



S. SEN & ASSOCIATES..

THREE DECADES OF DEDICATION

CONSULTING ENGRS/CHARTERED ENGINEER & GOVT.APROVED VALUERS WITH THE INCOME TAX/ WEALTH TAX DEPARTMENT, FELLOW OF INSTITUTION OF ENGINEERS & VALUERS. INCOME TAX REGISTRATION NO. W.B. Cat-1/65/C.C. of 1988 & W.B./CCIT-4/Kol/103/2017-18/Registration of Valuer/Manoj Kumar Sen &Kalyan Kumar Das. Mr. Goutam Mukherjee

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UCO BANK

ENGAGED BY: UCO BANK

BRANCH: UNSANI

VALUATION REPORT IN RESPECT OF AN IMMOVABLE PROPERTY LOCATED ON THE FOURTH FLOOR, FLAT NO: 4-A, OF A (G+4) FIVE STORIED BUILDING, SITUATED AT "MAHARAJA APARTMENT", FOURTH FLOOR, FLAT NO.-4-A, VILL: ANDUL DAKSHIN PARA, P.S: SANKRAIL, DIST. HOWRAH, WEST BENGAL, PIN: 711302

UNDER THE JURISDICTION OF MASHILA GRAM PANCHAYET.

OWNERS & BORROWERS: 1) SRI SANJIT DAS S/O ANATH DAS

2) SMT. SHYAMALI DAS W/O SRI SANJIT DAS

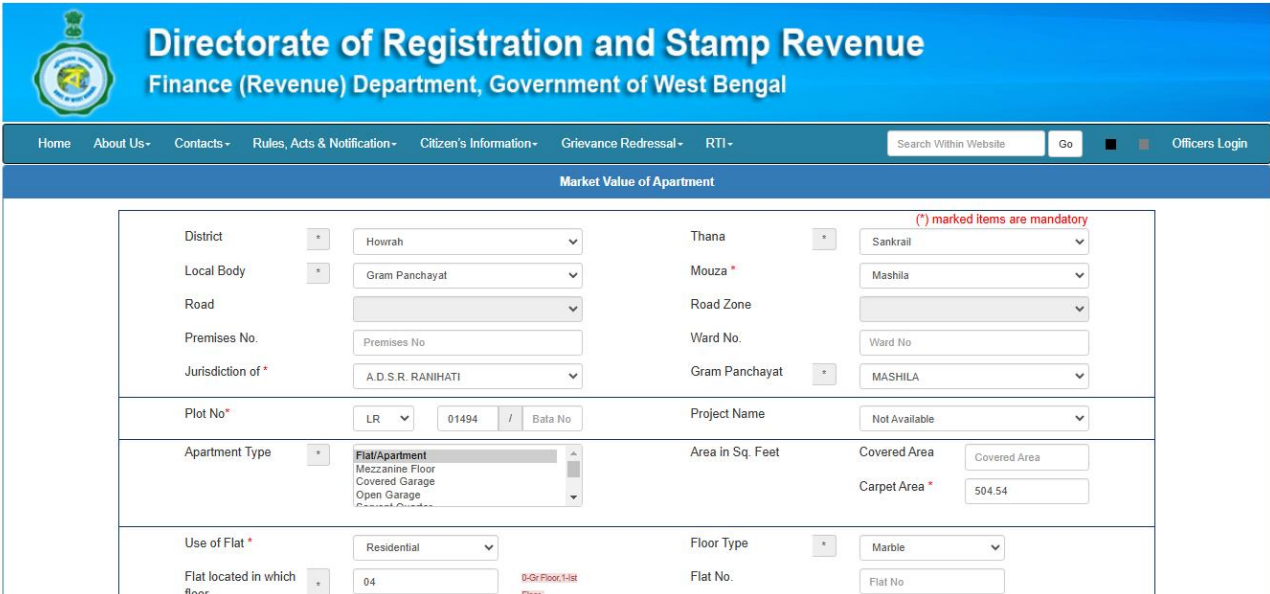
We have been retained by the Branch Manager of UCO Bank, Unsani Branch to prepare a Report on the Valuation of the asset mentioned below. It may please be noted that we visited the site on 26.01.2025 but we were not permitted to enter into the Premises. As a result of which we compelled to take photograph of the said property from little bit away & came back. Since the property has already been Mortgaged and we have been asked to reassess the value for recovery of Loan, we are reassessing the value of the subject property on "AS IS WHEREIS AND WHAT IS BASIS". Further While carrying out these instructions, we undertook verbal/web-based enquiries referred to in relevant sections of this report. We have relied on this information as being accurate and complete. In particular we detail the following: -

