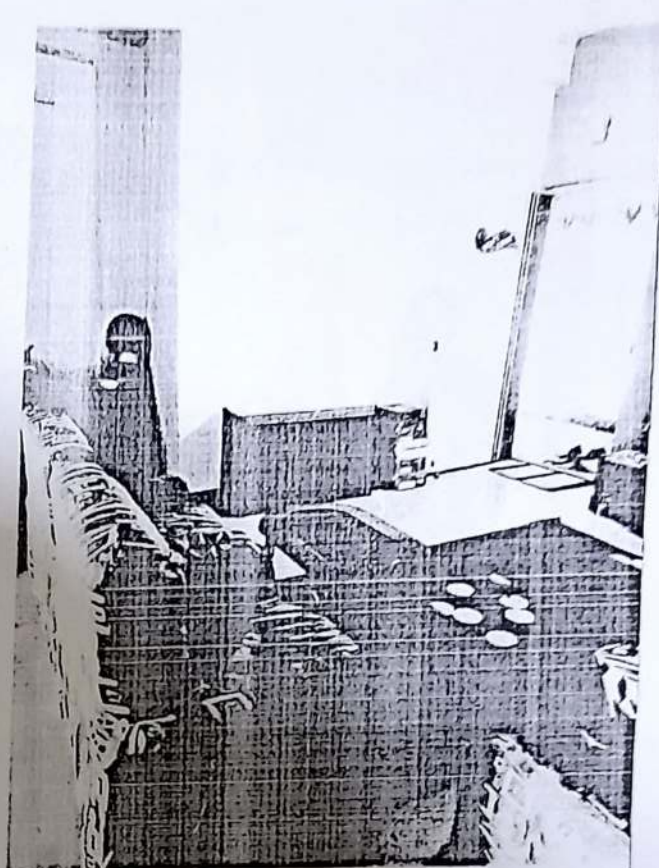
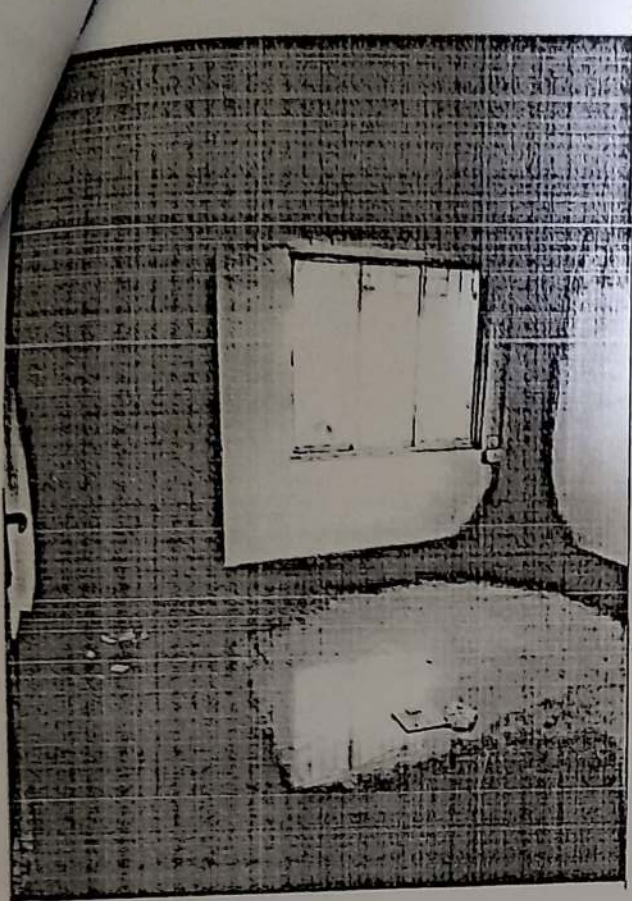
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