

Property Tax Reimbursement Summary

Premises: P-123 (34), Raja S.C. Mullick Road, Kolkata - 700 084

Assessee No: 311101000549

Claimant: Lena Roy

Tenant: Punjab National Bank (formerly United Bank of India)

Document Date: August 26, 2025

Detailed Tax Breakup - Full Occupancy Period (1989-2017)

Period	Quarterly Tax Rate	Number of Quarters	Total Amount (Rs.)
2/1989-90 to 3/1994-95	Rs. 1,283	22 quarters	Rs. 28,226.00
4/1994-95 to 1/1995-96	Rs. 10,616	2 quarters	Rs. 21,232.00
2/1995-96 to 3/1999-2000	Rs. 10,616	18 quarters	Rs. 1,91,088.00
4/1999-2000 to 1/2001-02	Rs. 12,378	6 quarters	Rs. 76,428.00
2/2001-02 to 3/2004-05	Rs. 12,378	14 quarters	Rs. 1,78,332.00
4/2004-05 to 1/2007-08	Rs. 15,285	10 quarters	Rs. 1,52,850.00
2/2007-08 to 3/2009-10	Rs. 15,285	10 quarters	Rs. 1,52,850.00
4/2009-10 to 1/2013-14	Rs. 18,342	14 quarters	Rs. 2,56,788.00
2/2013-14 to 3/2014-15	Rs. 18,342	6 quarters	Rs. 1,10,052.00
4/2014-15 to 4/2016-17	Rs. 22,011	6 quarters	Rs. 1,32,066.00
1/2017-18 to 2/2017-18	Rs. 26,413	2 quarters	Rs. 52,826.00
Subtotal - Full Occupancy Period			Rs. 13,52,738.00

Reduced Occupancy Period - Ground Floor Only (2017-2026)

Period	Quarterly Tax Rate	Number of Quarters	Total Amount (Rs.)
3/2017-18 to 2/2025-26	Rs. 17,902	30 quarters	Rs. 5,37,060.00

Final Summary

Component	Amount (Rs.)
Full Occupancy Period (1989-2017)	Rs. 13,52,738.00
Ground Floor Only (2017-2026)	Rs. 5,37,060.00
TOTAL CLAIMED REIMBURSEMENT	Rs. 18,89,798.00

Important Notes

- Occupancy Changes:** Bank occupied both ground floor (629 sq.ft.) and 1st floor (1818 sq.ft.) from October 1986 to August 2017. From September 2017 onwards, only ground floor portion (359 sq.ft.) is occupied.
- Tax Calculation Basis:** All amounts include surcharge as applicable and are based on Kolkata Municipal Corporation's official assessments following the Lok Adalat settlement dated April 21, 2018.
- Lease Agreement:** As per the lease terms, the bank is responsible for proportionate property tax reimbursement for occupied portions.
- Current Status:** Lease expires on October 30, 2025. No reimbursement has been received by the property owner as of the letter date (August 26, 2025).
- Legal Settlement:** Property tax dispute was resolved through Lok Adalat with Rs. 7,00,000 deposited by the assessee on May 12, 2018.
- Tax Escalation:** Property tax rates show significant increases over the decades, with the steepest rise occurring post-2014.