

Mukherjee Trade Corp

GANGULY & ASSOCIATES

GOVT. REGD. VALUER • CHARTERED ENGINEER • PROJECT CONSULTANT • SURVEYOR

BD-466, Sector-I, Salt Lake City, Kolkata-700 064, Phone : 2337-5534, Mobile : 98310 40191, E-mail : ganguly@gmail.com

K. GANGULY B.Sc (Dist), B.E. (Hons.), C.E. (I), F.I.E. (I), F.I.V. (F2387) PGD Engg. Material & Industrial X-Ray (U. of Roorkee)
D.B.M. (G.O.I.) Dipl. Boiler House Practice (C & G London). Recipient of 'Man of the Year 1995' from I.B.I. (U.S.A.). M.A.S.I.
(U.S.A.) Cert Industrial Inspection (IIT) Cert Modern-Weld Tech (IIT)

S. GANGULY B.Sc. (Hons.) B.S. (Engg.), M.E.E., A.M. E.S.I (Civil) Dipl. Industrial Engg. Dipl. LKS (Germany), P.G.D.C.M.
M.L.P.A., M.I.S.C.A., Member SIVAM, Intl. Member A.S.A. (U.S.A.), Holder of National Certificate of Supervision (Govt. of India)

Regd/Approved Valuer : Appraiser Hon'ble High Court Calcutta Grade A + (R 4736), N.S.I.C. Ltd

Banks : UBI, UCO, BOI, Allahabad Bank, Punjab National Bank, PSB, Dena Bank, SB Mysore, SB Hyderabad, Bank of
Maharashtra, Jammu Kashmir Bank, Bombay Mercantile Co-op Bank, Central Bank, IDBI, WBIDC, WBFV & Other
Nationalised Banks & Financial Institutes

Ref. :

Date :



THE CONCERNED PLOTS OF LAND IS SITUATED AT MOUZA KATLIA
UNDER P S & P O DOMJUR. IT IS SITUATED ABOUT 2 KM WEST FROM KONA
EXPRESS HIGHWAY

THE LOCALITY CAN BE ACCESSED FROM NH 6, DELHI ROAD AND ALSO
FROM KONA EXPRESS HIGHWAY CONNECTING WITH VIDYASAGAR
BRIDGE.

KATLIA IS MOSTLY RURAL WITH SOME SCATTERED INDUSTRIES ARE
LOCATED LIKE PETROL PUMP, AUTO SERVICE, POTTERY, BRICK FIELD ETC.

CIVIC AMENITIES LIKE POTABLE WATER, ELECTRICITY,
TELECOMMUNICATION FACILITY ETC ARE AVAILABLE.

TRANSPORT FACILITIES LIKE BUS, MINI BUS, AUTO, VAN, CYCLE
RICKSHAW ETC ARE AVAILABLE.

DESCRIPTION OF PLOT OF LAND

THE CONCERNED PLOT OF LAND IS BASTU & IS UNDER DAG NOS 1547 &
1548, J.L. NO 50, DISTRICT HOWRAH.

[Handwritten signature]

For & on behalf of the Valuer
K. GANGULY & ASSOCIATES
CHARTERED ENGINEER
PROJECT CONSULTANT
SURVEYOR
BD-466, Sector-I, Salt Lake City, Kolkata-700 064

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Maharashtra, Jammu Kashmir Bank, Bombay Mercantile Co-op. Bank, Central Bank, IDBI, WBIDC, WBFC & Other
Nationalised Banks & Financial Institutes

Ref :



Date :

VALUATION REPORT OF PROPERTY COMPRISING OF LAND SITUATED AT
MOUZA KATLIA, J.I. NO 50, R S DAG NO 1518, L R DAG NO 1547, L R
KHATIAN NO 790/1, R S KHATIAN NO 163, L R O DOMJUR, P.S DOMJUR,
DISTRICT HOWRAH AS ON 15.5.2003

DATE OF INSPECTION : 15.5.2003

OWNER : SRI JAYANTA MUKHERJEE
S/O LATE MOHIT MOHAN MUKHERJEE

BANK REFERENCE : BANK OF INDIA
BURRABAZAR BRANCH
KOLKATA

DOCUMENTS PRODUCED : COPY OF TITLE DEED
COPY OF TAX RECEIPT & PARCHA

LOCATION

7/11/03

GANGULY & ASSOCIATES
CHARTERED ENGINEER (23387)
REGISTERED VALUER & SURVEYOR
(Hon'ble High Court Calcutta)
REGISTERED SURVEYOR & LOSS ASSESSOR