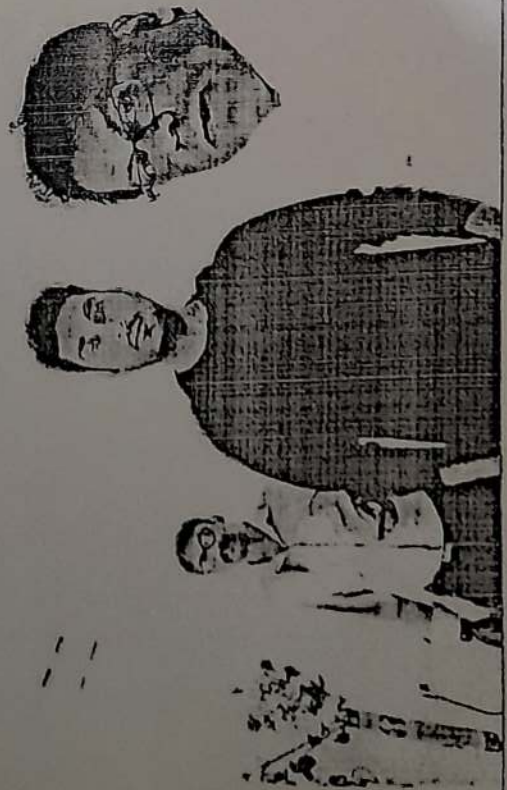
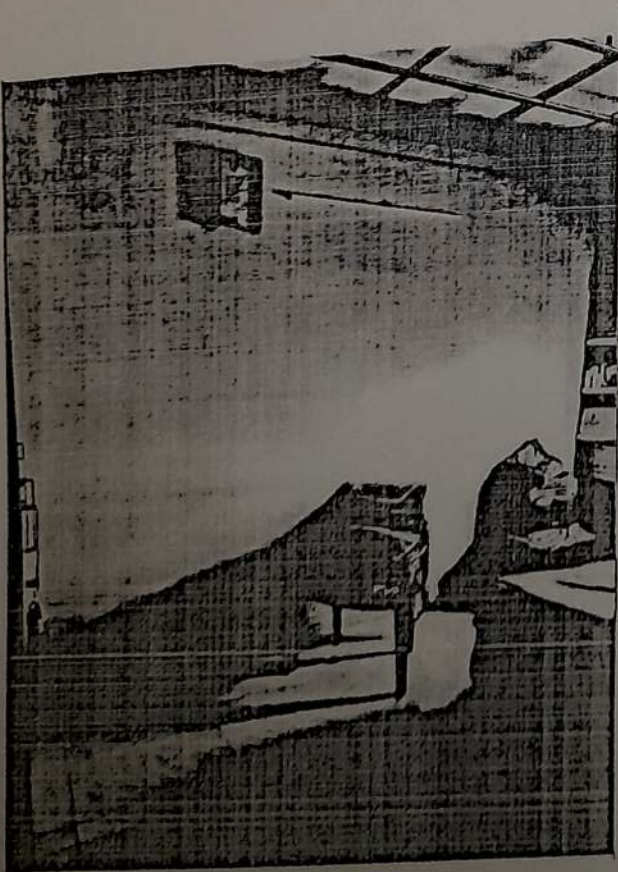
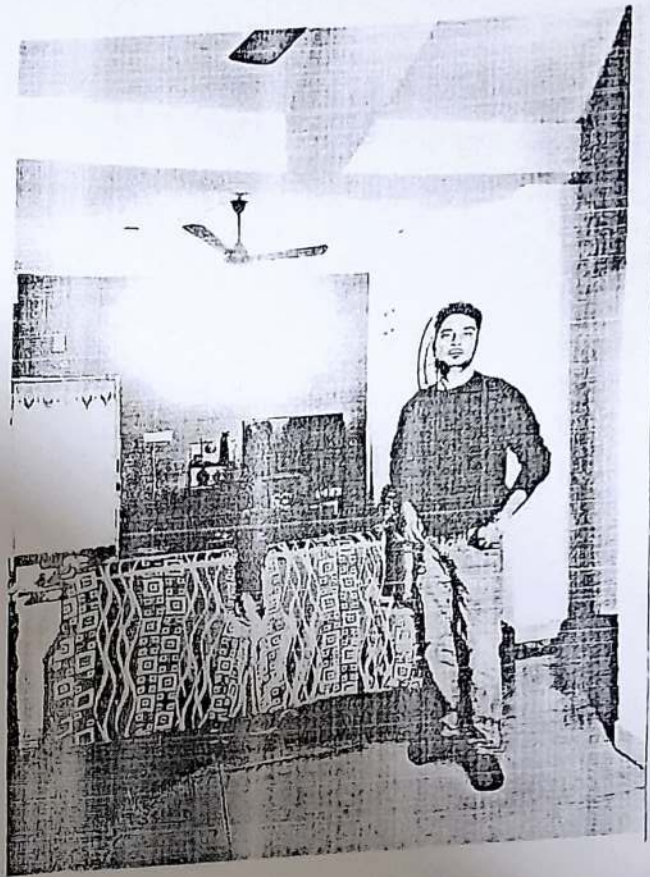


