

**RICS**The mark of
property professionalism worldwideMobile : 9433853058, 9331025713
E-mail : basudev20042005@yahoo.com
basudevdey.lov@gmail.comKolkata Main Branch
Vivek Apartment,
33A, Swami Vivekananda Road
Kolkata 700032, Call : 9163946646

Ref. No.

Date

UCO BANK

Baltikuri Branch

VALUATION REPORT

(IN RESPECT OF LAND WITH BUILDING)

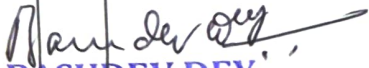
(To be filled in by the Approved Valuer)

Ref. UCO/BK/05/2026-27

Date: 28.05.2026

I. GENERAL

01.	Purpose for which the valuation is made	For the purpose of ascertain fair market value (F.M.V.) as on date. On A/C M/S. Intra Continental Engineering Corporation. A/c. No. 07550510000618
02.	a) Date of Inspection	27.05.2026
	b) Date on which the valuation is made	27.05.2026
03.	List of documents produced for perusal	i) Xerox Copy of Sale Deed, being No. I-212 dated 02/12/2005 & Sale Deed No. 595 dt. 02/12/2005 in the name of the owners, ii) Earlier Valuation Report dated 15.01.2022 from Sri P.K.Nag, Valuer iii) Deed of Partnership Note: The property is related with NPA A/C. , current tax receipt/ revenue receipt , and copy of sanctioned plant not provided. Remarks: Valuation has been done on the basis of Xerox copies of the documents provided and has not been verified with the original documents. The Report is issued without prejudice and subject to the proper verification of Lawyer's Searching Report regarding legal ownership and physical possession etc.
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)	1. Smt. Binda Singh W/o. Sri virendra Pratap Singh; 2. Alok Kumar Singh; 3. Sri Pravin Kumar Singh; 4. Sri Amit Kumar singh all sons of Sri Virendra Pratap Singh. Residing at P-108A, C.I.T. Road, P.S. : Entally, Kolkata-700014
05.	Brief description of the property	The property is a industrial land with two storied office and administrative building and work shop. Total area of the subject office and administrative 1350 sft. Each floor. Area of the Work shop is 5,000 sft. Area oof the Land is 12 Kathas 11 Ch. 09 sft. 12.70 Kathas. Building with R.C.C Structure and R.C.C Roofing at "Paharimata Industrial Complex" P199, Benaras Road, , P.O. : Nertaji Garh P.S. : Liluah now dasnagar, Ward No. 08, within the limit of Howrah Municipal Corporation. Dist. Howrah Pin : 711 108.
06.	Location of the property	Property situated at P199, Benaras Road, "Paharimata Industiral Complex" near Biradingi, Mouza : Belgachia, J.L. No. 108, L.R. Khatian No. 964, 965, 966 & 967, L.R. Dag No. 77, 79 P.O. : Nertaji Garh P.S. : Liluah now Dasnagar, Ward No. 08, within the limit of Howrah Municipal Corporation. Dist. Howrah Pin : 711 108.


BASUDEV DEY
MRICS(U.K.) CHARTERED SURVEYOR
F.I.S. (Valuation Surveying), F.I.V. (Cat-I), F.I.S.E. (Civil Engg.)
Master of Valuation (Plant & Machinery), S.P. University, Gujarat,
Govt. Regd. Valuer: Immovable Property (Cat-I) &
Plant & Machinery (Cat -VII)