I	GENERAL		
1	Purpose for which the valuation is made		To ascertain the market value of the property mentioned above.
2	a)	Date of Inspection	26.01.2025
	b)	Accompanied by	Accompanied by Bank Representative
	c)	Date of valuation	27.01.2025
	d)	Reference No.	SSA/UCO- UNSANI /AD/AB/347/2024-25
3	List of documents produced for perusal	1) Copy of Previous valuation report, Dated: 30.09.2018. 2) Copy of Symbolic possession Notice.	
4	a). Name of the Owner and his/their address(es) with Phone no (details of share of each owner in case of joint ownership)	1) SRI SANJIT DAS S/O ANATH DAS 2) SMT. SHYAMALI DAS W/O SRI SANJIT DAS	

	b). Name of the Borrower(s) and his/their address(es) with Phone no (details of share of each owner in case of joint ownership)		1) SRI SANJIT DAS S/O ANATH DAS 2) SMT. SHYAMALI DAS W/O SRI SANJIT DAS. Both are Residing at Vill: Andul Dakshin Para, P.S: Sankrail, Dist. Howrah, West Bengal, Pin: 711302.
5	Brief description of the property		Fourth Floor, Flat No. 4-A, situated on a Five Storied (G+4) Building. The subjected flat admeasuring 666.00 sq. ft. Super Built up Area more or less, constructed over a freehold Bastu category land located at “Maharaja Apartment”, Vill: Andul Dakshin Para, P.S: Sankrail, Dist. Howrah, West Bengal, Pin: 711302. Under The Jurisdiction of Mashila Gram Panchayet. Accommodation: Not Aware.
6	Location of property		
	a).	Plot No./Survey No.	Mouza- Mashila, J.L. No. 24, L.R. Dag No: 1494, L.R. Khatian No: 4248.
	b).	Door No.	NA.
	c).	Ward/Taluka	NA.
	d).	T.S. No/Village	Andul Dakshin Para.
	e)	Mandal/District	Dist. Howrah,
	f)	Date of issue and validity of layout of approved map/plan	During Inspection Sanction Building Plan not available.
		Approved map/plan issuing authority	Sanctioned Building is not available during inspection
		Whether genuineness or authenticity of approved map/plan is verified	Sanctioned Building is not available during inspection
		Any other comments by our empanelled valuers on authentic of approved plan	During Inspection Sanction Building Plan not available.
7	Postal address of the property		“Maharaja Apartment”, Fourth Floor, Flat No.-4-A, Vill: Andul Dakshin Para, P.S: Sankrail, Dist. Howrah, West Bengal, Pin: 711302. Under The Jurisdiction of Mashila Gram Panchayet
8	City/Town/Village		Town
9	Classification of the area		
	i). High/Middle/Poor	Middle	
	ii). Urban/Semi- Urban/Rural		Semi Urban
10	Corporation /Village Panchayat /Municipality		Under The Jurisdiction of Mashila Gram Panchayet
11	Covered under any State/Central Govt. enactments (Urban land ceiling Act) or notified under agency area / scheduled area/ cantonment area)		No
12	Boundaries of the property: -		
	Total land as per Documents		As per Physical Inspection the subject flat
	North	By the Panchayet Road.	By the Panchayet Road.
	South	By the Stairs, Lift and Flat No: 4B	By the Stairs, Lift and Flat No: 4B
	East	By the Sunity Kumar Mukherjee.	By the Sunity Kumar Mukherjee.
	West	By the Lt. Bibhuti Bhusan Bhattacharjee.	By the Lt. Bibhuti Bhusan Bhattacharjee.
13	Dimension of the Site	A	B