Label Tinjau Behala - (D)

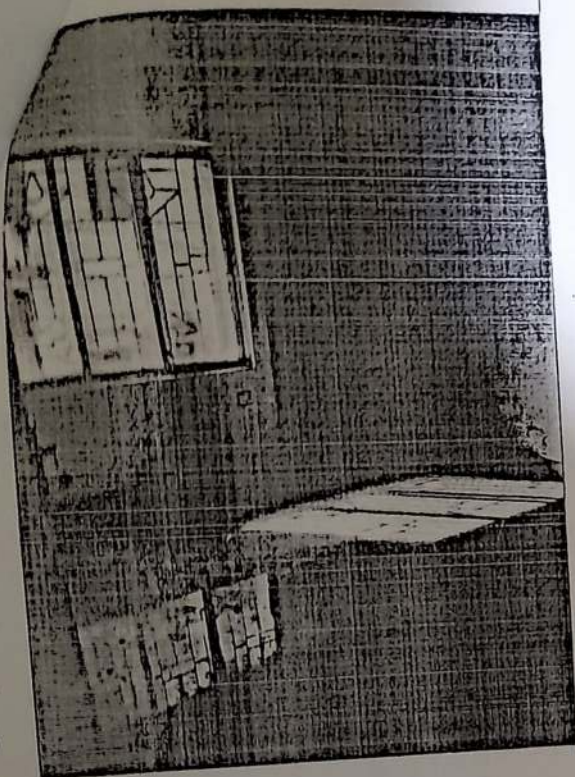
1'







Sahel Infam Kubala (iv)



Sabot Infra Bebola - (V) K

Get full support from Relationship Manager **MB Prime**

✓ Shortlists Properties
✓ Communicates with Owners

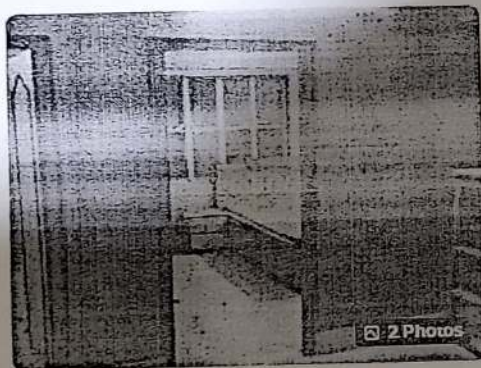
✓ Live Video Call

Join Prime @ 50% OFF

42.0 Lac Get ₹12,600 cashback on Home Loan

✓ ONLY ON MAGICBRICKS

787 Sq-ft 2 BHK Flat For Sale in Roy Bahadur Road, Kolkata



2 Photos

2 Beds

2 Baths

1 Covered Parking

Semi-Furnished

Carpet Area
590 sqft ~
₹7,119/sqft

Floor
1 (Out of 3 Floors)

Transaction Type
Resale

Status
Ready to Move

Facing
North - West

Furnished Status
Semi-Furnished

Car Parking
1 Covered

Type Of Ownership
Freehold

Age Of Construction
15 to 20 years

Contact Owner

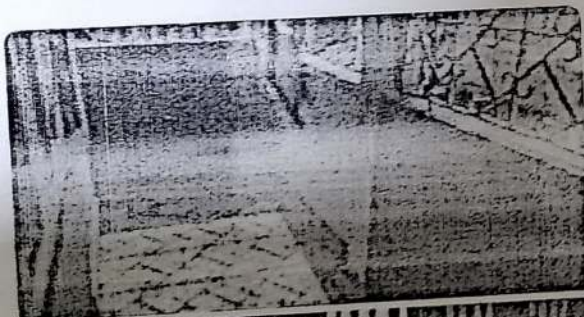
Get Phone No.

Last contact made 26 days ago

78.0 Lac Get ₹ 23,400 cashback on Home Loan

✓ ONLY ON MAGICBRICKS

1350 Sq-ft 3 BHK Flat For Sale in Roy Bahadur Road, Kolkata



3 Beds

2 Baths

1 Balcony

Unfurnished

Carpet Area

1200 sqft

₹ 6,500/sqft

Floor

3 (Out of 4 Floors)

Transaction Type

Resale

Status

Ready to Move

Facing

East

Furnished Status

Unfurnished

Age Of Construction

5 to 10 years

8 Photos

✓ East Facing Property

Last contact made 11 days ago

Contact Owner

Get Phone No.