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	a) Plot No. / Survey No.	L.R. Khatian No. 964, 965, 966 & 967, L.R. Dag No. 77, 79 JL No.108, Mouja:Belgachia
	b) T.S. No. / Village	Benaras Road
	c) Ward / Taluka	Howrah Municipal Corporation
	d) Mandal / District	Dist.- Howrah.
07.	Postal address of the property	M/s. Intra Continental Engineering Corporation, P199, Benaras Road, " Paharimata Industrial Complex " near Biradingi, P.O. : Nertaji Garh P.S. : Liluah now Dasnagar, Ward No. 08, within the limit of Howrah Municipal Corporation. Dist. Howrah Pin : 711 108.
08.	City / Town	Benaras Road, Howrah
	Residential area	No
	Commercial area	Yes
	Industrial area	Yes
09.	Classification of the area	
	i) High / Middle / Poor	Middle.
	ii) Urban / Semi-Urban / Rural	Urban

PART-A (Valuation of Land)

01.	Size of plot	12 kathas 11 Ch. 09 sft. i.e. 12.70 Kathas
	Boundary	
	North	By Holding No. P-199/15
	South	By Plot No. 38
	East	By Sankar Iron Engineering work Pvt. Ltd.
	West	By 20ft. wide industrial road.
	LATITUDE: 22.609868 N	LONGITUDE: 88.310331 E
02.	Total extent of the land	12 kathas 11 Ch. 09 sft. i.e. 12.70 Kathas [Out of which 5.84 Katha converted to Industrial land]
03.	Prevailing market rate	Rs.15,00,000.00 to Rs.20,00,000.00 Per Katha
04.	Guideline rate obtained from the Registrar's Office (an evidence, thereof to be enclosed)	Rs.30,37,500.00 Per Katha for industrial land & Rs.16,20,000.00 per Katha for non-industrial land
05.	a) Considered Land Rate	Rs.18,00,000.00 per Kotha
	b) Less: 05% on a/c encumbrance due to existing structure	Rs. 90,000.00 Per Katha
	c) Assessed / adopted rate of valuation	Adopted Land Rate Per Cottah @ Rs. 17,10,000.00 Per Katha
06.	Estimated value of Land	Rs. 2,17,17,000.00



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PART - B
VALUATION OF INDUSTRIAL CONSTRUCTION:

Detailed Description :		
A	General Information :	
01.	Type of Construction	R.C.C Structure.
02.	Quality of Construction	Good
03.	Appearance of the building	Good
04.	Number of floors	Office & administrative building: Two Storied Building & single storied work shop.
05.	Maintenance of the building	Good
06.	Water supply arrangements	Municipal Corporation
07.	Drainage arrangement	Municipal Corporation
08.	Whether the building is constructed as per plan Approved by the competent authority	Plan not provided
09.	Tenancy details, occupancy	N.A
10.	Rent yield per month	N.A
B	Valuation of Construction :	
01.	Specification	Average quality.
	Foundation	R.C.C Foundation
	Superstructure	Brick wall.
	Roof	R.C.C
	Joinery	Doors & Windows are wooden.
	Floor Finish	Cement Flooring
02.	Total plinth area	Office Building : 1350 sq.ft. on each floor total 2700 sq.ft. & Work shop : 5000 sq.ft.
03.	Year of construction	2006 (as per information)
04.	Age of the building	20 Years
05.	Total life of the building estimate	Office Building : 75 years.; Work shop : 45 Yrs.
06.	Depreciation percentage assumed (assumed salvage value as 10%)	Office & administrative Building : 24.00% & Work shop : 40.00%
07.	Replacement rate of construction with the existing conditions and specifications	As below
08.	Replacement value	As below
09.	Depreciation value	As below
10.	Estimate present value	As below

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**VALUATION AS DEPRECIATED REPLACEMENT COST (D.R.C.) OF TWO STORIED BUILDING & WORK SHOP
WITH UNDER REFERENCE AS ON DATE:**

Building/Structure	Built up area (In Sft)	Age	Life in Yrs.	Average rate of construction (In Rs.)	Estimated Replacement Cost or Prime Cost (In Rs.)	Less Depreciation due to age factor $D = \frac{A(100-S)}{\text{Life}}\%$	Depreciated Replacement Cost.(D.R.C) of double storied building.
Ground Floor	1350	20	75	1700	22,95,000.00	24.00%~ 5,50,800.00	Rs. 17,44,200.00
First Floor	1350	20	75	1700	22,95,000.00	24.00%~ 5,50,800.00	Rs. 17,44,200.00
Work shop	5000	20	45	1100	55,00,000.00	40.00% 22,00,000.00	Rs. 33,00,000.00
							Rs. 67,88,400.00(B)