		As per Site plan	Actuals
	North	NA	NA
	South	NA	NA
	East	NA	NA
	West	NA	NA
14	Extent of the site	Total Land→ 5.00 Decimal more or less.	
14.1	Latitude. Longitude and Coordinates of the site	Latitude-22.58134667, Longitude-88.23242000 Coordinates- 22°34'52.9"N 88°13'56.7"E	
15	Extent of the site considered for valuation (least of 13A & 13B)	As per Documents → Fourth Floor flat Super Built up Area 666.00 sq. ft. more or less.	
16	Whether occupied by Owner / Tenant? If occupied by Tenant, since how long? Rent Received per month.	Owner Occupied.	
II	APARTMENT BUILDING		
1	Nature of the Apartment	Residential Building	
	Classification of Locality	Residential area.	
2	Location		
	T.S. No	N.A.	
	Block No.	NA	
	Ward No.	NA	
	Village/Municipality/ Corporation	Under The Jurisdiction of Mashila Gram Panchayet.	
	Door No. Street or Road (Pin Code)	NA	
3	Description of the locality (Residential /Commercial/ Mixed)	Residential area.	
4	Year of construction	2016.	
5	Number of Floors	Five Storied (G+4)	
6	Type of Structure	RCC framed structure	
7	Number of Dwelling units in the building	Good Nos.	
8	Quality of construction	As per norms High Rise Building.	
9	Appearance of the Building	Normal.	
10	Maintenance of the Building	Normal.	
11	Facilities Available		
	Lift	Yes.	
	Protected Water supply	Not aware.	
	Underground sewerage system	Not aware.	
	Car parking-Open/Covered	No.	
	Is compound Wall Existing?	Yes.	
	Is pavement laid around the building.	Yes.	
III	FLAT/OPEN TERRACE		
1	The floor on which the Flat is situated	Fourth Floor	
2	Door No of the Flat/Open Terrace	Flat No. A-4	

3	Specification of the flat/Open Terrace	
	Roof	RCC
	Flooring	Not aware.
	Doors	Not aware.
	Windows	Not aware.
	Finishing	Not aware.
	Fittings	Not aware.
4	House Tax	Documents not provided during inspection.
	Assessment No.	Documents not provided during inspection.
	Tax paid in the name of	Documents not provided during inspection.
	Tax amount	Documents not provided during inspection.
5	Electricity Service Connection No.	Documents not provided during inspection.
	Meter Card is in the name of	Documents not provided during inspection.
6	How is the maintenance of the Flat/Open Terrace?	Not Known.
7	Deed of Conveyance/Indenture executed in the name of	1) SRI SANJIT DAS S/O ANATH DAS 2) SMT. SHYAMALI DAS W/O SRI SANJIT DAS.
8	What is the undivided area of land as per Sale Deed/Indenture?	Total Land → 5.00 Decimal more or less.
9	What is the plinth/Covered area of the Flat/Open Terrace?	Plinth area = Super Built Up area / 1 + 20% of Super Built-Up area (treating 1 as Super Built-Up area) = $666.00 / 1.20 = 555.00$ sq. ft. N.B. As per present market trend generally Super Built-Up area for such type of Apartment may vary between 20-30%. Since nothing has been mentioned about the percentage of Super Built-Up area in the Documents, we are considering 20% as SBP area
10	What is the floor space index (app.)	NA
11	What is the Carpet area of the Flat/ Open Terrace?	Carpet area = Built Up area / 1 + 10% of Built-Up area (treating 1 as Built-Up area) = $555.00 / 1.10 = 504.54$ Sq. ft. N.B. As per present market trend generally Built-Up area for such type of Apartment may vary between 10-15%. Since nothing has been mentioned about the percentage of Built-Up area in the Documents, we are considering 10%
12	Is it Posh/I class/Medium/Ordinary?	Medium
13	Is it being used for Residential or Commercial purpose?	Residential purpose
14	Is it Owner occupied or let out?	Owner occupied.
15	If rented, what is the monthly rent?	Nil