GANGULY & ASSOCIATES

GOVT. REGD. VALUER • CHARTERED ENGINEER • PROJECT CONSULTANT • SURVEYOR

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Banks : UBI, UCO, BOI, Allahabad Bank, Punjab National Bank, PSB, Dena Bank, SB Mysore, SB Hyderabad, Bank of Maharashtra, Jammu Kashmir Bank, Bombay Mercantile Co-op. Bank, Central Bank, IDBI, WBIDC, WBFC & Other Nationalised Banks & Financial Institutes

Ref :



Date :

TOTAL AREA OF LAND : 33 SATAK EQUIVALENT TO 20 KATTAH

METHOD OF VALUATION : SALES COMPARISON METHOD

VALUATION RANGE : RS 1,25,000 TO RS 2,00,000/PER KATTAH

VALUATION :

FOR THE CONCERNED PLOT THE RATE OF RS 1,70,000/PER KATTAH IS CONSIDERED REASONABLE. SO FOR 20 KATTAH IT COMES TO RS 34,00,000 00

TOTAL VALUE = RS 34,00,000 00

IN OUR CONSIDERED OPINION THE VALUATION OF RS 34,00,000/- FOR THE CONCERNED PLOT IS CONSIDERED REASONABLE. DISTRESSED SALE VALUE WILL BE LESSER THAN THE ABOVE MENTIONED FAIR MARKET VALUE.

(K. GANGULY)

GANGULY & ASSOCIATES
CHARTERED ENGINEER & PROJECT CONSULTANT
(Hon'ble High Court Calcutta)
REGD. VALUER & SURVEYOR

Pabitra Ranjan Datta
L.L.B. Advocate

HOWRAH JUDGES' COURT
HOWRAH BAR ASSOCIATION (ROOM NO. 11)
LAWYER OF : HOWRAH ZILLA PARISHAD
ULUAH COOPERATIVE BANK LTD
BANK OF INDIA

To,
The Manager,
Bank of India,
Burrabazar Branch,
Kolkata.

Ref: Non Encumbrance Certificate

Sub: Property situated at Mouza Katliya,
J.L.No.50, R.S.No.163 and L.R. khatian
No.790/1, R.S.Dag No.1518, L.R.Dag
No.1547 Danga land measuring 16 Satak
Out of 21 Satak and R.S.Dag No.1519, L.R.
Dag No.1548 Danga land measuring 17
Satak out of 24 Satak in all total 1 Bigha,
P.S.Domjur, District-Howrah

Re: Sri Jayanta Mukherjee
Son of Late Mohit Mohan Mukherjee,
Residing at 7/A, Dr.Dinobandhu Mukherjee
Lane, Shibpur, District-Howrah and
Proprietor of Mukherjee Trade Corporation
Of 22, Rabindra Sarani, 2nd Floor, Room
No.22, Kolkata-700073

Dear Sir,
I have examined the Title Deed of Sale dated 31.12.2001 executed by
Smt. Bechiran Bibi wife of Late Yar Ali Sheikh of Salap School (Masjid Tala),
P.O. Salap, P.S.Domjur, District- Howrah in favour of Sri Jayanta Mukherjee
which was Registered before the Additional District Sub-Registry Office Domjur,
Howrah and recorded in Book No.1, Being No.44 for the year 2002.

The property which is morefully described in the Schedule-"A" below has

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BAR LIBRARY 660-7546
RESIDENCE 651-4873
RESIDENCE 137, CHAK PARA (SATISH ABASHI)
P.O. BHATTANAGAR
DIST. HOWRAH-711 203
CHAMBER 24, RABINDRA SARANI
P.O. ULUAH
DIST. HOWRAH-711 204
DATED 16.12.2002

a Ranjan Datta

L.L.B. Advocate

RAH JUDGES' COURT
RAH BAR ASSOCIATION (ROOM NO. 11)
AYER OF : HOWRAH ZILLA PARISHAD
LULUAH COOPERATIVE BANK LTD
BANK OF INDIA

BAR LIBRARY 660 2646
RESIDENCE 651 4873
RESIDENCE 137, CHAK PARA (SATISH ABASHI)
P.O. BHATTANAGAR
DIST. HOWRAH - 711 201
CHAMBER 24, RABINDRA SARANI
P.O. LULUAH
DIST. HOWRAH - 711 204
DATED 12.5.2003

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obtained by Smt. Bechiran Bibi by way of inheritance and after recording her name in the R.S. & L.R. Record of Rights and paying taxes was in possession of the aforesaid land without any interruption from others. Sri Jayanta Mukherjee has purchased the property which is morefully described in the Schedule-"A" below from Smt. Bechiran Bibi by way of a Registered Sale Deed dated 31.12.2001 which was Registered before the Additional District Sub-Registry Office Domjur and recorded in Book No.1, Being No.44 for the year 2002 and after purchasing the aforesaid property the said Sri Jayanta Mukherjee has paid Government Rent and recorded his name before the B.L.R.O. Howrah in the Record Of Rights.

