UCO BANK

Branch – Vaishali Nagar, Bhilai

VALUATION REPORT

(IN RESPECT OF LAND/SITE AND BUILDING)

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1. GENERAL

01.	Purpose for which the valuation is made		:	To Assess The Market Value as on date.
02.	a)	Date of Inspection	:	22.04.2026
	b)	Date on which the valuation is made	:	22.04.2026
03.	List of documents produced for perusal		:	
	i)		:	Previous Valuation Report dt. 25.08.2015
	ii)		:	
04.	Name of the owner(s) and his/their address (es) with Phone No. (Details of share of each owner in case of joint ownership)		:	**Shri. Aayush Kumar Shukla** **S/o Shri. B.K. Shukla**
	Proposed Buyer		:	**N.A.**
05.	Brief description of the property		:	Flat at 5th Floor Of a Multistoried Residential Building
06.	Location of the property			
	a)	Plot No./Survey No.	:	Flat No. – 503, Fifth Floor
	b)	T.S. No./Village	:	Ph. No. – 14/19, Radhika Palace, Bhilai
	c)	Ward/Taluka	:	Ward No. – 11, Shanti Nagar, Kohka
	d)	Mandal/District	:	Teh. & Distt. - Durg (C.G)
07.	Coordinates		:	**21.223163, 81.346204**
08.	City/Town		:	Bhilai
	Residential area		:	✓
	Commercial area		:	X
	Industrial area		:	X
09.	Classification of the area			
	i)	High/Middle/Poor	:	Middle Class
	ii)	Urban/Semi-Urban/Rural	:	Urban