IV	MARKETABILITY	
1	How is the marketability?	Having potential of good marketability.
2	What are the factors favoring for an extra Potential Value?	The property is situated on Premik Sarani Road . Every facility available with very close distance and beside the particular this area is very peaceful & suitable for residential purpose usage.
3	Any negative factors are observed which affect the market value in general?	Not observed.
V	Rate	
1	After analyzing the comparable sale instances, what is the composite rate for a similar flat with same specifications in the adjoining locality? (Along with details/reference of at least two latest deals/transactions with respect to adjacent properties in the areas)	We consulted the offers prevalent as on the date of our inspection and found that the average non-speculative market price in the locality for such type of Vacant Flat being used for residential purpose may vary between Rs. 3,000.00 & Rs. 3,500.00 per Sq. ft. of Carpet area on the date of our inspection in the open market. We have adopted an average rate of Rs. 3,200.00 per Sq. ft. in our calculations considering the advantages explained above. We have endeavored to keep the market rate at a non-speculative fair market price by using our experience and judgment.
2	Assuming it is a new construction, what is the adopted basic composite rate of the flat under valuation after comparing with the specifications and other factors with the Showroom under comparison (give details)	Rs. 3,200.00per sq. ft.
3	Break up for the rate	
	i) Building +Services	Rs.1,800.00 per Sq. Ft. (including all services)
	ii) Land + Others	Rs. 1,400.00 per Sq. Ft. (including others charges)
4	Guideline rate obtained from the Registrar's office (Evidence thereof to be enclosed)	
		

Age of the Flat (in year)	08	Litigated Property?	No
Is property on Road	No	Width of Approach Road (In feet)	10
Encumbered By Tenant ?	No	Is Tenant is a Purchaser?	No
Is building has more than two floors ?	Yes		
Other Amenities ☒ Lift Facility ☐ Roof Garden ☐ Swimming Pool ☐ Club Facility ☐ Gymnasium ☐ Shopping Complex			
Type the characters shown	F6G5J7	Try new characters	
Market Value of Apartment :- Rs. 16,54,261/-			
Service Count: 5,78,126			
N.B.-To be verified from the appropriate Registration Office after filling up proper e-Requestion Form			

The value of the Flat has been calculated on the basis of information collected by us from the offers for Real Estate transactions given in the relevant Network addresses and prepared a comparative statement as follows: -

Web Site	Land of Area	Rate per Sq. Ft.	Total Rate
W.B. Govt. Rate	666.00 (S.B.A) & 504.54(Carpet Area)	Rs. 2,483.87 (S.B.A) & Rs. 3,278.75 (Carpet Area)	Rs. 16,54,261.00

From the above it appears that the Govt. Web site rate is **Reasonable** in comparison to Local rate and Web site rate, as of now keeping in view the development of surrounding areas, marketability, connectivity, Demand of Vacant Residential spaces etc. Hence the Govt. guide line rate cannot be taken as a barometer for assessing the fair market value which, evidently, does not allow for market trends that take into consideration such factors as location, shape & size, nature of surrounding, tenure & status, usage, demand & supply of the commercial and Residential spaces etc. Since this has been an exclusive and affluent locality where real estate properties are in considerable demand, the available information tends to become speculative. As a matter of fact, the price of Real Estate Sector has recently been affected considerably by the consequences of various factors that have come into play in market trends recently. As a result, substantial disparities have come about between the Government rates and fair open market prices of Residential Spaces. This, evidently, is a phenomenon of recent origin of unpredictable duration. We have endeavored to keep the market rate at a non- speculative fair market price by using our experience and judgment. Hence after comparing Web-site rate prevailing as on the date of inspection it is prudent to apply average rate taking into consideration a conservative approach. The average rate of Residential spaces for Fourth Floor Flat Space is estimated as **Rs. 3,200.00** per Sq. Ft. of Super Built up Area.