I have caused searches of the Learned Civil Judge (Jr.Dn), 4th Court, Howrah for the years 2000 to 2003 (upto April) and I have caused searches of the District Registry Office Howrah for the last 13 years i.e. 1991 to 2003 (upto April) and Additional District Sub-Registry Office Domjur for the last 13 years i.e. from 1991 to 2003 (upto April) through Registered Searcher, Sri Prantosh Kumar Show, being License No. 843.

That the land which is morefully described in the Schedule-"A" below is not come under the purview of Urban Land Ceiling & Regulation Act, 1976 and the land is not vested by the Government and the Semi-Government and thus Sri Jayanta Mukherjee has become the absolute owner of the property which is morefully described in the Schedule "A" below.

That the land which is morefully described in the Schedule "A" below is not under any scheme of Acquisition and Requisition by the Government Departments and/or Local Body and/or any other Statutory Body.

That the property /land which is morefully described in the Schedule "A" below is free from all encumbrances, lien and charges and/or not subjected to any sale, mortgage or any kind of transfer. I have examined the documents which is mentioned in the Schedule "B" below and I am satisfied that Sri Jayanta

Contd. Page-3

a Ranjan Datta

L.L.B. Advocate

HOWRAH JUDGES' COURT
HOWRAH BAR ASSOCIATION (ROOM NO. 11)
COUNSELLOR : HOWRAH ZILLA PARISHAD
LULUAH CO-OPERATIVE BANK LTD
BANK OF INDIA



BAR LIBRARY 660-2646
RESIDENCE 651-4873

RESIDENCE 137, CHAK PARA (SATISH ABASHI)
P.O. BHATTANAGAR
DIST. HOWRAH - 711 203

CHAMBER 24, RAJENDRA SARANI
P.O. LULUAH
DIST. HOWRAH - 711 204

DATED 16.5.2003

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Mukherjee has acquired good and marketable Title of the property and the Bank can safely sanctioned loan in favour of Sri Jayanta Mukherjee, after depositing the Title Deeds, Record of Rights and Certificate of Conversion of land from A.D.M(L.R.), Howrah.

SCHEDULE—A

(Description of the property)

ALL THAT piece and parcel of land situated within the District Registry Office Howrah and Additional District Sub-Registry office Domjur, P.S. Domjur, under Mouza Katliya, J.L.No.50, R.S.No.163, L.R.Khatian No.790/1, R.S.Dag No.1518, L.R.Dag No.1547 measuring 16 Satak out of 21 Satak and R.S.Dag No.1519, L.R.Dag No.1548 Danga land measuring 17 Satak out of 24 Satak in all total 1 Bigha, P.S.Domjur, District-Howrah and together with all easement rights and privileges.

SCHEDULE—B

(Description of the documents examined)

- 1) A Xerox copy of the Registered Sale Deed dated 31.12.2001 which was Registered before the Additional District Sub-Registry Office Domjur and recorded in Book No I, Being No 44 for the year 2002.
- 2) Two Searching/Information slip being No K.332285 dated 14.5.03 And being No K.332282 dated 16.5.2003
- 3) Two Searching Report dated 16.5.2003 of the District Registry Office Howrah and Additional District Sub-Registry office Domjur, through a Registered Searcher Sri Prantosh Kumar Show, being License No.843.

Contd. Page-4

ia Ranjan Datta

L.L.B. Advocate

HOWRAH JUDGES' COURT
HOWRAH BAR ASSOCIATION (ROOM NO. : 11)
COUNSELLOR OF : HOWRAH ZILLA PARISHAD
ULUAH COOPERATIVE BANK LTD
BANK OF INDIA



BAR LIBRARY : 660-2646
RESIDENCE : 651-4873

RESIDENCE : 137, CHAK PARA (SATISH ABASHI)
P.O. BHATTANAGAR
DIST. HOWRAH - 711 203

CHAMBER : 24, RABINDRA SAPANI
P.O. ULUAH
DIST. HOWRAH - 711 204

DATED 16.5.2003

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- 4) A xerox copy of Government Rent receipt.
- 5) A xerox copy of application for record the name of Sri Jayanta Mukherjee before the B.L.R.O Howrah.
- 6) A Court Searching Report of the Learned Civil Judge(Jr.Dn), 4th Court, Howrah for the year 2000 to 2003 (upto April).

Pabitra Ranjan Datta
Advocate.

PABITRA RANJAN DATTA
(Advocate)

Howrah Judges' Court, Howrah
Regn. No. WB/ 298 of 1972.

16.5.2003