Note: Reasonable Amount of Depreciation (D) is calculated based on straight line method of Depreciation. Where:
 $D = \frac{\text{Age} \times (100-S)}{\text{Life}}\%$ on Prime Cost Age (A) : Yrs., Salvage (S) : 10% on Prime Cost, Life: 75 Yrs.

TOTAL ABSTRACT OF THE ENTIRE PROPERTY		
Part-A	Land	Rs.2,17,17,000.00
Part-B	Building	Rs. 67,88,400.00
	TOTAL	Rs. 2,85,05,400.00
FAIR MARKET VALUE [F.M.V.] OF THE PROPERTY		Rs.2,85,05,000.00

DISTRESS VALUE OR FORCED SALE VALUE (75% of the F.M.V.)	=	Rs.2,13,79,000.00 RUPEES TWO CRORE THIRTEEN LAKHS AND SEVENTY-NINE THOUSAND ONLY.
REALISABLE VALUE (85% of the F.M.V.)	=	Rs.2,42,23,000.00 RUPEES TWO CRORE FORTY-TWO LAKHS AND TWENTY-THREE THOUSAND ONLY)

Remarks: During the inspection time we observed that the property was lock & key. So we could not inspect inside of the property, and so we could not mentioned regarding the position of the internal portion of the property and could not take any photographs of inside of the property. We evaluated the property as per the previous valuation report.

[Valuation: Here the approved valuer should discuss in detail his approach to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also such aspects as i) saleability ii) likely rental values in future and iii) any likely income it may generate may be discussed. The valuer

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should invariably bring out here onerous clauses, if any, regarding the title of the property which will have an adverse effect on the value of the property.]

As a result of my appraisal and analysis it is my considered opinion that the present Market Value of the above property in the prevailing condition with aforesaid specifications. **Rs.2,85,05,000.00 (Rupees Two Crore Eighty-Five Lakhs and Five thousand Only).**

Place: Kolkata

Date : 28.05.2026

APPROVED VALUER**[BASUDEV DEY]****FELLOW, THE INSTITUTION OF SURVEYORS (VALUATION - SURVEYING),
MASTER OF VALUATION (PLANT & MACHINERY),
SARDAR PATEL UNIVERSITY, GUJARAT, FELLOW & APPROVED VALUER,
INSTITUTION OF VALUERS, CAT-I, BANKS, INSURANCE, FINANCIAL AND
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Master of Valuation(Plant & Machinery), S.P. University. Gujarat,
Govt. Regd. Valuer: Immovable property (Cat-I) &
Plant & Machinery (Cat-VII)

Basudev Dey

Former Chairman, Institution of Valuers, Kolkata (West Bengal) Branch
Govt. Registered Valuer of Immovable Property, Plant & Machinery

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The undersigned have inspected the property detailed in the Valuation Report dated
.....on....., . I have gone through the report and am satisfied, to the best of
my knowledge that the value of the property stated at Rs.....by the approved
valuer is realistic.

Branch Manager/

Officer-in-charge of Advance Department

Date:

Basudev DeyFormer Chairman, Institution of Valuers, Kolkata (West Bengal) Branch
Govt. Registered Valuer of Immovable Property, Plant & Machinery(UK), CHARTERED SURVEYOR
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Mandate for valuer

Name(s) of Valuer with Address & Telephone No. : MR. BASUDEV DEY (29/3B, LAKE PLACE, GROUND FLOOR, KOLKATA- 700029) & Mobile No.- 9433853058.