VI	COMPOSITE RATE ADOPTED AFTER DEPRECIATION	
a	Depreciated building rate	
	Replacement cost of Flat with Services {V (3)I}	Rs. 1800.00 per Sq. Ft.
	Age of the building	08 years
	Life of the building estimated	Life of the building 80 Years Remaining Life of the building 62 Years
	Depreciation percentage the salvage value as 10%	$[(8 \times 0.9)/80] \times 100 = 9.00 \%$
	Depreciated ratio of the building	0.91:1
b	Total composite rate arrived for valuation	i.e. $(1800.00 - 162.00) = \text{Rs. } 1,638.00$
	Depreciated building rate VI(a)	Rs. 1,400.00 per Sq. Ft.
	Rate of Land & other V (3) ii	Rs. 3,038.00 per Sq. Ft.

Details of Valuation

Sl. No	Description	Super Built up Area in Sq. ft.	Rate per Sq. ft. in Rs.	Present Value in Rs.
1	Fourth Floor Flat	666.00	3,038.00	20,23,308.00
2	Wardrobes			Nil
3	Showcase			Nil
4	Kitchen Arrangements			Nil
5	Superfine Finish			Nil
6	Interior Decorations			Nil
7	Electricity deposits /electrical fittings, etc.			Nil
8	Extra Collapsible gates /grill works			Nil
9	Potential value if any			Nil
10	Open Car parking			Nil
	Total			20,23,308.00

(Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income approach and cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculation. Also, such aspects as impending threat of acquisition by government for road widening /public service purpose, sub merging & Applicability of CRZ provisions (Distance from sea-coast/tidal level must be incorporated and their effect on i) Salability ii) Likely rental values in future in iii) Any likely incomes it may generate, may be discussed).

As a result of my appraisal and analysis. It is my considered opinion that the present.

Therefore, the various values arrived as on the date of our Valuation are as follows:

PRESENT VALUE	
PRESENT MARKET VALUE	Rs. 20,23,308.00 or say Rs. 20,23,000.00 (Rupees Twenty Lac Twenty-Three Thousand only)
REALIZABLE VALUE (Less 10% of Fair Market value & rounded off)	Rs. 18,20,700.00 or say Rs. 18,21,000.00 (Rupees Eighteen Lac Twenty-One Thousand only)
DISTRESS VALUE (Less 20% of Fair Market value & rounded off)	Rs. 16,18,400.00 or say Rs. 16,18,000.00 (Rupees Sixteen Lac Eighteen Thousand only)

MANDATE FOR VALUER

Sri Name of The Valuer with Address → S. Sen & Associates , MAIN OFFICE 4/12, MORDECAI LANE, DUMDUM, NORTH 24 PARGANAS, KOLKATA-700074 Mob: <u>7439636788/9433543012</u>			
Date of Visit- 26.01.2025			
1	Nature of Security		Already Mortgage.
	a.	Vacant Land [Agriculture / non agriculture]	Non-Agriculture
	b.	Land with Building thereon	Fourth Floor Flat
2	Area of the land		Land Area: 5.00 Decimal more or less
3	In case of Flat, S/ built-up area		Super Built-up Area: 666.00 Sq. Ft. more or less
4	In case of Flat under construction, status/ progress of construction and approximate time required for completion		Complete
5	Distance of the site from the branch		Site is easily accessible by Bus or Auto.
6	Location (with boundary)		Butted and bounded by (As per physical Inspection)
	North –		By the Panchayet Road.
	South –		By the Stairs, Lift and Flat No: 4B
	East –		By the Sunity Kumar Mukherjee.
	West –		By the Lt. Bibhuti Bhusan Bhattacharjee.
	Fair description and proper location of the assets, which are the subject of the valuation, giving clearly identification, comments with reference to legal rights and restrictions in ownership, if any		
7	Plot No./Dag No.	L.R. Dag No: 1494	Mouza- Mashila, J.L. No. 24,
	L.R. Khatian No.	L.R. Khatian No: 4248.	
	P.S.	Sankrail	Within Sub- Registrar's office of - A.D.S.R Ranihati, Dist – Howrah
	The valuer should enclose the sketch of the property identified along with his report and the owner of the property should also sign on drawing or sketch made thereon. In case of a large plot, the valuer must arrange for the 'Amin'/ 'Local Government Officials' to measure the property and identify the boundaries from all the four sides. The valuer should pay visit to the 'Amin' in his office.		
8	Name of the present owner of the property		1) SRI SANJIT DAS S/O ANATH DAS 2) SMT. SHYAMALI DAS W/O SRI SANJIT DAS.
9	Present address of the owner		Both are Residing at Vill: Andul Dakshin Para, P.S: Sankrail, Dist. Howrah, West Bengal, Pin: 711302.
10	Name of the Borrower		1) SRI SANJIT DAS S/O ANATH DAS 2) SMT. SHYAMALI DAS W/O SRI SANJIT DAS.

