Format- A

UCO BANK

Branch - Kasdol , Distt.- Baloda Bazar (C.G.)

VALUATION REPORT

(In Respect of Land/Site And Building)

(To be filled in by the Approved Valuer)

UCO.KASDOL.01.796.2026

Er. Ravi Pandey , Janjgir (C.G.)

(Name & Address of Valuer)

To,

The Branch Manager

UCO Bank Branch Kasdol (C.G.)

Sir,

I hereby submitting the valuation report of the property situated at **Mahamaya Para, Ward No. 12 kasdol, Tah.: Kasdol, Distt.- Baloda Bazar Bhathapara (C.G.) belonging to Shri Nehru Das S/o Shri Prem Das Resi.: Kasdol, Tah.: Kasdol, Distt.: Baloda Bazar Bhathapara (C.G.)**

I. GENERAL :

1	Purpose for which the valuation is made		:	For financial assistance
2	a.	Date of Inspection	:	04.08.2026
	b.	Date on which the valuation is made	:	04.08.2026
3	List of documents produced for perusal		:	
	i			Sale deed of Praoperty
	ii			Photograph of the property
	iii			Diversion
	iv			Rin Pustika
4	Name of the owner(s)		:	**Shri Nehru Das** **S/o Shri Prem Das**
	address(es) with Phone No.			Resi.: Kasdol, Tah.: Kasdol, Distt.: Baloda Bazar Bhathapara (C.G.)
	(Details of share of each owner in case of Joint ownership)			
5	Brief description of the property		:	Land & G.F. Building
6	Location of the property		:	
	a.	Plot No./Survey No.	:	**Plot Kh.No.: 1146/3 (part of 1146/2)**
	b.	T.S.No./Village	:	Kasdol
	c.	Ward/Taluka	:	Ward No.: 12

RAVI KUMAR PANDEY

Digitally signed by RAVI KUMAR PANDEY
DN: c=IN, PostalCode=495668, S=CHHATTISGARH, STREET=VASUNDHARA WARD NO.08,ANJGIRCHAMPA,LINK ROAD 495668, L=JANJGIR-CHAMPA, O=Personal, T=5320, SERIALNUMBER=df7974aab5b51b07b945bec52989987fd222a6c9f7fd9645a0470d9997413 5, OID.2.5.4.65=33402f2346fb95f0e10ba0ad2626418, Phone=+91-9a9da522f19bac0662a7258da204025280c6827659411f6c3e4bc60ba4, E=RAVIPANDEY762@GMAIL.COM, CN=RAVI KUMAR PANDEY
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	d. Madal/District	:	Baloda Bazar Bhathapara (C.G.)
7	Postal address of the property	:	As given above
8	City/Town	:	City
	Residential Area	:	Residential Area
	Commercial Area	:	
	Industrial Area	:	
9	Classification of the area	:	
	i. High/Middle/Poor	:	High & Middle
	ii. Urban/Semi Urban/Rural	:	Urban
10	Coming under Corporation limit/Village Panchayat/Municipality	:	Under Nagar Palika Limit
11	Whether covered under any State/Central Govt. enactments (e.g. Urban Land Ceiling Act) or notified under agency area/scheduled area/cantonment area	:	NA
12	In case it is an agricultural land and any conversion to house site plots is contemplated	:	NA
13	Boundaries of the property	:	**As per Deed**
	North	:	**House of Nehru Das**
	South	:	**Rasta**
	East	:	**House of Nehru Das**
	West	:	**House of Sudama Pandit**
	Google Location		Latitude : 21.615757
			Longitude : 82.424941

14	Dimensions of the site	:	a As per the Deed	b Actual
	North	:	37 feet	37 feet
	South	:	37 feet	37 feet
	East	:	23.40 feet	23.40 feet
	West	:	29.40 feet	29.40 feet
			1088 Sqft	1088 sqft
15	Extent of the site	:	**1088.00sqft**	
16	Extent of the site considered for valuation (least of 14a & 14b)	:	1088.00Sqft	
17	Whether occupied by the owner/tenant?	:	**Occupide by Owner**	

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		If occupied by tenant since how long?		
		Rent received per month.		

II. CHARACTERISTICS OF THE SITE

1	Classification of Locality	:	Middle Class
2	Development of surrounding areas	:	Developed Locality
3	Possibility of frequent flooding	:	No
4	Availability of the Civie Amenities like School, Hospital, Bus Stop, Market etc.	:	Available near by
5	Level of land with topographical conditions	:	Leveled
6	Shape of land	:	Ractangular
7	Any usage restriction	:	No
8	Is plot in Town Planning approved layout	:	**Sactioned Plan Not Availble Area Teken As Per Actual**
9	Cornor plot or Intermittent plot?	:	Intermittent plot
10	Road facilities	:	Available
11	Type of road available at present	:	CC Road
12	Width of road- Is it below 20 ft. or more than 20 ft.	:	20 Feet wide Road
13	Is it a Land-locked Land ?	:	No
14	Water Potentiality	:	Water level is high
15	Underground sewarage system	:	Available
16	Power supply is available in the site	:	Available
17	Advantages of the site	:	
	1]	:	Near by availability of civil aminities
18	General remarks, if any	:	
	1]	:	Residential Area
	2]	:	Developed Area

PART - A (Valuation of Land)

1	Size of plot	:	
	North & South	:	37 feet each
	East & West	:	29.40 feet each
2	Total extent of the plot	:	**1088.00** Sqft
3	Prevailing market rate	:	Rs.650 to Rs.700 per Sqft.
4	Guideling rate obtained from the Registrar's	:	1088 per sqm. i.e 101.12 per sqft.

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