Date of visit – 27.05.2026

1.	Nature of security		Immovable property.	
	a. Vacant land [agricultural / non-agricultural]		Non-agricultural.	
	b. Land with building thereon		Office & administrative Building : two Storied Building .Workshop –Single storied	
2	Area of the land		Total Area of the land : 12 cottah 11 chhatak 09 sq.ft.	
3	In case of building, built-up area		Office & administrative Building : 1350 sft. Each floor total 2700 sft. Work shop : 5000 sft.	
4	In case of building under construction, status/progress of construction and approximate time required for completion		Office & administrative Building : two Storied Building Workshop –Single storied	
5	Distance of the site from the branch		About 0.5 K.M. (approx)	
6	Location [with boundary]		Property situated at P199, Benaras Road, “Paharimata Industiral Complex” near Biradingi, Mouza : belgachi, J.L. No. 08, L.R. Khatian No. 964, 965, 966 & 967, L.R. Dag No. 77, 79, P.O. : Nertaji Garh P.S. : Liluah now dasnagar, Ward No. 08, within the limit of Howrah Municipal Corporation. Dist. Howrah Pin : 711 108. Land Mark: Paharimata Industrial Complex Biradingi Bus stoppage. North : By Holding No. P-199/15 South : : By Plot No.38 East : : By Sankar Iron Eng. Work Ltd. West :By 20 ft wide industrial Road	
	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. 77, 79	House No. / Premises No.	P-199
	Khatian No.	L.R. No. 964,965, 966 & 967	J.L. No.	08
	P.S.	Liluas now Dasnagar.	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 Three sides. The valuer should pay visit to the 'Amin' in his office.				
8	Name of the present owner of the property		1.Smt. Binda Singh W/o. Sri virendra Pratap Singh; 2. Alok Kumar Singh; 3. Sri Pravin Kumar Singh; 4. Sri Amit Kumar singh all sons of Sri Virendra Pratap Singh.	

Basudev Dey

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9	Present address of the owner [if other than the applicant]	Residing at P-108A, C.I.T. Road, P.S. : Entally, Kolkata-700014
10	Occupation of the owner [if other than the applicant]	Business
11	Relationship with the applicant	Self.
12	No. of stories and age of the building	Office & administrative building : Two Storied Building : 20 yrs. & single storied work shop : 20 yrs.
13	Whether the property has been purchased by the present owner or inherited or received as a gift	By Purchase.
	The valuer should verify seller's photo Id and address.	-.
14	Consideration/reason for offering the property as mortgage [in case of third party property] in case of third party collateral security.	N.A.
	Valuer should obtain certified copy of the same document and compare it with the 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.	Xerox copy of the documents could not be verified (Property related to NPA A/C).
15	Whether the property is free from tenancy?	Free from Tenancy
	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.	Yes.
16	Whether the property is accessible from public Road?	Yes.
	The Valuer should verify from site map and get confirmed from local enquiry.	Yes, confirmed from local enquiry.
17	Whether the building is constructed as per sanctioned plan of the competent authority viz. Municipality/Corporation/Urban Development authority / local bodies?	Sanctioned building plan not provided to us.
	The Valuer should verify the construction of the building with the sanctioned plan	Yes.
18	Who is occupying the house at present?	Owner
19	Condition of the land/land & building from the point of view of sale.	Good.
20	Whether local enquiry made to satisfy about history of the property?	Good.
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.	Mr. Dipankar Karar , representative of M/S. Ajmer Enterprise, (Recovery Agency)
22	Comments on the locality	Post / Middle class / Lower middle class.
23	Surroundings	Very good / Good / Average.

Basudev Dey

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24	Connection of the locality with main city	Well-connected / Gradual development taking place.
25	Type of construction of the building	R.C.C Construction
26	Any discouraging report about the property	No such adverse.

