D. VALUATION REMARKS:

The valuation of the above property has arrived based on the **Land and Building Method**. The land value has arrived based on the prevailing market rate, Registration rate, recent sale transactions and other points that will affect the land value. The building value has arrived based on the specifications of the building, the prevailing market rate of different materials labour charges and age of the building and the depreciation factor.

- Adopted Rates Justification: Information on the average market rates is taken based on the verbal market survey in the subject area from the local people, property agents, recent deals, demand-supply, and internet postings. No written record is generally available for such market information.
- All area measurements are on an approximate basis. Verification of the area measurement of the property is done only based on sample random checking and not based on full-scale measurement.
- Depreciation calculation (per year):

  For RCC Structure assuming Age = 1 year
  Life = 65 years
  Salvage value = 10%
  Per year Depreciation percentage = $\frac{1 \times (100-10)}{65}$ =1.384%

- As per the verbal conversation with, local persons & significant searches from the public domain we came to know that the demand for Residential property in this location is good.

1. The concerned financial institution is requested to verify the extent shown in the valuation with respect to the latest legal opinion.

2. Value varies with the purpose and time. This value should not be referred to for any purpose other than mentioned above.

3. Age of the proposed building is around **35 years** old and the total life of the R.C.C. building is considered 65 years. The future of the said building is approximately 30 years.

4. Legal aspects are not considered in this report. It is taken into account that the concerned Bank/ Financial Institution has first got the legal verification cleared by the competent Advocate before requesting for the Valuation report.

Fair Market Value suggested by the competent Valuer in his opinion is a prospective estimated amount without any prejudice after evaluating all the facts related to the subject property at which the subject Asset should be exchanged on the date of Valuation between a willing buyer and willing seller at an arm's length transaction after proper marketing, wherein the parties, each acted knowledgeably, prudently and without any compulsion.
Realizable Value is the minimum prospective value of the property which it may be able to realize at the time of actual property transaction factoring in potential prospects of deep negotiations carried out between the buyer & seller for ultimately finalizing the transaction. Realizable value may be 10-20% less of the Fair Market Value depending on the saleability prospects of the subject property.
Forced/ Distress Sale Value is the value when the property has to be sold due to financial encumbrances or any other constraint or have become a disputed property or as a part of a recovery process. In this type of sale minimum disposable value is assessed which varies from 20-35% less from the Fair Market Value based on the saleability prospects of the property.

Chamber of Valuation
Er. Joydeep Dhar

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ER. JOYDEEP DHAR
BE Civil, AMIE, CE, VMRE
PG Diploma in Valuation
M.Sc. Real Estate Valuation
Chartered Engineer, Govt. Regd. Valuer IBBI

Chamber of Valuation

Date- 19-02-2025

Ref no. UCO Bank/Hooghly /2024-25/0182

TO,
THE BRANCH MANAGER,
UCO BANK,
BHADRAKALI BRANCH, HOOGHLY, W.B.

Subject: VALUATION CERTIFICATE

Dear Sir,

Under the verbal instruction of the Branch Head, Bhadrakali Branch, Hooghly, the property was inspected to ascertain the Distress value (NPA Account). I visited the site and conducted the valuation of the property and its fair and distressed value is as under:

Name of the Borrower/s	**SRI ALOKESH JANA & SMT. JUI JANA**
Owner of the Property	**SRI ALOKESH JANA & SMT. JUI JANA**
Address of the Property	Holding no. 25, Shambhu Dasgupta Sarani (D.J. Road), Mouza – Bhadrakali, J.L. No. 9, R.S. Dag No. 2527, R.S. Khatian No. 200, L.R. Dag No. 4323, L.R. Khatian No. 1481, under Hal L.R. Khatian No. 10883, Ward No. 9, Uttarpara Kotrung Municipality, P.S. - Uttarpara, P.O.- Bhadrakali, A.D.S.R. Uttarpara, Dist.-Hooghly, PIN. – 712232 W.B.
Type of Property	Residential Building
Ownership of the Property	Joint Ownership
Valuation Approach/Method	**Land by**: Market approach; **Building by**: Cost Approach
Date of inspection	15.02.2025
Date of Valuation	19.02.2025
Marketability of the Property	Good

Fair Market Value	Realizable Value	Distress Value
Rs. 25,30,000/-	**Rs. 22,77,000/-**	**Rs. 20,24,000/-**

We hereby declare and certify that:

1. We have no direct or indirect interest in the said company or properties.
2. The information furnished is true and correct to the best of our knowledge and belief that is based on the documents furnished by the client.

Thanking you,
Yours faithfully,

Er. JOYDEEP DHAR
BE Civil, AMIE, CE, VMRE, M.Sc.
Chartered Engineer
PG Diploma in Valuation
M.Sc. Real Estate Valuation
Member IOV RVF, Govt. Regd. Valuer IBBI

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