11	Present address of the Borrower	Both are Residing at Vill: Andul Dakshin Para, P.S: Sankrail, Dist. Howrah, West Bengal, Pin: 711302.
12	Occupation of the owner (if other than the applicant)	Service
13	Relationship with the applicant	Self-property
14	No. of stories and age of the Flat	(G+4) Five Storied, Age – 08 Years
15	Whether the property has been purchased by the present owner or inherited or received as gift	Received as a Purchased
	The valuer should verify seller's photo Id and address	Verified
16	Consideration / reason for offering the property as mortgage (In case of third-party property) in case of third-party collateral security.	Already Mortgage
	Valuer should obtain certified copy of the same documents and compare it with originals submitted to the Bank. He should collect the receipt from the 'Amin' with date and seal. The valuer should verify documents Like Patta, title deed and legal heir certificates from the issuing authorities. The valuer should also verify the latest property tax receipt, electricity bills, etc.	1) Copy of Previous valuation report, Dated: 30.09.2018. 2) Copy of Symbolic possession Notice.
17	Whether the property is free from tenancy?	Yes
	The valuer should make enquiries with people residing in the property. He should also note the nature of tenancy (commercial or residential) and period of occupation. He should apply suitable reduction in the value.	No tenancy at the time of inspection
18	Who is the occupying the house at present?	Owner
19	Condition of the land / land & Flat from the point of view of sale.	Having Potential of Good Marketability.
20	Whether local enquiry made to satisfy about history of the property.	Yes
21	The valuer in his report should mention the name / names of the persons present at the time of inspection or the person identifying the property.	Bank Representative was Present
22	Comments on the locality\	Posh / Middle class / Lower Class- Middle Class.
23	Surroundings	Very good / good / average- Good.
24	Connections of the locality with main city	Well connection / gradual development taking place. Well connected.
25	Type of construction of the building	RCC Frame Structure- Photocopy Enclosed
26	Any discouraging report about the property	Nothing else.

I/We certify that

THE PROPERTY AS MENTIONED ABOVE HAS BEEN INSPECTED BY ME/US PHYSICALLY ON 26.01.2025 AND BASED ON LOCAL ENQUIRY I/WE AM/ARE SATISFIED THAT THE INFORMATION OBTAINED ABOUT HISTORY OF THE PROPERTY IS CORRECT AND THE VALUATION MADE BY ME IS REALISTIC AND VALUED AT Rs. 20,23,000.00

DURING INSPECTION I/WE HAVE TALKED TO THE OWNER OF THE PROPERTY AND HAVE SATISFIED MYSELF/OURSELVES ABOUT HIS IDENTITY. I/WE HAVE VERIFIED HIS RATION CARD/ VOTER'S IDENTITY CARD/ PASS PORT/ PAN CARD. THE REASON GIVEN BY THE OWNER FOR OFFERING THE PROPERTY AS SECURITY IS APPARENTLY ACCEPTABLE.

I/WE AM/ARE IN NO WAY HAVING ANY INTEREST IN THE PROPERTY.

I/WE HAVE REVISITED THE SITE ONCE AGAIN ON TO MAKE LOCAL ENQUIRIES FROM THE MARKET AND NEIGHBORS TO CONFIRM LOCATION, OWNERSHIP, VALUE, BOUNDARIES, ETC.

METHODS USED, FACTORS INFLUENCING THE ANALYSIS, OPINIONS, CONCLUSION AND ASSUMPTIONS MADE ARE CLEARLY RECORDED IN THE VALUATION CERTIFICATE.

SIGNATURE OF THE VALUER WITH SEAL