I/We certify that –

The property as mentioned above has been inspected by us physically on 27.05.2026 and based on local enquiry we 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.2,85,05,000.00 (Rupees Two Crore Eighty-Five Lakhs and Five thousand Only).**

- ~~(1) During inspection we have talked to the owner of the property and have satisfied ourselves about his identity. 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.~~
- ~~(2) I have also verified the construction of the building with the sanctioned plan and found no deviation / deviation as mentioned below.~~
- (3) We are in no way having any interest in the property.
- (4) Methods used, factors influencing the analysis, opinions, conclusion and assumptions made are clearly recorded in the valuation certificate.

Signature of the Valuer with seal

[BASUDEV DEY]

FELLOW, THE INSTITUTION OF SURVEYORS (VALUATION - SURVEYING),
MASTER OF VALUATION (PLANT & MACHINERY),
SARDAR PATEL UNIVERSITY, GUJARAT, FELLOW & APPROVED VALUER,
INSTITUTION OF VALUERS, CAT-I, BANKS, INSURANCE, FINANCIAL AND
INDUSTRIAL CORPORATIONS

&

GOVT. REGD. VALUER (CAT-1, IMMOVABLE PROPERTY).

Place: Kolkata

Date : 28.05.2026

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PHOTOGRAPHS OF THE SUBJECT PROPERTY: -



Basudev Dey

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GOVT. GUIDE LINE RATE:-[FOR NON INDUSTRIAL LAND]



Directorate of Registration and Stamp Revenue

Finance Department, Government of West Bengal

Market Value of Land

(*) marked items are mandatory

District *	Howrah	Thana *	Lituya
Local Body *	H.I.T / Howrah Municipal Corporation	Mouza	Not Applicable
Road *	Benaras Road	Road Zone *	1 - Salkia Chowrasta to Bamungach
Premises No.	P-199	Ward No.	8
Jurisdiction of *	A.D.S.R. HOWRAH	H.I.T / Howrah Municipal Corporation	HOWRAH MUNICIPAL CORPORATIO
Project Name	Not Available		

To get owner details of property please enter LR plot no and LR khatian no.

Plot No	LR	00000	/	00000	LR Khatian No	00000	/	00
Proposed Land Use *	Sali				Nature of Land (as recorded in ROR)			
	Acre	Decimal	Bigha	Katha	Chatak	Sq. Feet	Total Area of Land(Decimal)	
Area of Land *				6.86	Chatak	Sq. Feet	11.318999999999999	
Adjacent to Metal Road	No				Approach Road Width *	12		
Encumbered by Tenant	No				Tenant is Purchaser ?	No		
Bargadar	No				Bargadar is Purchaser?	Yes	No	
Litigated Property	☐ Yes ☒ No							

This plot has any road access in any side be mentioned property below.

North side	☐ Yes ☒ No	East side	☐ Yes ☒ No	West side	☒ Yes ☐ No	South side	☐ Yes ☒ No
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Type the characters shown **R5S63** [Try new characters](#)

Existing Market Value of Land: Rs. **1,11,13,190/-**

MRICS (UK), CHARTERED SURVEYOR
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Master of Valuation in Plant & Machinery (Gold Medalist)
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Bompos Road, Near Lake Market)
Kolkata Main Branch
Vivek Apartment,
33A, Swami Vivekananda Road
Kolkata 700032

Ref. No.

Date _____

[illegible]

অর্থসংস্থার মাধ্যমে বিতরণ ও পরিচালনা: ১৯৭১-৭২ অর্থবছর পরিচালনা আয়-১৯৭২-৭৩ অর্থবছর পর্যন্ত মোট অর্থসংস্থার ৩২.১ শতাংশের বিতরণের বিবরণ					
বিশেষ নং:	ক্রমিক	কর্মসূচী	কর্ম পরিচালনার প্রকল্প	বিতরণের মাধ্যম	মোট
৭৭	৩৭৫	০.০৭২৪			
৭৮	৩৭৬	০.২১৪০	০.০২৩৪	০.০২৩৪	
				৭৮	৭৯

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